

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**OTOE COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Otoe County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Otoe County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Christi Smallfoot, Otoe County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 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 IAAO's recognition 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.

### **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 review done by Division staff, 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.

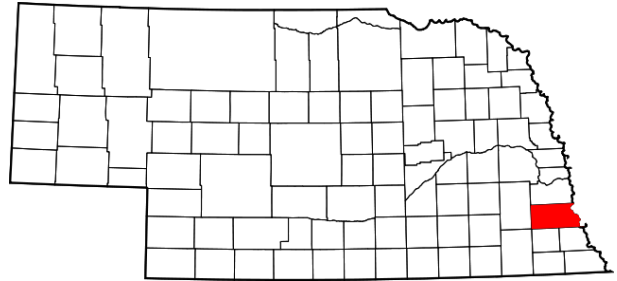
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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*

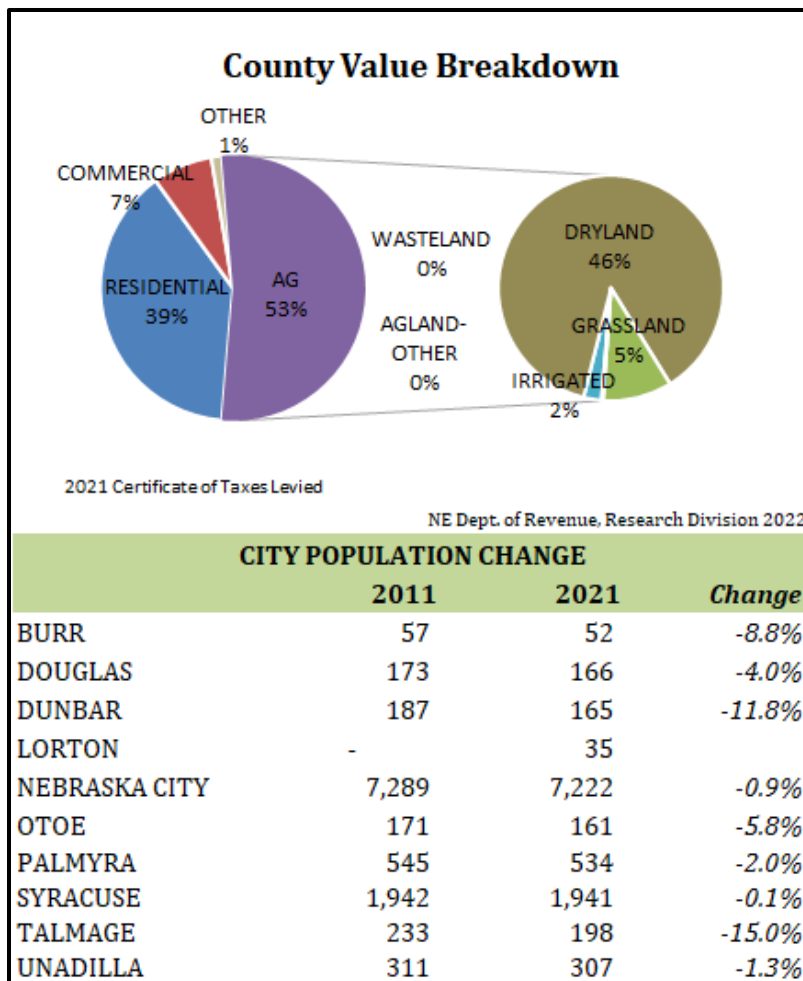


## County Overview

With a total area of 616 square miles, Otoe County has 15,912 residents, per the Census Bureau Quick Facts for 2020, a slight population increase over the 2010 U.S. Census. Reports indicate that 70% of county residents are homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$126,612 (2021 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 470 employer establishments with total employment of 4,752, for a slight decrease in employment from 2019.



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).

## 2022 Residential Correlation for Otoe County

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### *Assessment Actions*

For the residential class, sales studies were conducted to determine if adjustments were warranted. As a result, percentage increases were applied to several valuation groups based on the year built, total value and style of home. Dwelling values were increased in all valuation groups, except Valuation Group 2 and 20. Valuation Groups 1, 7, 9, 13, and 14 had increases to dwellings of 10-20%, lot values were also increased in Valuation Groups 13 and 14. Valuation Group 15 had dwelling increases of 20-35%. For the remainder of the residential class, routine pick-up work was completed timely.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales verification and qualification processes are reviewed. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class. Otoe county sales usability rate is below the state average; however, review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Another practice reviewed involves the examination of valuation groups to ensure that economic differences are adequately identified and grouped. The Otoe County Assessor identifies nine separate valuation groups. For vacant land Otoe County's land to building ratio supports that lot values have been kept up with the rising residential market.

A review of the appraisal tables was done to be sure they are current. The county updated costing countywide in keeping with the six-year inspection and review cycle. Land tables are updated as each valuation group is reviewed and inspected. Currently 2017 depreciation tables are utilized, and values are studied each year for any adjustments.

Frequency of the six-year inspection and review cycle of the county is also reviewed. The county has kept up the review and inspection of all properties within the required six years. A systematic plan is in place to maintain compliance.

The county assessor does not have a valuation methodology on file.

## 2022 Residential Correlation for Otoe County

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### *Description of Analysis*

Residential parcels are analyzed using nine valuation groups defined to represent market movement for assessment purposes.

<b>Valuation Group</b>	<b>Description</b>
1	Nebraska City
2	Burr, Douglas, Dunbar, Otoe, Talmage, Lorton, Paul
7	Palmyra, Unadilla
9	Syracuse
12	Timber Lake
13	Woodland Hills 1
14	Woodland Hills 2
15	Rural Residential
20	Recreational

For the residential property class, there were 446 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD and PRD are within the IAAO recommended range. When analyzing the nine valuation groups, they are all represented by a sample that have medians within the acceptable range, except Valuation Groups 13 and 14 which had unreliaibly small samples.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class.

### *Equalization and Quality of Assessment*

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

## 2022 Residential Correlation for Otoe County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	210	93.08	91.47	89.21	11.72	102.53
2	33	93.62	97.36	84.25	23.60	115.56
7	32	93.09	91.63	91.17	07.87	100.50
9	88	92.02	88.24	88.89	11.24	99.27
12	12	92.08	91.42	91.25	05.29	100.19
13	5	91.56	89.25	87.56	04.38	101.93
14	3	89.68	85.00	83.10	08.70	102.29
15	63	92.25	85.31	84.71	14.73	100.71
<u>    </u> ALL <u>    </u>	446	92.78	90.34	88.02	12.41	102.64

### *Level of Value*

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

## 2022 Commercial Correlation for Otoe County

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### *Assessment Actions*

For the commercial property class, analysis of individual occupancy codes revealed only one occupancy code (352) needed a 35% adjustment and two others (353 and 442) needed a 10% increase. Pick-up work was done timely.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

A review of the valuation groups show that the commercial class contains three valuation groups. Last year there were two valuation groups, however the county assessor decided to separate Syracuse into its own group due to its unique market. Each valuation group has unique characteristics for the commercial class.

Sales verification and qualification were reviewed with the county assessor. A portion of the comments of non-qualified sales indicated that the sales were non-qualified based on the fact the sales were private transactions. The county assessor reviewed these transactions closely for qualification purposes. All arm's-length transactions are being used for measurement purposes.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property. Appraisal tables show that the lot values and cost tables have been updated within the last six years. Depreciation tables are dated 2016 and costing tables are dated 2017. The county assessor converted Computer-Assisted Mass Appraisal (CAMA) systems in 2021.

Regarding the use of the three approaches to value, when information is received regarding income, the county assessor will use the income approach to value those properties. All other commercial properties are valued using the cost approach, using the CAMA cost tables.

### *Description of Analysis*

There are three valuation groups within the commercial class of property; they are based on economic characteristics.

<b>Valuation Group</b>	<b>Description</b>
1	Nebraska City
2	Syracuse
3	Remainder of County

## 2022 Commercial Correlation for Otoe County

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The overall statistical sample shows the mean and median are within the acceptable range and the COD also indicates uniformity in the class. The PRD is high and is impacted by Valuation Group 3. This valuation group contains seven sales and extreme selling prices ranging from less than \$5,000 to over \$3 million. The extreme sales in this valuation group are highly impacting the overall PRD. There is a substat of this valuation group in the appendix of this report.

All three valuation groups have medians within the acceptable range; however only Valuation Group 1 has a sufficient sample of sales.

Reviewing the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) supports that commercial class increased approximately 4%; this corresponds closely with changes observed in the sold properties and supports that the reported actions impacted the sold parcels and the abstract similarly.

### *Equalization and Quality of Assessment*

Based on the statistics and assessment practices review, the quality of assessment for the commercial class of real property complies with generally accepted mass appraisal techniques.

<b>VALUATION GROUP</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	93.99	92.41	87.51	21.15	105.60
2	6	95.58	96.24	98.21	20.64	97.99
3	7	92.13	120.65	79.72	43.31	151.34
___ALL___	43	93.48	97.54	87.62	24.76	111.32

### *Level of Value*

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

# 2022 Agricultural Correlation for Otoe County

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## *Assessment Actions*

For the agricultural class of property, a market analysis was conducted using agricultural land sales. Market Area 1 had no adjustments. The dryland in Market Area 2 had a 3% decrease and the pick-up work was conducted timely.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales verification and qualification processes were one aspect that were reviewed. The usability rate was below what has been typical for the agricultural class across the state at 47%. Review of the sales rosters indicates that all arm's-length transactions have been made available for measurement.

Farm home sites and rural acreages in the county are valued differently based on the market. Market areas are recognized for the sites and improvements based on the sales analysis. The differences that are recognized are site and location factors.

Market areas are also examined. Otoe County currently has two agricultural market areas. Market Area 1 is the remainder of the county that has better overall soil capabilities. Market Area 2 consists of the southwest corners two GEO codes that have overall lower productivity.

Intensive use was also discussed. Intensive use has not been identified in Otoe County. The county assessor reviewed and updated Land Use values within the 6-year cycle.

Frequency of the six-year inspection and review cycle was also looked at. The county has recently reviewed land use countywide and physically inspected agricultural land improvements as part of the rural review.

Special valuation applications have been filed. The sales analysis has not shown influences that have impacted the value of agricultural land in the county.

## *Description of Analysis*

The statistical sample for the agricultural class of real property show that all three measures of central tendency are within the range. The COD is low enough to support the use of the median as an indicator of the level of value. Both market areas are within the acceptable range.

When examining sales by Majority Land Use (MLU) only dryland has a sufficient sample of sales and is within the acceptable range.

Review of the 80% MLU statistics show that only the dryland subclass had a sufficient number of sales for measurement, it is within the acceptable range. Comparison of the Otoe County land

## 2022 Agricultural Correlation for Otoe County

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values to the values of the surrounding comparable counties support that a proportionate level of value has been reached.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor and reflects that no changes were made to agricultural land values this year.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings are valued utilizing the same appraisal processes as the rural residential property. The rural acreages are assessed within the acceptable range, agricultural improvements are equalized and have achieved market value. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	74.67	74.67	74.67	00.00	100.00
2	1	74.67	74.67	74.67	00.00	100.00
<u>Dry</u>						
County	44	70.54	75.14	72.37	13.85	103.83
1	38	70.21	75.41	72.72	14.10	103.70
2	6	75.34	73.40	70.10	11.24	104.71
<u>Grass</u>						
County	3	68.19	74.65	81.03	19.06	92.13
1	1	68.19	68.19	68.19	00.00	100.00
2	2	77.88	77.88	86.67	25.04	89.86
<u>ALL</u>	71	70.17	73.31	71.76	12.57	102.16

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 70%.



## 2022 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
<b>Residential Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	70	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, 2022.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2022 Commission Summary for Otoe County

### Residential Real Property - Current

Number of Sales	446	Median	92.78
Total Sales Price	\$79,063,975	Mean	90.34
Total Adj. Sales Price	\$79,063,975	Wgt. Mean	88.02
Total Assessed Value	\$69,588,338	Average Assessed Value of the Base	\$122,416
Avg. Adj. Sales Price	\$177,273	Avg. Assessed Value	\$156,028

### Confidence Interval - Current

95% Median C.I	91.85 to 93.58
95% Wgt. Mean C.I	86.61 to 89.42
95% Mean C.I	88.70 to 91.98
% of Value of the Class of all Real Property Value in the County	36.60
% of Records Sold in the Study Period	6.39
% of Value Sold in the Study Period	8.15

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	414	93	93.09
2020	410	93	93.34
2019	440	95	95.40
2018	457	96	95.79

## 2022 Commission Summary for Otoe County

### Commercial Real Property - Current

Number of Sales	43	Median	93.48
Total Sales Price	\$12,818,263	Mean	97.54
Total Adj. Sales Price	\$12,818,263	Wgt. Mean	87.62
Total Assessed Value	\$11,231,443	Average Assessed Value of the Base	\$200,908
Avg. Adj. Sales Price	\$298,099	Avg. Assessed Value	\$261,196

### Confidence Interval - Current

95% Median C.I	81.88 to 99.57
95% Wgt. Mean C.I	79.97 to 95.28
95% Mean C.I	86.03 to 109.05
% of Value of the Class of all Real Property Value in the County	7.48
% of Records Sold in the Study Period	4.95
% of Value Sold in the Study Period	6.44

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	48	93	93.47
2020	50	94	93.97
2019	53	97	96.54
2018	42	96	96.37

**66 Otoe**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 446  
 Total Sales Price : 79,063,975  
 Total Adj. Sales Price : 79,063,975  
 Total Assessed Value : 69,588,338  
 Avg. Adj. Sales Price : 177,273  
 Avg. Assessed Value : 156,028

MEDIAN : 93  
 WGT. MEAN : 88  
 MEAN : 90  
 COD : 12.41  
 PRD : 102.64

COV : 19.53  
 STD : 17.64  
 Avg. Abs. Dev : 11.51  
 MAX Sales Ratio : 233.00  
 MIN Sales Ratio : 31.50

95% Median C.I. : 91.85 to 93.58  
 95% Wgt. Mean C.I. : 86.61 to 89.42  
 95% Mean C.I. : 88.70 to 91.98

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	46	94.75	94.15	93.78	07.96	100.39	31.50	121.20	93.67 to 97.24	182,886	171,508
01-JAN-20 To 31-MAR-20	45	94.46	93.45	91.47	08.26	102.16	67.12	131.75	92.51 to 96.27	188,764	172,663
01-APR-20 To 30-JUN-20	57	93.28	94.58	93.57	08.73	101.08	41.79	146.00	92.23 to 95.28	163,207	152,713
01-JUL-20 To 30-SEP-20	67	95.25	96.90	94.07	07.66	103.01	69.18	233.00	93.71 to 96.53	174,677	164,316
01-OCT-20 To 31-DEC-20	59	91.60	89.08	88.24	11.92	100.95	51.69	142.77	85.69 to 93.63	162,296	143,212
01-JAN-21 To 31-MAR-21	40	91.52	88.83	84.58	17.37	105.02	43.64	143.69	80.40 to 94.93	177,248	149,913
01-APR-21 To 30-JUN-21	62	86.32	86.47	82.95	18.50	104.24	32.70	159.40	79.42 to 91.85	165,312	137,121
01-JUL-21 To 30-SEP-21	70	80.37	81.48	79.15	15.20	102.94	46.99	135.52	75.41 to 87.17	203,371	160,969
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	215	94.43	94.97	93.30	08.18	101.79	31.50	233.00	93.72 to 95.33	176,341	164,526
01-OCT-20 To 30-SEP-21	231	86.32	86.03	83.15	16.09	103.46	32.70	159.40	82.87 to 89.98	178,142	148,118
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	228	93.72	93.61	91.96	09.26	101.79	41.79	233.00	93.01 to 94.46	171,386	157,602
<u>ALL</u>	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	210	93.08	91.47	89.21	11.72	102.53	51.69	153.90	91.27 to 93.86	143,605	128,104
2	33	93.62	97.36	84.25	23.60	115.56	38.47	233.00	90.59 to 97.24	84,253	70,981
7	32	93.09	91.63	91.17	07.87	100.50	46.99	128.03	88.93 to 94.74	167,501	152,712
9	88	92.02	88.24	88.89	11.24	99.27	31.50	115.67	87.02 to 93.87	172,266	153,131
12	12	92.08	91.42	91.25	05.29	100.19	75.68	99.93	89.04 to 97.18	310,033	282,906
13	5	91.56	89.25	87.56	04.38	101.93	77.46	93.69	N/A	436,854	382,495
14	3	89.68	85.00	83.10	08.70	102.29	70.95	94.36	N/A	305,717	254,047
15	63	92.25	85.31	84.71	14.73	100.71	32.70	116.89	81.57 to 95.30	298,180	252,575
<u>ALL</u>	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028

**66 Otoe**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 446  
 Total Sales Price : 79,063,975  
 Total Adj. Sales Price : 79,063,975  
 Total Assessed Value : 69,588,338  
 Avg. Adj. Sales Price : 177,273  
 Avg. Assessed Value : 156,028

MEDIAN : 93  
 WGT. MEAN : 88  
 MEAN : 90  
 COD : 12.41  
 PRD : 102.64

COV : 19.53  
 STD : 17.64  
 Avg. Abs. Dev : 11.51  
 MAX Sales Ratio : 233.00  
 MIN Sales Ratio : 31.50

95% Median C.I. : 91.85 to 93.58  
 95% Wgt. Mean C.I. : 86.61 to 89.42  
 95% Mean C.I. : 88.70 to 91.98

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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	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028
06											
07											
<u>ALL</u>	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028

**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	5	146.00	159.94	157.88	17.96	101.30	125.80	233.00	N/A	5,650	8,920
Less Than 30,000	19	114.33	118.66	107.28	20.83	110.61	82.00	233.00	95.86 to 131.50	17,955	19,263
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028
Greater Than 14,999	441	92.57	89.55	87.99	11.75	101.77	31.50	153.90	91.56 to 93.41	179,219	157,696
Greater Than 29,999	427	92.48	89.08	87.93	11.65	101.31	31.50	153.90	91.13 to 93.28	184,363	162,113
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	146.00	159.94	157.88	17.96	101.30	125.80	233.00	N/A	5,650	8,920
15,000 TO 29,999	14	99.34	103.92	102.72	12.20	101.17	82.00	131.50	91.85 to 121.20	22,350	22,957
30,000 TO 59,999	20	96.20	92.49	90.16	19.45	102.58	31.50	143.69	76.86 to 103.55	43,868	39,550
60,000 TO 99,999	54	95.29	95.79	95.09	14.56	100.74	52.68	153.90	93.03 to 98.38	79,870	75,953
100,000 TO 149,999	114	91.25	88.41	88.07	11.30	100.39	46.99	113.67	90.10 to 93.63	123,652	108,902
150,000 TO 249,999	151	91.60	87.25	87.42	10.94	99.81	32.70	116.89	88.80 to 93.18	190,177	166,257
250,000 TO 499,999	81	92.31	88.99	88.55	08.60	100.50	43.64	113.44	89.74 to 93.67	322,883	285,906
500,000 TO 999,999	7	77.46	79.33	79.98	10.65	99.19	61.23	94.81	61.23 to 94.81	652,271	521,702
1,000,000 +											
<u>ALL</u>	446	92.78	90.34	88.02	12.41	102.64	31.50	233.00	91.85 to 93.58	177,273	156,028

**66 Otoe**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 43  
Total Sales Price : 12,818,263  
Total Adj. Sales Price : 12,818,263  
Total Assessed Value : 11,231,443  
Avg. Adj. Sales Price : 298,099  
Avg. Assessed Value : 261,196

MEDIAN : 93  
WGT. MEAN : 88  
MEAN : 98  
COD : 24.76  
PRD : 111.32

COV : 39.48  
STD : 38.51  
Avg. Abs. Dev : 23.15  
MAX Sales Ratio : 255.33  
MIN Sales Ratio : 46.65

95% Median C.I. : 81.88 to 99.57  
95% Wgt. Mean C.I. : 79.97 to 95.28  
95% Mean C.I. : 86.03 to 109.05

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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-18 To 31-DEC-18	2	107.12	107.12	106.29	07.05	100.78	99.57	114.66	N/A	46,000	48,895
01-JAN-19 To 31-MAR-19	2	97.07	97.07	97.00	02.66	100.07	94.49	99.64	N/A	87,450	84,823
01-APR-19 To 30-JUN-19	3	89.23	98.26	89.46	15.61	109.84	81.88	123.68	N/A	99,000	88,570
01-JUL-19 To 30-SEP-19	3	90.02	83.72	81.40	09.54	102.85	67.69	93.45	N/A	180,000	146,513
01-OCT-19 To 31-DEC-19	4	100.25	109.59	104.05	14.32	105.32	93.48	144.39	N/A	438,675	456,433
01-JAN-20 To 31-MAR-20	6	89.43	86.28	95.08	21.76	90.74	49.68	113.40	49.68 to 113.40	355,000	337,517
01-APR-20 To 30-JUN-20	3	100.00	94.85	97.99	11.73	96.80	74.68	109.88	N/A	250,333	245,300
01-JUL-20 To 30-SEP-20	4	93.84	86.93	89.66	10.12	96.96	61.70	98.33	N/A	158,750	142,331
01-OCT-20 To 31-DEC-20	3	162.20	179.57	123.63	27.56	145.25	121.19	255.33	N/A	55,500	68,614
01-JAN-21 To 31-MAR-21	5	77.69	70.77	78.06	17.42	90.66	46.65	91.16	N/A	789,859	616,559
01-APR-21 To 30-JUN-21	4	85.78	107.98	84.83	49.94	127.29	53.30	207.04	N/A	141,000	119,610
01-JUL-21 To 30-SEP-21	4	84.83	81.81	75.72	23.25	108.04	46.65	110.92	N/A	440,967	333,907
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	10	93.97	95.43	88.11	11.68	108.31	67.69	123.68	81.88 to 114.66	110,390	97,269
01-OCT-19 To 30-SEP-20	17	96.98	93.43	97.82	15.49	95.51	49.68	144.39	74.68 to 106.11	310,041	303,297
01-OCT-20 To 30-SEP-21	16	85.96	103.23	79.19	44.89	130.36	46.65	255.33	57.62 to 121.19	402,729	318,919
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	12	93.99	98.20	97.62	13.03	100.59	67.69	144.39	89.23 to 103.52	230,550	225,052
01-JAN-20 To 31-DEC-20	16	98.01	105.54	96.03	28.32	109.90	49.68	255.33	74.68 to 113.40	230,156	221,010
<u>ALL</u>	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	93.99	92.41	87.51	21.15	105.60	46.65	207.04	81.17 to 99.57	212,842	186,260
2	6	95.58	96.24	98.21	20.64	97.99	57.62	144.39	57.62 to 144.39	464,367	456,053
3	7	92.13	120.65	79.72	43.31	151.34	69.61	255.33	69.61 to 255.33	520,971	415,334
<u>ALL</u>	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196

**66 Otoe**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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 MEAN : 98  
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 95% Mean C.I. : 86.03 to 109.05

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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											
03	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196
04											
<u>ALL</u>	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196

**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	1	255.33	255.33	255.33	00.00	100.00	255.33	255.33	N/A	1,500	3,830
Less Than 15,000	2	208.77	208.77	183.69	22.31	113.65	162.20	255.33	N/A	3,250	5,970
Less Than 30,000	3	162.20	168.92	110.77	34.14	152.50	89.23	255.33	N/A	9,500	10,523
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	42	93.47	93.79	87.60	21.24	107.07	46.65	207.04	81.88 to 98.33	305,161	267,324
Greater Than 14,999	41	93.45	92.12	87.57	19.96	105.20	46.65	207.04	81.17 to 98.33	312,482	273,646
Greater Than 29,999	40	93.47	92.19	87.57	20.35	105.28	46.65	207.04	81.17 to 98.33	319,744	279,997
<u>Incremental Ranges</u>											
0 TO 4,999	1	255.33	255.33	255.33	00.00	100.00	255.33	255.33	N/A	1,500	3,830
5,000 TO 14,999	1	162.20	162.20	162.20	00.00	100.00	162.20	162.20	N/A	5,000	8,110
15,000 TO 29,999	1	89.23	89.23	89.23	00.00	100.00	89.23	89.23	N/A	22,000	19,630
30,000 TO 59,999	7	99.57	109.96	111.03	31.65	99.04	46.65	207.04	46.65 to 207.04	45,286	50,279
60,000 TO 99,999	8	87.10	87.43	87.53	13.70	99.89	69.61	109.88	69.61 to 109.88	75,363	65,963
100,000 TO 149,999	5	98.33	101.01	100.95	19.18	100.06	61.70	144.39	N/A	123,440	124,614
150,000 TO 249,999	9	81.88	80.77	78.43	25.57	102.98	49.68	121.19	53.30 to 110.92	209,111	164,012
250,000 TO 499,999	5	93.16	87.76	86.77	14.62	101.14	46.65	113.40	N/A	338,720	293,901
500,000 TO 999,999	3	91.16	89.56	87.73	08.22	102.09	77.52	100.00	N/A	672,590	590,056
1,000,000 TO 1,999,999	2	100.61	100.61	100.67	02.90	99.94	97.69	103.52	N/A	1,272,500	1,280,965
2,000,000 TO 4,999,999	1	77.69	77.69	77.69	00.00	100.00	77.69	77.69	N/A	3,114,295	2,419,430
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196



**66 Otoe**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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 Avg. Assessed Value : 261,196

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 MEAN : 98  
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 PRD : 111.32

COV : 39.48  
 STD : 38.51  
 Avg. Abs. Dev : 23.15  
 MAX Sales Ratio : 255.33  
 MIN Sales Ratio : 46.65

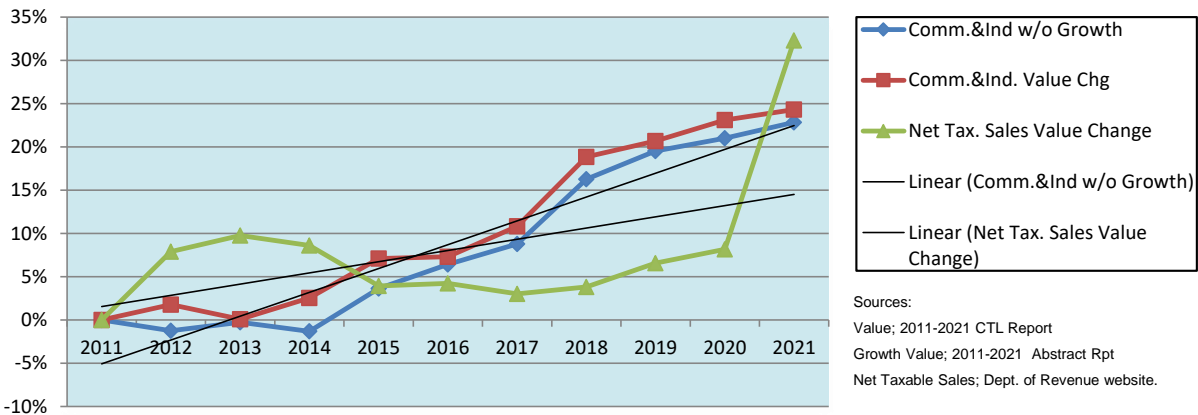
95% Median C.I. : 81.88 to 99.57  
 95% Wgt. Mean C.I. : 79.97 to 95.28  
 95% Mean C.I. : 86.03 to 109.05

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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
311	1	110.92	110.92	110.92	00.00	100.00	110.92	110.92	N/A	162,000	179,690
343	1	80.75	80.75	80.75	00.00	100.00	80.75	80.75	N/A	60,000	48,450
344	3	67.69	71.45	61.75	23.30	115.71	49.68	96.98	N/A	161,667	99,830
350	1	74.68	74.68	74.68	00.00	100.00	74.68	74.68	N/A	85,000	63,480
352	8	94.00	95.53	89.43	07.40	106.82	77.52	121.19	77.52 to 121.19	326,409	291,902
353	13	93.45	86.95	87.79	21.71	99.04	46.65	123.68	53.30 to 109.88	236,623	207,729
406	4	132.86	152.57	103.67	42.30	147.17	89.23	255.33	N/A	332,125	344,320
408	1	90.02	90.02	90.02	00.00	100.00	90.02	90.02	N/A	245,000	220,540
426	1	114.66	114.66	114.66	00.00	100.00	114.66	114.66	N/A	41,000	47,010
442	3	98.33	133.29	116.52	38.16	114.39	94.49	207.04	N/A	93,300	108,710
455	1	144.39	144.39	144.39	00.00	100.00	144.39	144.39	N/A	105,200	151,900
458	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	601,000	601,000
470	1	93.16	93.16	93.16	00.00	100.00	93.16	93.16	N/A	250,000	232,910
472	1	61.70	61.70	61.70	00.00	100.00	61.70	61.70	N/A	100,000	61,700
531	1	57.62	57.62	57.62	00.00	100.00	57.62	57.62	N/A	200,000	115,230
554	1	69.61	69.61	69.61	00.00	100.00	69.61	69.61	N/A	74,000	51,510
851	1	77.69	77.69	77.69	00.00	100.00	77.69	77.69	N/A	3,114,295	2,419,430
<u>ALL</u>	43	93.48	97.54	87.62	24.76	111.32	46.65	255.33	81.88 to 99.57	298,099	261,196

### 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
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990		\$ 130,470,217	
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
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%
<b>Ann %chg</b>	<b>2.20%</b>			<b>Average</b>	<b>0.27%</b>	2.84%	<b>3.06%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.25%	1.79%	7.89%
2013	-0.26%	0.10%	9.76%
2014	-1.32%	2.53%	8.61%
2015	3.63%	7.10%	3.92%
2016	6.42%	7.32%	4.24%
2017	8.80%	10.82%	3.03%
2018	16.27%	18.86%	3.80%
2019	19.51%	20.69%	6.58%
2020	21.01%	23.10%	8.18%
2021	22.84%	24.31%	32.30%

County Number	66
County Name	Otoe

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	92	COV :	55.20	95% Median C.I. :	69.61 to 255.33
Total Sales Price :	3,646,795	Wgt. Mean :	80	STD :	66.60	95% Wgt. Mean C.I. :	74.07 to 85.37
Total Adj. Sales Price :	3,646,795	Mean :	121	Avg. Abs. Dev :	39.90	95% Mean C.I. :	59.05 to 182.25
Total Assessed Value :	2,907,335						
Avg. Adj. Sales Price :	520,971	COD :	43.31	MAX Sales Ratio :	255.33		
Avg. Assessed Value :	415,334	PRD :	151.34	MIN Sales Ratio :	69.61		

What IF

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>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	1	89.23	89.23	89.23		100.00	89.23	89.23	N/A	22,000	19,630
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	69.61	69.61	69.61		100.00	69.61	69.61	N/A	74,000	51,510
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	98.33	98.33	98.33		100.00	98.33	98.33	N/A	140,000	137,660
10/01/2020 To 12/31/2020	2	208.77	208.77	183.69	22.31	113.65	162.20	255.33	N/A	3,250	5,970
01/01/2021 To 03/31/2021	1	77.69	77.69	77.69		100.00	77.69	77.69	N/A	3,114,295	2,419,430
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	92.13	92.13	92.13		100.00	92.13	92.13	N/A	290,000	267,165
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	1	89.23	89.23	89.23		100.00	89.23	89.23	N/A	22,000	19,630
10/01/2019 To 09/30/2020	2	83.97	83.97	88.40	17.10	94.99	69.61	98.33	N/A	107,000	94,585
10/01/2020 To 09/30/2021	4	127.17	146.84	79.12	48.70	185.59	77.69	255.33	N/A	852,699	674,634
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	1	89.23	89.23	89.23		100.00	89.23	89.23	N/A	22,000	19,630
01/01/2020 To 12/31/2020	4	130.27	146.37	91.21	47.90	160.48	69.61	255.33	N/A	55,125	50,278

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	92	COV :	55.20	95% Median C.I. :	69.61 to 255.33
Total Sales Price :	3,646,795	Wgt. Mean :	80	STD :	66.60	95% Wgt. Mean C.I. :	74.07 to 85.37
Total Adj. Sales Price :	3,646,795	Mean :	121	Avg. Abs. Dev :	39.90	95% Mean C.I. :	59.05 to 182.25
Total Assessed Value :	2,907,335						
Avg. Adj. Sales Price :	520,971	COD :	43.31	MAX Sales Ratio :	255.33		
Avg. Assessed Value :	415,334	PRD :	151.34	MIN Sales Ratio :	69.61		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	7	92.13	120.65	79.72	43.31	151.34	69.61	255.33	69.61 to 255.33	520,971	415,334

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	7	92.13	120.65	79.72	43.31	151.34	69.61	255.33	69.61 to 255.33	520,971	415,334
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	92	COV :	55.20	95% Median C.I. :	69.61 to 255.33
Total Sales Price :	3,646,795	Wgt. Mean :	80	STD :	66.60	95% Wgt. Mean C.I. :	74.07 to 85.37
Total Adj. Sales Price :	3,646,795	Mean :	121	Avg. Abs. Dev :	39.90	95% Mean C.I. :	59.05 to 182.25
Total Assessed Value :	2,907,335						
Avg. Adj. Sales Price :	520,971	COD :	43.31	MAX Sales Ratio :	255.33		
Avg. Assessed Value :	415,334	PRD :	151.34	MIN Sales Ratio :	69.61		

What IF

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	255.33	255.33	255.33		100.00	255.33	255.33	N/A	1,500	3,830
Less Than 15,000	2	208.77	208.77	183.69	22.31	113.65	162.20	255.33	N/A	3,250	5,970
Less Than 30,000	3	162.20	168.92	110.77	34.14	152.50	89.23	255.33	N/A	9,500	10,523
__ Ranges Excl. Low \$ __											
Greater Than 4,999	6	90.68	98.20	79.65	21.35	123.29	69.61	162.20	69.61 to 162.20	607,549	483,918
Greater Than 15,000	5	89.23	85.40	79.54	09.67	107.37	69.61	98.33	N/A	728,059	579,079
Greater Than 30,000	4	84.91	84.44	79.48	12.71	106.24	69.61	98.33	N/A	904,574	718,941
__ Incremental Ranges __											
0 TO 4,999	1	255.33	255.33	255.33		100.00	255.33	255.33	N/A	1,500	3,830
5,000 TO 14,999	1	162.20	162.20	162.20		100.00	162.20	162.20	N/A	5,000	8,110
15,000 TO 29,999	1	89.23	89.23	89.23		100.00	89.23	89.23	N/A	22,000	19,630
30,000 TO 59,999											
60,000 TO 99,999	1	69.61	69.61	69.61		100.00	69.61	69.61	N/A	74,000	51,510
100,000 TO 149,999	1	98.33	98.33	98.33		100.00	98.33	98.33	N/A	140,000	137,660
150,000 TO 249,999											
250,000 TO 499,999	1	92.13	92.13	92.13		100.00	92.13	92.13	N/A	290,000	267,165
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999	1	77.69	77.69	77.69		100.00	77.69	77.69	N/A	3,114,295	2,419,430
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	7	Median :	92	COV :	55.20	95% Median C.I. :	69.61 to 255.33
Total Sales Price :	3,646,795	Wgt. Mean :	80	STD :	66.60	95% Wgt. Mean C.I. :	74.07 to 85.37
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Total Assessed Value :	2,907,335						
Avg. Adj. Sales Price :	520,971	COD :	43.31	MAX Sales Ratio :	255.33		
Avg. Assessed Value :	415,334	PRD :	151.34	MIN Sales Ratio :	69.61		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
352	1	92.13	92.13	92.13		100.00	92.13	92.13	N/A	290,000	267,165
406	3	162.20	168.92	110.77	34.14	152.50	89.23	255.33	N/A	9,500	10,523
442	1	98.33	98.33	98.33		100.00	98.33	98.33	N/A	140,000	137,660
554	1	69.61	69.61	69.61		100.00	69.61	69.61	N/A	74,000	51,510
851	1	77.69	77.69	77.69		100.00	77.69	77.69	N/A	3,114,295	2,419,430

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

66 Otoe

PAD 2022 R&O Statistics (Using 2022 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 71  
 Total Sales Price : 45,109,539  
 Total Adj. Sales Price : 45,109,539  
 Total Assessed Value : 32,371,631  
 Avg. Adj. Sales Price : 635,346  
 Avg. Assessed Value : 455,938

MEDIAN : 70  
 WGT. MEAN : 72  
 MEAN : 73  
 COD : 12.57  
 PRD : 102.16

COV : 16.98  
 STD : 12.45  
 Avg. Abs. Dev : 08.82  
 MAX Sales Ratio : 125.92  
 MIN Sales Ratio : 50.54

95% Median C.I. : 68.57 to 75.99  
 95% Wgt. Mean C.I. : 68.88 to 74.65  
 95% Mean C.I. : 70.41 to 76.21

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	4	67.41	64.46	64.05	07.36	100.64	53.57	69.45	N/A	754,662	483,385
01-JAN-19 To 31-MAR-19	6	79.54	76.58	76.48	12.76	100.13	58.38	89.16	58.38 to 89.16	532,502	407,233
01-APR-19 To 30-JUN-19	3	78.06	79.59	77.01	14.73	103.35	63.10	97.61	N/A	797,139	613,871
01-JUL-19 To 30-SEP-19	3	69.49	73.84	75.00	10.03	98.45	65.55	86.47	N/A	407,792	305,860
01-OCT-19 To 31-DEC-19	11	76.23	77.06	77.70	13.49	99.18	53.52	125.92	65.52 to 80.49	446,852	347,208
01-JAN-20 To 31-MAR-20	6	73.86	75.83	76.35	12.73	99.32	62.35	99.91	62.35 to 99.91	724,857	553,450
01-APR-20 To 30-JUN-20	6	70.51	73.72	73.13	06.57	100.81	68.08	90.09	68.08 to 90.09	674,279	493,079
01-JUL-20 To 30-SEP-20	6	73.50	74.14	73.65	08.19	100.67	64.83	82.97	64.83 to 82.97	610,858	449,892
01-OCT-20 To 31-DEC-20	8	74.19	73.40	71.94	10.97	102.03	60.91	97.37	60.91 to 97.37	599,336	431,132
01-JAN-21 To 31-MAR-21	7	68.99	73.50	68.82	16.65	106.80	50.54	104.78	50.54 to 104.78	677,986	466,613
01-APR-21 To 30-JUN-21	9	68.57	68.73	68.05	06.64	101.00	60.30	78.45	62.89 to 75.99	747,240	508,498
01-JUL-21 To 30-SEP-21	2	58.71	58.71	56.17	06.05	104.52	55.16	62.25	N/A	1,020,000	572,928
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	16	69.47	73.60	72.61	13.98	101.36	53.57	97.61	65.42 to 86.47	614,278	446,008
01-OCT-19 To 30-SEP-20	29	74.11	75.51	75.39	11.33	100.16	53.52	125.92	69.00 to 78.30	585,356	441,304
01-OCT-20 To 30-SEP-21	26	68.78	70.68	67.94	12.11	104.03	50.54	104.78	63.79 to 75.99	704,067	478,373
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	23	76.23	76.84	76.94	13.58	99.87	53.52	125.92	67.14 to 80.49	509,790	392,255
01-JAN-20 To 31-DEC-20	26	72.15	74.20	73.73	10.16	100.64	60.91	99.91	69.00 to 77.47	648,256	477,984
<u>ALL</u>	71	70.17	73.31	71.76	12.57	102.16	50.54	125.92	68.57 to 75.99	635,346	455,938

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	59	70.16	73.59	71.64	12.02	102.72	50.54	125.92	68.57 to 75.99	656,635	470,383
2	12	73.19	71.95	72.53	14.29	99.20	53.52	97.37	60.30 to 79.99	530,671	384,921
<u>ALL</u>	71	70.17	73.31	71.76	12.57	102.16	50.54	125.92	68.57 to 75.99	635,346	455,938



**66 Otoe**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 71  
 Total Sales Price : 45,109,539  
 Total Adj. Sales Price : 45,109,539  
 Total Assessed Value : 32,371,631  
 Avg. Adj. Sales Price : 635,346  
 Avg. Assessed Value : 455,938

MEDIAN : 70  
 WGT. MEAN : 72  
 MEAN : 73  
 COD : 12.57  
 PRD : 102.16

COV : 16.98  
 STD : 12.45  
 Avg. Abs. Dev : 08.82  
 MAX Sales Ratio : 125.92  
 MIN Sales Ratio : 50.54

95% Median C.I. : 68.57 to 75.99  
 95% Wgt. Mean C.I. : 68.88 to 74.65  
 95% Mean C.I. : 70.41 to 76.21

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	13	74.11	76.53	72.97	11.66	104.88	63.10	104.78	68.08 to 86.47	708,567	517,064
1	13	74.11	76.53	72.97	11.66	104.88	63.10	104.78	68.08 to 86.47	708,567	517,064
<b>_____Grass_____</b>											
County	2	63.29	63.29	64.42	07.76	98.25	58.38	68.19	N/A	272,972	175,838
1	1	68.19	68.19	68.19	00.00	100.00	68.19	68.19	N/A	335,944	229,081
2	1	58.38	58.38	58.38	00.00	100.00	58.38	58.38	N/A	210,000	122,594
<b>_____ALL_____</b>	<b>71</b>	<b>70.17</b>	<b>73.31</b>	<b>71.76</b>	<b>12.57</b>	<b>102.16</b>	<b>50.54</b>	<b>125.92</b>	<b>68.57 to 75.99</b>	<b>635,346</b>	<b>455,938</b>

**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
<b>_____Irrigated_____</b>											
County	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	824,000	615,305
2	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	824,000	615,305
<b>_____Dry_____</b>											
County	44	70.54	75.14	72.37	13.85	103.83	50.54	125.92	69.00 to 77.66	644,708	466,580
1	38	70.21	75.41	72.72	14.10	103.70	50.54	125.92	69.00 to 76.84	646,630	470,238
2	6	75.34	73.40	70.10	11.24	104.71	60.30	86.63	60.30 to 86.63	632,533	443,413
<b>_____Grass_____</b>											
County	3	68.19	74.65	81.03	19.06	92.13	58.38	97.37	N/A	366,981	297,366
1	1	68.19	68.19	68.19	00.00	100.00	68.19	68.19	N/A	335,944	229,081
2	2	77.88	77.88	86.67	25.04	89.86	58.38	97.37	N/A	382,500	331,509
<b>_____ALL_____</b>	<b>71</b>	<b>70.17</b>	<b>73.31</b>	<b>71.76</b>	<b>12.57</b>	<b>102.16</b>	<b>50.54</b>	<b>125.92</b>	<b>68.57 to 75.99</b>	<b>635,346</b>	<b>455,938</b>

## Otoe County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	5,500	n/a	5,400	5,400	4,900	4,900	4,200	4,200	<b>5,167</b>
Cass	1	6,275	n/a	5,545	5,510	n/a	n/a	4,250	4,215	<b>4,886</b>
Gage	1	5,306	n/a	5,062	5,078	4,393	n/a	3,981	3,980	<b>4,769</b>
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	<b>5,016</b>
Nemaha	1	5,475	n/a	4,950	4,850	n/a	4,650	3,850	3,750	<b>4,803</b>
Otoe	2	4,700	n/a	4,300	4,200	n/a	4,000	3,800	3,800	<b>4,166</b>
Gage	1	5,306	n/a	5,062	5,078	4,393	n/a	3,981	3,980	<b>4,769</b>
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	<b>5,016</b>
Lancaster	1	6,975	6,194	5,790	5,408	5,000	4,800	4,581	4,389	<b>5,315</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	4,400	4,400	4,097	3,980	3,868	3,850	3,300	3,000	<b>3,956</b>
Cass	1	5,465	5,305	5,150	4,785	4,598	4,475	4,170	3,930	<b>4,757</b>
Gage	1	4,000	4,000	3,720	3,720	3,040	n/a	2,490	2,490	<b>3,230</b>
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,600	2,400	1,950	<b>3,107</b>
Nemaha	1	4,530	4,370	3,815	3,582	3,602	3,637	2,770	2,520	<b>3,725</b>
Otoe	2	3,900	3,700	3,580	3,460	3,300	3,080	2,880	2,760	<b>3,326</b>
Gage	1	4,000	4,000	3,720	3,720	3,040	n/a	2,490	2,490	<b>3,230</b>
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,600	2,400	1,950	<b>3,107</b>
Lancaster	1	5,402	4,896	4,523	4,212	4,021	3,538	3,515	3,220	<b>4,085</b>

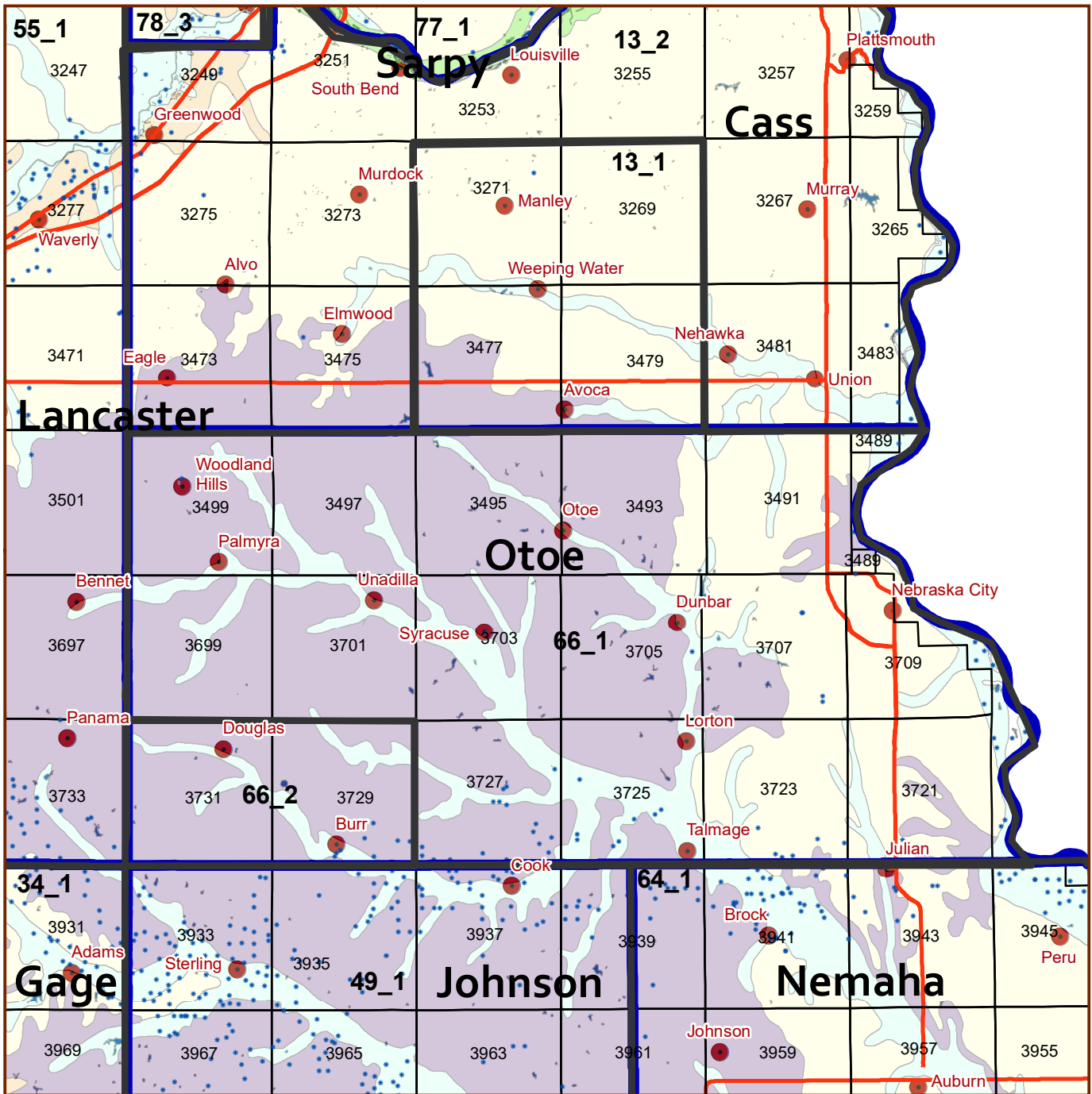
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,000	2,000	1,900	1,900	1,800	1,800	1,750	1,550	<b>1,989</b>
Cass	1	1,650	1,650	1,632	n/a	1,650	n/a	1,650	1,649	<b>1,650</b>
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	<b>1,915</b>
Johnson	1	2,360	2,020	1,900	n/a	1,900	n/a	1,891	1,900	<b>2,220</b>
Nemaha	1	1,600	1,600	1,600	n/a	1,400	1,400	n/a	1,400	<b>1,571</b>
Otoe	2	1,900	1,900	1,800	n/a	n/a	n/a	1,400	1,200	<b>1,882</b>
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	<b>1,915</b>
Johnson	1	2,360	2,020	1,900	n/a	1,900	n/a	1,891	1,900	<b>2,220</b>
Lancaster	1	2,163	2,155	2,151	-	2,134	2,122	2,152	2,095	<b>2,156</b>

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	2,988	0	100
Cass	1	1,650	0	1,200
Gage	1	2,784	n/a	200
Johnson	1	2,508	0	130
Nemaha	1	2,478	n/a	99
Otoe	2	2,794	0	100
Gage	1	2,784	n/a	200
Johnson	1	2,508	0	130
Lancaster	1	2,156	n/a	898

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# OTOE COUNTY



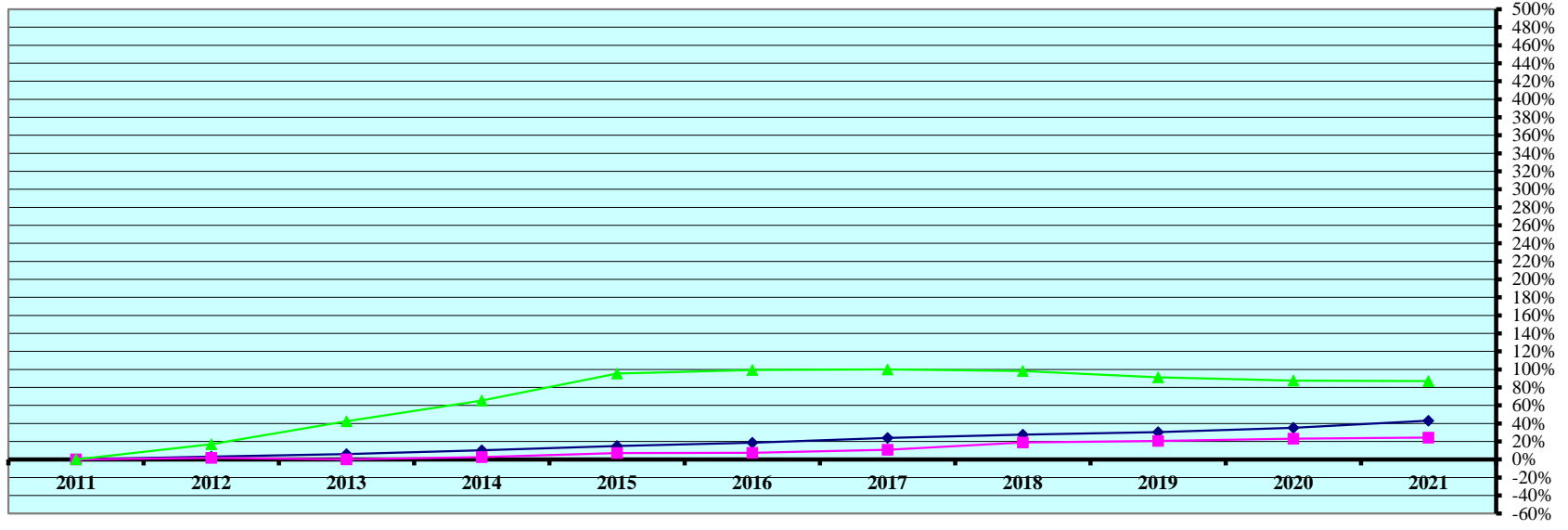
**Legend**

- 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 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	567,678,650	-	-	-	134,087,990	-	-	-	642,735,230	-	-	-
2012	585,226,070	17,547,420	3.09%	3.09%	136,485,510	2,397,520	1.79%	1.79%	750,598,380	107,863,150	16.78%	16.78%
2013	601,238,750	16,012,680	2.74%	5.91%	134,220,410	-2,265,100	-1.66%	0.10%	915,454,130	164,855,750	21.96%	42.43%
2014	625,422,100	24,183,350	4.02%	10.17%	137,485,370	3,264,960	2.43%	2.53%	1,062,773,670	147,319,540	16.09%	65.35%
2015	653,058,490	27,636,390	4.42%	15.04%	143,604,450	6,119,080	4.45%	7.10%	1,256,477,910	193,704,240	18.23%	95.49%
2016	673,133,660	20,075,170	3.07%	18.58%	143,902,470	298,020	0.21%	7.32%	1,280,712,770	24,234,860	1.93%	99.26%
2017	703,163,840	30,030,180	4.46%	23.87%	148,596,750	4,694,280	3.26%	10.82%	1,285,775,870	5,063,100	0.40%	100.05%
2018	724,551,010	21,387,170	3.04%	27.63%	159,371,480	10,774,730	7.25%	18.86%	1,273,241,360	-12,534,510	-0.97%	98.10%
2019	740,536,950	15,985,940	2.21%	30.45%	161,834,030	2,462,550	1.55%	20.69%	1,228,441,640	-44,799,720	-3.52%	91.13%
2020	767,030,620	26,493,670	3.58%	35.12%	165,059,990	3,225,960	1.99%	23.10%	1,205,735,090	-22,706,550	-1.85%	87.59%
2021	812,341,090	45,310,470	5.91%	43.10%	166,690,870	1,630,880	0.99%	24.31%	1,202,585,170	-3,149,920	-0.26%	87.10%

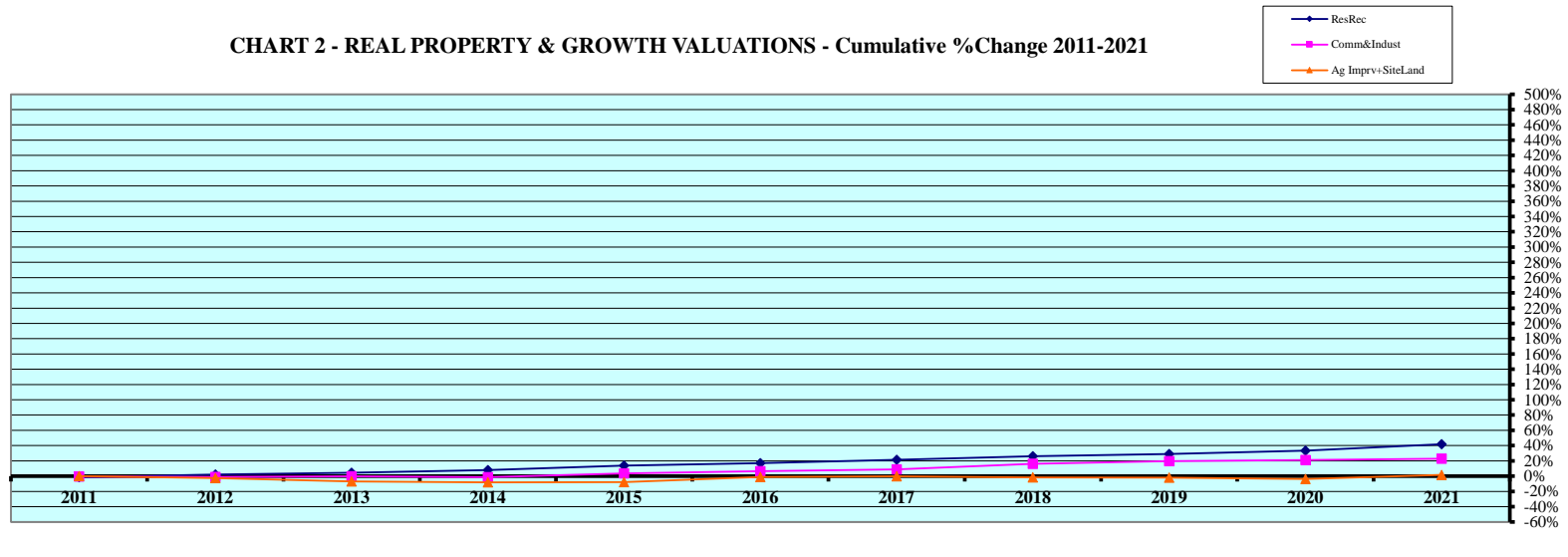
Rate Annual %chg: Residential & Recreational **3.65%** Commercial & Industrial **2.20%** Agricultural Land **6.47%**

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: 2011 - 2021 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	
2011	567,678,650	8,184,460	1.44%	559,494,190	-	-1.44%	134,087,990	550,000	0.41%	133,537,990	-	-0.41%	
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	2.21%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	-1.25%	
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	4.57%	134,220,410	483,790	0.36%	133,736,620	-2.01%	-0.26%	
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	8.02%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-1.32%	
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	13.65%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	3.63%	
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	16.97%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	6.42%	
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	21.44%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	8.80%	
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	26.14%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	16.27%	
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	29.12%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	19.51%	
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	33.39%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	21.01%	
2021	812,341,090	7,288,505	0.90%	805,052,585	4.96%	41.81%	166,690,870	1,975,030	1.18%	164,715,840	-0.21%	22.84%	
Rate Ann%chg	3.65%			Resid & Recreat w/o growth			2.20%			C & I w/o growth			0.27%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	-	-
2012	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-2.59%	-2.59%
2013	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-7.42%	-6.93%
2014	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-8.16%
2015	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-7.91%
2016	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	-1.03%
2017	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	-0.13%
2018	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	-1.69%
2019	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	-2.07%
2020	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	-3.63%
2021	63,046,880	29,283,570	92,330,450	1,413,550	1.53%	90,916,895	3.99%	1.64%
Rate Ann%chg	-0.47%	2.28%	0.32%	Ag Imprv+Site w/o growth			-2.40%	

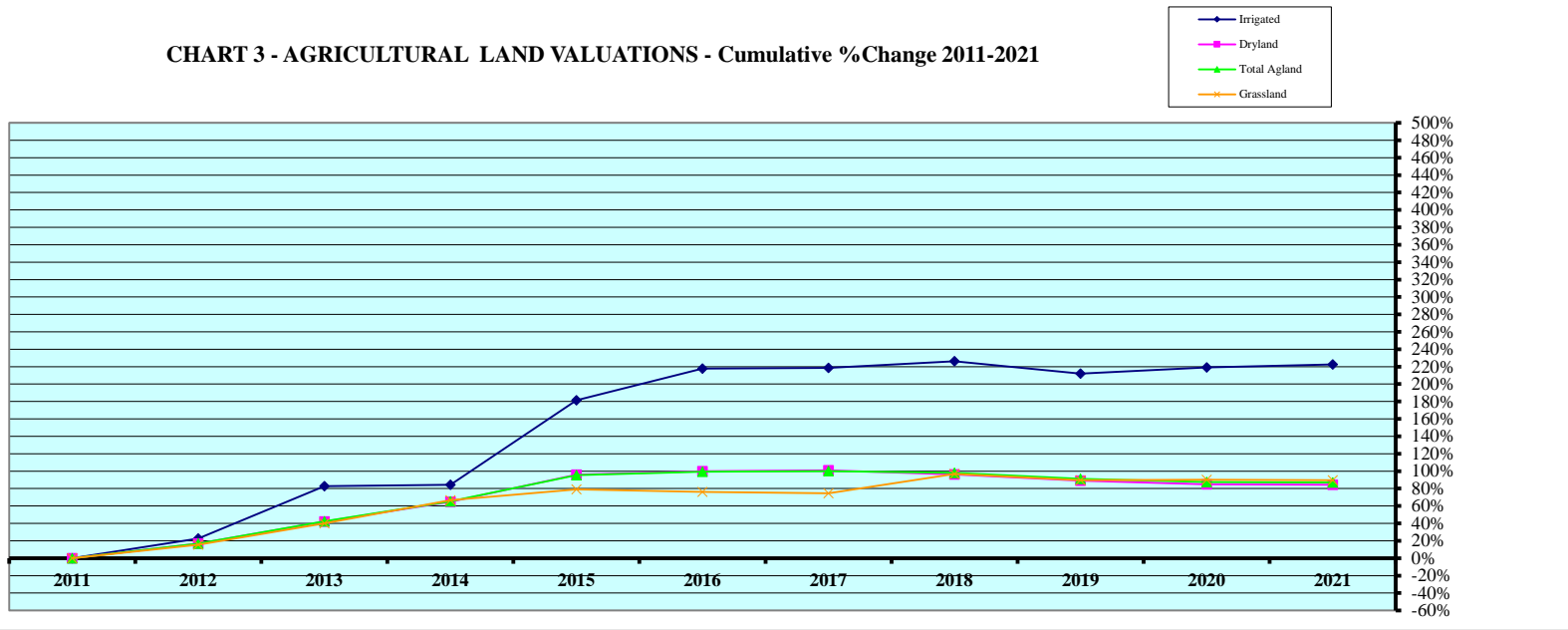
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 66  
County OTOE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	9,653,100	-	-	-	569,586,620	-	-	-	63,150,600	-	-	-
2012	11,829,700	2,176,600	22.55%	22.55%	665,489,280	95,902,660	16.84%	16.84%	72,919,220	9,768,620	15.47%	15.47%
2013	17,629,320	5,799,620	49.03%	82.63%	809,112,860	143,623,580	21.58%	42.05%	88,422,400	15,503,180	21.26%	40.02%
2014	17,805,250	175,930	1.00%	84.45%	939,433,210	130,320,350	16.11%	64.93%	105,261,260	16,838,860	19.04%	66.68%
2015	27,163,020	9,357,770	52.56%	181.39%	1,116,038,670	176,605,460	18.80%	95.94%	113,022,770	7,761,510	7.37%	78.97%
2016	30,684,370	3,521,350	12.96%	217.87%	1,138,488,900	22,450,230	2.01%	99.88%	111,308,500	-1,714,270	-1.52%	76.26%
2017	30,759,600	75,230	0.25%	218.65%	1,144,612,360	6,123,460	0.54%	100.95%	110,199,500	-1,109,000	-1.00%	74.50%
2018	31,487,360	727,760	2.37%	226.19%	1,117,279,640	-27,332,720	-2.39%	96.16%	124,268,930	14,069,430	12.77%	96.78%
2019	30,109,860	-1,377,500	-4.37%	211.92%	1,076,468,240	-40,811,400	-3.65%	88.99%	119,705,550	-4,563,380	-3.67%	89.56%
2020	30,796,470	686,610	2.28%	219.03%	1,052,574,910	-23,893,330	-2.22%	84.80%	120,124,200	418,650	0.35%	90.22%
2021	31,143,130	346,660	1.13%	222.62%	1,049,401,370	-3,173,540	-0.30%	84.24%	119,774,460	-349,740	-0.29%	89.66%

Rate Ann.%chg: Irrigated **12.43%** Dryland **6.30%** Grassland **6.61%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	344,910	-	-	-	0	-	-	-	642,735,230	-	-	-
2012	360,180	15,270	4.43%	4.43%	0	0	-	-	750,598,380	107,863,150	16.78%	16.78%
2013	289,550	-70,630	-19.61%	-16.05%	0	0	-	-	915,454,130	164,855,750	21.96%	42.43%
2014	273,950	-15,600	-5.39%	-20.57%	0	0	-	-	1,062,773,670	147,319,540	16.09%	65.35%
2015	253,450	-20,500	-7.48%	-26.52%	0	0	-	-	1,256,477,910	193,704,240	18.23%	95.49%
2016	231,000	-22,450	-8.86%	-33.03%	0	0	-	-	1,280,712,770	24,234,860	1.93%	99.26%
2017	204,410	-26,590	-11.51%	-40.74%	0	0	-	-	1,285,775,870	5,063,100	0.40%	100.05%
2018	205,430	1,020	0.50%	-40.44%	0	0	-	-	1,273,241,360	-12,534,510	-0.97%	98.10%
2019	201,690	-3,740	-1.82%	-41.52%	1,956,300	1,956,300	-	-	1,228,441,640	-44,799,720	-3.52%	91.13%
2020	200,690	-1,000	-0.50%	-41.81%	2,038,820	82,520	4.22%	-	1,205,735,090	-22,706,550	-1.85%	87.59%
2021	200,320	-370	-0.18%	-41.92%	2,065,890	27,070	1.33%	-	1,202,585,170	-3,149,920	-0.26%	87.10%

Cnty# **66** Rate Ann.%chg: Total Agric Land **6.47%**  
 County **OTOE**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

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
2011	8,505,360	4,623	1,840			461,764,060	280,513	1,646			81,700,995	133,333	613		
2012	9,653,090	4,315	2,237	21.58%	21.58%	570,538,820	279,692	2,040	23.92%	23.92%	89,688,965	135,300	663	8.18%	9.46%
2013	11,829,700	4,251	2,783	24.41%	51.25%	666,779,440	275,777	2,418	18.53%	46.88%	89,574,800	130,628	686	3.44%	13.24%
2014	16,217,070	4,385	3,699	32.91%	101.02%	811,381,880	275,767	2,942	21.69%	78.74%	97,239,960	127,646	762	11.09%	25.80%
2015	18,060,350	4,728	3,820	3.28%	107.60%	939,870,550	275,038	3,417	16.14%	107.59%	128,539,130	127,483	1,008	32.36%	66.50%
2016	27,163,060	5,344	5,083	33.08%	176.27%	1,116,802,340	274,342	4,071	19.13%	147.30%	149,636,865	127,257	1,176	16.62%	94.17%
2017	30,950,180	6,093	5,080	-0.06%	176.10%	1,138,283,630	273,565	4,161	2.21%	152.77%	164,929,515	127,713	1,291	9.83%	113.25%
2018	30,759,600	6,044	5,089	0.18%	176.59%	1,145,095,300	273,482	4,187	0.63%	154.36%	174,353,050	127,360	1,369	6.01%	126.06%
2019	31,487,360	6,186	5,090	0.01%	176.63%	1,117,884,430	269,865	4,142	-1.07%	151.64%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	32,649,620	6,414	5,090	0.01%	176.67%	1,082,126,430	269,512	4,015	-3.07%	143.91%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	32,499,320	6,447	5,041	-0.97%	173.99%	1,055,282,510	269,188	3,920	-2.36%	138.15%	126,350,930	70,273	1,798	39.46%	193.43%

Rate Annual %chg Average Value/Acre: **10.60%**

**9.06%**

**11.37%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2011	350,030	6,997	50			0	0				529,746,740	355,904	1,488		
2012	344,820	6,893	50	0.00%	0.00%	80	2	48			643,624,000	354,671	1,815	21.92%	21.92%
2013	342,000	3,412	100	100.37%	100.37%	1,000	10	100	110.00%		751,573,200	351,766	2,137	17.74%	43.54%
2014	270,890	2,701	100	0.06%	100.49%	1,990	20	101	1.02%		751,573,200	351,186	2,609	22.09%	75.25%
2015	274,260	2,732	100	0.09%	100.68%	1,710	17	101	-0.13%		1,063,568,640	349,864	3,040	16.54%	104.24%
2016	255,290	2,543	100	0.01%	100.71%	60	1	102	0.80%		1,256,995,730	349,395	3,598	18.35%	141.70%
2017	230,250	2,292	100	0.04%	100.78%	60	1	102	0.00%		1,280,798,120	348,550	3,675	2.14%	146.88%
2018	204,710	2,046	100	-0.37%	100.05%	0	0				1,285,690,970	347,557	3,699	0.67%	148.53%
2019	205,420	2,052	100	0.02%	100.08%	0	0				1,273,998,900	347,758	3,663	-0.97%	146.13%
2020	201,680	2,015	100	0.01%	100.11%	0	0				1,235,010,920	347,684	3,552	-3.04%	138.64%
2021	199,090	1,989	100	-0.02%	100.07%	2,009,780	2,467	815			1,216,341,630	350,365	3,472	-2.27%	133.24%

**66**  
**OTOE**

Rate Annual %chg Average Value/Acre: **8.84%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 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	83,384,515	59,246,265	50,340,498	786,382,930	147,102,740	19,588,130	25,958,160	1,202,585,170	71,565,240	29,211,160	0	2,475,364,808
cnty sectorvalue % of total value:		3.37%	2.39%	2.03%	31.77%	5.94%	0.79%	1.05%	48.58%	2.89%	1.18%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	76,165	107,462	4,952	1,682,440	915,040	0	0	0	0	0	0	2,786,059
0.36%	%sector of county sector	0.09%	0.18%	0.01%	0.21%	0.62%							0.11%
	%sector of municipality	2.73%	3.86%	0.18%	60.39%	32.84%							100.00%
173	DOUGLAS	2,644	203,264	9,367	5,629,730	388,040	0	0	39,750	0	0	0	6,272,795
1.09%	%sector of county sector	0.00%	0.34%	0.02%	0.72%	0.26%			0.00%				0.25%
	%sector of municipality	0.04%	3.24%	0.15%	89.75%	6.19%			0.63%				100.00%
187	DUNBAR	62,763	241,203	255,908	4,884,020	351,510	0	0	3,720	0	0	0	5,799,124
1.18%	%sector of county sector	0.08%	0.41%	0.51%	0.62%	0.24%			0.00%				0.23%
	%sector of municipality	1.08%	4.16%	4.41%	84.22%	6.06%			0.06%				100.00%
41	LORTON	1,251	0	0	749,930	180,300	0	0	0	0	0	0	931,481
0.26%	%sector of county sector	0.00%			0.10%	0.12%							0.04%
	%sector of municipality	0.13%			80.51%	19.36%							100.00%
7,289	NEBRASKA CITY	22,786,247	5,218,721	5,414,775	259,519,560	87,034,770	6,943,410	0	229,360	0	3,900	0	387,150,743
45.81%	%sector of county sector	27.33%	8.81%	10.76%	33.00%	59.17%	35.45%		0.02%		0.01%		15.64%
	%sector of municipality	5.89%	1.35%	1.40%	67.03%	22.48%	1.79%		0.06%		0.00%		100.00%
171	OTOE	29,045	117,176	5,400	2,678,710	180,770	0	0	0	0	0	0	3,011,101
1.07%	%sector of county sector	0.03%	0.20%	0.01%	0.34%	0.12%							0.12%
	%sector of municipality	0.96%	3.89%	0.18%	88.96%	6.00%							100.00%
545	PALMYRA	770,877	588,274	278,625	26,956,140	2,516,760	0	0	0	0	0	0	31,110,676
3.43%	%sector of county sector	0.92%	0.99%	0.55%	3.43%	1.71%							21.15%
	%sector of municipality	2.48%	1.89%	0.90%	86.65%	8.09%							100.00%
1,944	SYRACUSE	3,043,523	764,842	354,754	92,698,180	20,560,330	1,683,310	0	494,340	320,770	62,310	0	119,982,359
12.22%	%sector of county sector	3.65%	1.29%	0.70%	11.79%	13.98%			2.52%	1.64%	8.59%		612.53%
	%sector of municipality	2.54%	0.64%	0.30%	77.26%	17.14%	1.40%		0.41%	0.27%	0.05%		100.00%
233	TALMAGE	84,646	219,803	10,129	3,926,850	3,373,820	0	0	0	0	0	0	7,615,248
1.46%	%sector of county sector	0.10%	0.37%	0.02%	0.50%	2.29%							0.63%
	%sector of municipality	1.11%	2.89%	0.13%	51.57%	44.30%							100.00%
311	UNADILLA	218,164	289,449	290,235	15,591,070	1,303,410	0	0	6,900	0	0	0	17,699,228
1.95%	%sector of county sector	0.26%	0.49%	0.58%	1.98%	0.89%			0.00%				0.72%
	%sector of municipality	1.23%	1.64%	1.64%	88.09%	7.36%			0.04%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
10,951	Total Municipalities	27,075,325	7,750,194	6,624,145	414,316,630	116,804,750	8,626,720	0	774,070	320,770	66,210	0	582,358,814
68.82%	%all municip.sectors of cnty	32.47%	13.08%	13.16%	52.69%	79.40%	44.04%		0.06%	0.45%	0.23%		23.53%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 11,714</b>	<b>Value : 2,332,946,533</b>	<b>Growth 17,523,796</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	640	3,880,262	68	2,700,310	165	8,160,543	873	14,741,115	
<b>02. Res Improve Land</b>	4,222	39,926,940	272	14,636,700	1,308	79,225,777	5,802	133,789,417	
<b>03. Res Improvements</b>	4,384	390,570,418	273	46,488,518	1,331	241,880,783	5,988	678,939,719	
<b>04. Res Total</b>	5,024	434,377,620	341	63,825,528	1,496	329,267,103	6,861	827,470,251	8,753,036
<b>% of Res Total</b>	73.23	52.49	4.97	7.71	21.80	39.79	58.57	35.47	49.95
<b>05. Com UnImp Land</b>	152	2,280,440	13	330,130	22	1,464,491	187	4,075,061	
<b>06. Com Improve Land</b>	568	15,224,696	43	2,748,259	31	2,751,497	642	20,724,452	
<b>07. Com Improvements</b>	581	101,741,350	43	13,161,566	32	15,097,541	656	130,000,457	
<b>08. Com Total</b>	733	119,246,486	56	16,239,955	54	19,313,529	843	154,799,970	5,427,761
<b>% of Com Total</b>	86.95	77.03	6.64	10.49	6.41	12.48	7.20	6.64	30.97
<b>09. Ind UnImp Land</b>	4	29,830	4	43,270	0	0	8	73,100	
<b>10. Ind Improve Land</b>	7	331,930	9	650,310	1	39,420	17	1,021,660	
<b>11. Ind Improvements</b>	7	8,264,960	9	10,094,990	1	133,420	17	18,493,370	
<b>12. Ind Total</b>	11	8,626,720	13	10,788,570	1	172,840	25	19,588,130	0
<b>% of Ind Total</b>	44.00	44.04	52.00	55.08	4.00	0.88	0.21	0.84	0.00
<b>13. Rec UnImp Land</b>	0	0	5	730,256	52	6,540,610	57	7,270,866	
<b>14. Rec Improve Land</b>	0	0	4	765,306	50	11,679,138	54	12,444,444	
<b>15. Rec Improvements</b>	0	0	5	254,390	52	6,413,892	57	6,668,282	
<b>16. Rec Total</b>	0	0	10	1,749,952	104	24,633,640	114	26,383,592	275,890
<b>% of Rec Total</b>	0.00	0.00	8.77	6.63	91.23	93.37	0.97	1.13	1.57
<b>Res &amp; Rec Total</b>	5,024	434,377,620	351	65,575,480	1,600	353,900,743	6,975	853,853,843	9,028,926
<b>% of Res &amp; Rec Total</b>	72.03	50.87	5.03	7.68	22.94	41.45	59.54	36.60	51.52
<b>Com &amp; Ind Total</b>	744	127,873,206	69	27,028,525	55	19,486,369	868	174,388,100	5,427,761
<b>% of Com &amp; Ind Total</b>	85.71	73.33	7.95	15.50	6.34	11.17	7.41	7.48	30.97
<b>17. Taxable Total</b>	5,768	562,250,826	420	92,604,005	1,655	373,387,112	7,843	1,028,241,943	14,456,687
<b>% of Taxable Total</b>	73.54	54.68	5.36	9.01	21.10	36.31	66.95	44.07	82.50

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	11	998,710	3,398,750	4	11,860	4,282,190
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	15	1,010,570	7,680,940
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	1,010,570	7,680,940

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	585	96	338	1,019

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	199,969	310	77,994,419	2,398	717,199,906	2,712	795,394,294
28. Ag-Improved Land	0	0	130	44,903,910	995	381,659,160	1,125	426,563,070
29. Ag Improvements	0	0	130	10,100,195	1,029	72,647,031	1,159	82,747,226

30. Ag Total					3,871	1,304,704,590
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	62	63.00	1,392,000	
33. HomeSite Improvements	0	0.00	0	61	0.00	7,945,018	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	11.38	56,052	
36. FarmSite Improv Land	0	0.00	0	114	198.97	555,772	
37. FarmSite Improvements	0	0.00	0	125	0.00	2,155,177	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	534.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	4.00	94,000	4	4.00	94,000	
32. HomeSite Improv Land	557	566.00	12,445,000	619	629.00	13,837,000	
33. HomeSite Improvements	542	0.00	51,697,059	603	0.00	59,642,077	1,606,008
34. HomeSite Total				<b>607</b>	<b>633.00</b>	<b>73,573,077</b>	
35. FarmSite UnImp Land	46	498.95	693,799	50	510.33	749,851	
36. FarmSite Improv Land	916	1,499.72	4,568,559	1,030	1,698.69	5,124,331	
37. FarmSite Improvements	1,009	0.00	20,949,972	1,134	0.00	23,105,149	1,461,101
38. FarmSite Total				<b>1,184</b>	<b>2,209.02</b>	<b>28,979,331</b>	
39. Road & Ditches	0	6,000.12	0	0	6,534.72	0	
40. Other- Non Ag Use	0	929.17	882,716	0	929.17	882,716	
41. Total Section VI				<b>1,791</b>	<b>10,305.91</b>	<b>103,435,124</b>	<b>3,067,109</b>

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	77.00	127,088	1	77.00	127,088

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	132.99	2.52%	731,445	2.68%	5,500.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,480.13	46.99%	13,392,702	49.11%	5,400.00
48. 2A	1,460.45	27.67%	7,886,430	28.92%	5,400.00
49. 3A1	135.49	2.57%	663,901	2.43%	4,900.00
50. 3A	152.32	2.89%	746,368	2.74%	4,900.00
51. 4A1	864.48	16.38%	3,630,816	13.31%	4,200.00
52. 4A	52.02	0.99%	218,484	0.80%	4,200.00
<b>53. Total</b>	<b>5,277.88</b>	<b>100.00%</b>	<b>27,270,146</b>	<b>100.00%</b>	<b>5,166.87</b>
<b>Dry</b>					
54. 1D1	4,047.64	1.69%	17,809,616	1.88%	4,400.00
55. 1D	24,725.29	10.32%	108,791,276	11.48%	4,400.00
56. 2D1	41,129.86	17.16%	168,510,240	17.77%	4,097.03
57. 2D	87,560.04	36.54%	348,488,955	36.76%	3,980.00
58. 3D1	3,151.67	1.32%	12,192,153	1.29%	3,868.47
59. 3D	60,546.96	25.26%	233,106,618	24.59%	3,850.01
60. 4D1	12,220.63	5.10%	40,328,079	4.25%	3,300.00
61. 4D	6,275.09	2.62%	18,825,270	1.99%	3,000.00
<b>62. Total</b>	<b>239,657.18</b>	<b>100.00%</b>	<b>948,052,207</b>	<b>100.00%</b>	<b>3,955.87</b>
<b>Grass</b>					
63. 1G1	32,362.14	54.61%	66,228,938	65.31%	2,046.49
64. 1G	4,086.96	6.90%	8,235,766	8.12%	2,015.13
65. 2G1	9,541.36	16.10%	12,587,651	12.41%	1,319.27
66. 2G	1,082.14	1.83%	1,290,757	1.27%	1,192.78
67. 3G1	2,942.36	4.97%	3,381,947	3.34%	1,149.40
68. 3G	1,516.12	2.56%	1,840,496	1.82%	1,213.95
69. 4G1	2,594.27	4.38%	2,864,392	2.82%	1,104.12
70. 4G	5,129.99	8.66%	4,973,644	4.90%	969.52
<b>71. Total</b>	<b>59,255.34</b>	<b>100.00%</b>	<b>101,403,591</b>	<b>100.00%</b>	<b>1,711.30</b>
<b>Irrigated Total</b>					
	5,277.88	1.71%	27,270,146	2.53%	5,166.87
<b>Dry Total</b>					
	239,657.18	77.74%	948,052,207	87.88%	3,955.87
<b>Grass Total</b>					
	59,255.34	19.22%	101,403,591	9.40%	1,711.30
72. Waste	1,920.81	0.62%	192,081	0.02%	100.00
73. Other	2,178.39	0.71%	1,828,630	0.17%	839.44
74. Exempt	0.07	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>308,289.60</b>	<b>100.00%</b>	<b>1,078,746,655</b>	<b>100.00%</b>	<b>3,499.13</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.74	4.69%	205,578	5.30%	4,700.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	257.80	27.67%	1,108,540	28.55%	4,300.00
48. 2A	408.27	43.81%	1,714,734	44.17%	4,200.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	48.51	5.21%	194,040	5.00%	4,000.00
51. 4A1	144.59	15.52%	549,442	14.15%	3,800.00
52. 4A	28.95	3.11%	110,010	2.83%	3,800.00
53. Total	931.86	100.00%	3,882,344	100.00%	4,166.23
<b>Dry</b>					
54. 1D1	248.96	0.82%	970,944	0.96%	3,900.00
55. 1D	1,715.03	5.65%	6,345,611	6.29%	3,700.00
56. 2D1	2,818.30	9.29%	10,088,939	10.00%	3,579.80
57. 2D	14,427.74	47.56%	49,919,988	49.48%	3,460.00
58. 3D1	109.33	0.36%	360,789	0.36%	3,300.00
59. 3D	7,878.52	25.97%	24,265,844	24.05%	3,080.00
60. 4D1	2,335.01	7.70%	6,724,832	6.67%	2,880.00
61. 4D	801.28	2.64%	2,211,536	2.19%	2,760.00
62. Total	30,334.17	100.00%	100,888,483	100.00%	3,325.90
<b>Grass</b>					
63. 1G1	5,617.56	54.43%	11,328,068	64.96%	2,016.55
64. 1G	690.37	6.69%	1,401,047	8.03%	2,029.41
65. 2G1	1,988.78	19.27%	2,567,251	14.72%	1,290.87
66. 2G	233.21	2.26%	263,532	1.51%	1,130.02
67. 3G1	892.48	8.65%	963,877	5.53%	1,080.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	513.15	4.97%	525,118	3.01%	1,023.32
70. 4G	385.43	3.73%	390,610	2.24%	1,013.44
71. Total	10,320.98	100.00%	17,439,503	100.00%	1,689.71
<b>Irrigated Total</b>					
	931.86	2.21%	3,882,344	3.17%	4,166.23
<b>Dry Total</b>					
	30,334.17	71.96%	100,888,483	82.34%	3,325.90
<b>Grass Total</b>					
	10,320.98	24.48%	17,439,503	14.23%	1,689.71
72. Waste	208.69	0.50%	20,869	0.02%	100.00
73. Other	357.24	0.85%	291,612	0.24%	816.29
74. Exempt	117.06	0.28%	0	0.00%	0.00
75. Market Area Total	42,152.94	100.00%	122,522,811	100.00%	2,906.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	728.74	3,540,810	5,481.00	27,611,680	6,209.74	31,152,490
<b>77. Dry Land</b>	51.46	195,365	27,247.69	105,934,735	242,692.20	942,810,590	269,991.35	1,048,940,690
<b>78. Grass</b>	3.88	4,604	6,679.52	11,146,379	62,892.92	107,692,111	69,576.32	118,843,094
<b>79. Waste</b>	0.00	0	428.71	42,871	1,700.79	170,079	2,129.50	212,950
<b>80. Other</b>	0.00	0	179.74	229,710	2,355.89	1,890,532	2,535.63	2,120,242
<b>81. Exempt</b>	0.00	0	0.00	0	117.13	0	117.13	0
<b>82. Total</b>	<b>55.34</b>	<b>199,969</b>	<b>35,264.40</b>	<b>120,894,505</b>	<b>315,122.80</b>	<b>1,080,174,992</b>	<b>350,442.54</b>	<b>1,201,269,466</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	6,209.74	1.77%	31,152,490	2.59%	5,016.71
<b>Dry Land</b>	269,991.35	77.04%	1,048,940,690	87.32%	3,885.09
<b>Grass</b>	69,576.32	19.85%	118,843,094	9.89%	1,708.10
<b>Waste</b>	2,129.50	0.61%	212,950	0.02%	100.00
<b>Other</b>	2,535.63	0.72%	2,120,242	0.18%	836.18
<b>Exempt</b>	117.13	0.03%	0	0.00%	0.00
<b>Total</b>	<b>350,442.54</b>	<b>100.00%</b>	<b>1,201,269,466</b>	<b>100.00%</b>	<b>3,427.86</b>

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 8000-rural 8000	0	0	3	168,874	12	242,710	12	411,584	64,580
83.2 Burr-burr	11	6,880	41	71,790	41	1,617,203	52	1,695,873	13,430
83.3 Doug-douglas	34	74,250	105	397,846	105	5,320,048	139	5,792,144	115,952
83.4 Dun-dunbar	61	100,540	93	289,400	93	4,498,035	154	4,887,975	3,994
83.5 Lor-lorton	5	4,430	20	24,650	22	520,540	27	549,620	0
83.6 Nc-nebraska City	332	2,086,042	2,563	26,027,199	2,715	244,576,053	3,047	272,689,294	946,700
83.7 Otoe-otoe	15	13,090	92	118,830	93	2,725,743	108	2,857,663	0
83.8 Palm-palmyra	49	411,702	244	3,121,477	245	25,360,362	294	28,893,541	1,026,409
83.9 Paul-paul	4	6,000	6	16,800	6	44,010	10	66,810	0
83.10 Rec-recreational	57	7,270,866	52	12,402,028	65	6,700,173	122	26,373,067	77,510
83.11 Rres-rural Res	197	9,579,163	1,389	85,206,168	1,394	239,157,623	1,591	333,942,954	3,609,569
83.12 Syr-syracuse	84	1,364,020	806	8,583,648	810	92,539,335	894	102,487,003	1,912,947
83.13 Talm-talmage	30	57,890	126	221,290	126	3,660,260	156	3,939,440	0
83.14 Tim-timber Lake	1	34,210	66	1,985,811	66	15,934,524	67	17,954,545	83,039
83.15 Una-unadilla	42	620,468	151	1,737,940	153	14,075,680	195	16,434,088	238,825
83.16 Wh1-woodland Hills 1	5	295,920	68	4,535,790	68	21,943,050	73	26,774,760	935,971
83.17 Wh2-woodland Hills 2	3	86,510	31	1,324,320	31	6,692,652	34	8,103,482	0
84 Residential Total	930	22,011,981	5,856	146,233,861	6,045	685,608,001	6,975	853,853,843	9,028,926



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	7000-rural 7000	0	0	1	4,000	1	1,690	1	5,690	0
85.2	8000-rural 8000	32	1,774,721	63	5,170,266	64	34,699,197	96	41,644,184	470,915
85.3	Burr-burr	4	7,030	12	40,200	12	867,810	16	915,040	0
85.4	Doug-douglas	5	3,950	9	21,579	9	414,299	14	439,828	0
85.5	Dun-dunbar	3	5,520	6	10,860	7	335,130	10	351,510	0
85.6	Lor-lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.7	Nc-nebraska City	88	1,377,060	346	12,699,929	355	85,194,089	443	99,271,078	3,073,299
85.8	Otoe-otoe	8	14,132	8	36,200	9	132,140	17	182,472	0
85.9	Palm-palmyra	10	77,940	24	230,270	24	2,219,930	34	2,528,140	0
85.10	Syr-syracuse	30	819,508	135	3,043,572	137	17,970,732	167	21,833,812	599,150
85.11	Talm-talmage	4	3,320	21	54,196	21	4,411,628	25	4,469,144	1,284,397
85.12	Tim-timber Lake	2	0	2	173,790	2	68,190	4	241,980	0
85.13	Una-unadilla	6	19,260	23	104,110	23	1,258,322	29	1,381,692	0
85.14	Wh1-woodland Hills 1	2	45,260	4	116,440	4	423,000	6	584,700	0
85.15	Wh2-woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	195	4,148,161	659	21,746,112	673	148,493,827	868	174,388,100	5,427,761

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	28,411.78	82.26%	56,823,560	82.72%	2,000.00
88. 1G	3,713.81	10.75%	7,427,620	10.81%	2,000.00
89. 2G1	1,419.92	4.11%	2,697,848	3.93%	1,900.00
90. 2G	61.59	0.18%	117,021	0.17%	1,900.00
91. 3G1	181.44	0.53%	326,592	0.48%	1,800.00
92. 3G	312.52	0.90%	562,536	0.82%	1,800.00
93. 4G1	297.62	0.86%	520,848	0.76%	1,750.04
94. 4G	141.68	0.41%	219,617	0.32%	1,550.09
95. Total	34,540.36	100.00%	68,695,642	100.00%	1,988.85
<b>CRP</b>					
96. 1C1	2,468.02	88.05%	7,404,060	88.40%	3,000.00
97. 1C	190.03	6.78%	570,090	6.81%	3,000.00
98. 2C1	84.75	3.02%	245,775	2.93%	2,900.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.38%	30,212	0.36%	2,800.00
101. 3C	8.04	0.29%	22,512	0.27%	2,800.00
102. 4C1	30.45	1.09%	77,344	0.92%	2,540.03
103. 4C	10.93	0.39%	25,357	0.30%	2,319.95
104. Total	2,803.01	100.00%	8,375,350	100.00%	2,987.98
<b>Timber</b>					
105. 1T1	1,482.34	6.76%	2,001,318	8.22%	1,350.11
106. 1T	183.12	0.84%	238,056	0.98%	1,300.00
107. 2T1	8,036.69	36.68%	9,644,028	39.63%	1,200.00
108. 2T	1,020.55	4.66%	1,173,736	4.82%	1,150.10
109. 3T1	2,750.13	12.55%	3,025,143	12.43%	1,100.00
110. 3T	1,195.56	5.46%	1,255,448	5.16%	1,050.09
111. 4T1	2,266.20	10.34%	2,266,200	9.31%	1,000.00
112. 4T	4,977.38	22.72%	4,728,670	19.43%	950.03
113. Total	21,911.97	100.00%	24,332,599	100.00%	1,110.47
<hr/>					
Grass Total	34,540.36	58.29%	68,695,642	67.74%	1,988.85
CRP Total	2,803.01	4.73%	8,375,350	8.26%	2,987.98
Timber Total	21,911.97	36.98%	24,332,599	24.00%	1,110.47
<hr/>					
114. Market Area Total	59,255.34	100.00%	101,403,591	100.00%	1,711.30

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	4,270.13	81.84%	8,113,247	82.64%	1,900.00
88. 1G	582.13	11.16%	1,106,047	11.27%	1,900.00
89. 2G1	256.64	4.92%	461,952	4.71%	1,800.00
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	29.92	0.57%	41,888	0.43%	1,400.00
94. 4G	78.59	1.51%	94,308	0.96%	1,200.00
95. Total	5,217.41	100.00%	9,817,442	100.00%	1,881.67
<b>CRP</b>					
96. 1C1	970.41	86.84%	2,717,148	87.01%	2,800.00
97. 1C	102.93	9.21%	288,204	9.23%	2,800.00
98. 2C1	40.38	3.61%	109,026	3.49%	2,700.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.80	0.34%	8,398	0.27%	2,210.00
104. Total	1,117.52	100.00%	3,122,776	100.00%	2,794.38
<b>Timber</b>					
105. 1T1	377.02	9.46%	497,673	11.06%	1,320.02
106. 1T	5.31	0.13%	6,796	0.15%	1,279.85
107. 2T1	1,691.76	42.44%	1,996,273	44.37%	1,180.00
108. 2T	233.21	5.85%	263,532	5.86%	1,130.02
109. 3T1	892.48	22.39%	963,877	21.42%	1,080.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	483.23	12.12%	483,230	10.74%	1,000.00
112. 4T	303.04	7.60%	287,904	6.40%	950.05
113. Total	3,986.05	100.00%	4,499,285	100.00%	1,128.76
<hr/>					
Grass Total	5,217.41	50.55%	9,817,442	56.29%	1,881.67
CRP Total	1,117.52	10.83%	3,122,776	17.91%	2,794.38
Timber Total	3,986.05	38.62%	4,499,285	25.80%	1,128.76
<hr/>					
114. Market Area Total	10,320.98	100.00%	17,439,503	100.00%	1,689.71

**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

66 Otoe

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	786,382,930	827,470,251	41,087,321	5.22%	8,753,036	4.11%
02. Recreational	25,958,160	26,383,592	425,432	1.64%	275,890	0.58%
03. Ag-Homesite Land, Ag-Res Dwelling	71,565,240	73,573,077	2,007,837	2.81%	1,606,008	0.56%
<b>04. Total Residential (sum lines 1-3)</b>	<b>883,906,330</b>	<b>927,426,920</b>	<b>43,520,590</b>	<b>4.92%</b>	<b>10,634,934</b>	<b>3.72%</b>
05. Commercial	147,102,740	154,799,970	7,697,230	5.23%	5,427,761	1.54%
06. Industrial	19,588,130	19,588,130	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>166,690,870</b>	<b>174,388,100</b>	<b>7,697,230</b>	<b>4.62%</b>	<b>5,427,761</b>	<b>1.36%</b>
08. Ag-Farmsite Land, Outbuildings	29,211,160	28,979,331	-231,829	-0.79%	1,461,101	-5.80%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	882,716	882,716			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>29,211,160</b>	<b>29,862,047</b>	<b>650,887</b>	<b>2.23%</b>	<b>1,461,101</b>	<b>-2.77%</b>
12. Irrigated	31,143,130	31,152,490	9,360	0.03%		
13. Dryland	1,049,401,370	1,048,940,690	-460,680	-0.04%		
14. Grassland	119,774,460	118,843,094	-931,366	-0.78%		
15. Wasteland	200,320	212,950	12,630	6.30%		
16. Other Agland	2,065,890	2,120,242	54,352	2.63%		
<b>17. Total Agricultural Land</b>	<b>1,202,585,170</b>	<b>1,201,269,466</b>	<b>-1,315,704</b>	<b>-0.11%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,282,393,530</b>	<b>2,332,946,533</b>	<b>50,553,003</b>	<b>2.21%</b>	<b>17,523,796</b>	<b>1.45%</b>

## 2022 Assessment Survey for Otoe County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$244,870
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$10,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,400
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$50,296

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard
2.	<b>CAMA software:</b>
	Vanguard
3.	<b>Personal Property software:</b>
	Vanguard
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	GIS Specialist and Assessor's Office Staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="https://otoe.gworks.com/">https://otoe.gworks.com/</a>
8.	<b>Who maintains the GIS software and maps?</b>
	GIS specialist with coordination and assistance from the Assessor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks and aerial imagery
10.	<b>When was the aerial imagery last updated?</b>
	August 2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

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

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	N/A
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	No
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified General
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2022 Residential Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>																								
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																								
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Burr-Douglas-Dunbar-Otoe-Talmage Lorton Paul small villages in the county relatively small populations with similar amenities.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake- Rural subdivisions in the county</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Woodland Hills 1</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Woodland Hills 2</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Recreational Parcels</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Out Buildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Farm Homes</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.	2	Burr-Douglas-Dunbar-Otoe-Talmage Lorton Paul small villages in the county relatively small populations with similar amenities.	7	Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway	9	Syracuse-city 2010 pop. 1942 Located along four lane highway.	12	Timber Lake- Rural subdivisions in the county	13	Woodland Hills 1	14	Woodland Hills 2	15	Rural Residential	20	Recreational Parcels	AG OB	Out Buildings	AG DW	Farm Homes
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AG DW	Farm Homes																								
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																								
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																								
<b>4.</b>	<b>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?</b>																								
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																								
<b>5.</b>	<b>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.</b>																								
	Yes																								
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																								
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																								



7.	<b>How are rural residential site values developed?</b>																																																																
	The county conducts a market analysis of vacant lots to determine the home site value and site acre values.																																																																
8.	<b>Are there form 191 applications on file?</b>																																																																
	Yes, we have received 1 application for the 2020 assessment year.																																																																
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																																
	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.																																																																
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## 2022 Commercial Assessment Survey for Otoe County

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	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																							
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																							
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																							
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income (if available) is used as a check against the cost approach.																							
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																							
	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.																							
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																							
	The County develops depreciation tables using local market information.																							
<b>5.</b>	<b>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.</b>																							
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City																							
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																							
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.																							
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In 2022, the commercial Valuation Groups were updated to create Valuation Group 2 which includes the town of Syracuse only. Valuation Group 5 was renamed to Valuation Group 3 and now includes smaller villages and rural parcels.
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## 2022 Agricultural Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	County Assessor and staff									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)</td> <td style="text-align: center;">2016/2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)</td> <td style="text-align: center;">2016/2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)	2016/2017	2	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)	2016/2017
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>									
	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.									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>									
	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.									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>									
	Presently there is a difference between the two based on the market. Market areas are recognized for the sites and improvements based on the sales analysis. The differences that are recognized are site and location factors.									
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>									
	Intensive use has not been identified in the county.									
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>									
	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.									
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>									
	At this time there are no other subclasses used.									
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>									

<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	4,429
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Sales analysis has not shown influences that have impacted the value of agricultural land in the county.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	The sales analysis has not shown influences that have impacted the value of agricultural land in the county.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	No influences have been noted when sales have been analyzed
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	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**

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## 2021 Plan of Assessment

For years 2022, 2023 & 2024

**# of Parcels**

<b>Residential</b>	6822
<b>Commercial &amp; Industrial</b>	852
<b>Agricultural</b>	3830
<b>Recreational</b>	120
<b>Exempt</b>	1028

### **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 11,692 parcels as reported on the 2021 County Abstract. Per the 2021 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,848	58.57%	34.52%
Commercial	844	7.22%	6.54%
Industrial	26	.22%	.86%
Recreational	124	1.06%	1.14%
Agricultural	3,850	32.93%	56.94%

### 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 for 2020-2021 was \$269,885. There was a total of \$251,135 in the budget for staff salaries, \$5,450 for assessor schooling, workshop fees and association dues, \$10,000 for appraisal fees and \$3,300 for office supplies and equipment. One of our appraisal assistants will be retiring in August of 2020 and at that point we will be back to five full-time employees and one part-time lister. The total proposed budget request for 2021-2022 is \$251,967. After approval by the Otoe County Board of Commissioners, our office upgraded our Computer Assisted Mass Appraisal (CAMA) software system. We are currently using Aumentum Technologies aka Terra Scan but began data conversion to Vanguard Appraisal CamaVision in May of 2021. The goal is to be converted into the new CAMA system for the 2022 assessment year.

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 in order 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 news paper
- 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 1325 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 and apply 259 Personal Property exemptions where 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 1<sup>st</sup> 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 6 TIF projects for tax year 2020.

**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 2021, an estimated 320 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 750 parcels as part of our pickup work and reviewed over 2,100 parcels to comply with the state mandated six-year review cycle.

**Assessment Action Planned for Assessment Year 2022:**

Residential – As part of six-year review cycle, begin physical review of approximately 200 parcels at Woodland Hills and Timberlake subdivisions. Begin reviewing approximately 890 rural residential properties located in the west half of the county. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. Adjust value to reflect market.

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

Agricultural – As part of the six-year review cycle, begin the physical review of improved agricultural parcels located in the west half of the county, approximately 570 parcels. Adjust information to reflect current use. Complete all pickup work and review building permits filed. Review all agricultural land sales. Adjust values to reflect agricultural market after sales studies are completed.

**Assessment Action Planned for Assessment Year 2023:**

Residential – As part of the six-year review cycle, complete physical review of approximately 700 rural residential parcels in the east half of the county. Complete physical review of all recreational parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. Adjust values to reflect 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 – As part of six-year review cycle, complete physical review of the remaining improved agricultural parcels in the east half of the county, approximately 560 parcels. Adjust information to reflect current land use. Complete all pickup work and review all building permits. Review all agricultural sales. Adjust values to reflect agricultural market after sales studies are completed.

**Assessment Action Planned for Assessment Year 2024:**

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

Commercial – As part of six-year review cycle, complete physical review of 1/2 commercial parcels and 1/2 exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. Adjust value to reflect market.

Agricultural – As part of six-year review cycle, begin physical review of 1/2 vacant agricultural parcels in the west half of the county, approximately 560 parcels. Adjust information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. Adjust values to reflect agricultural market after sales studies are completed.

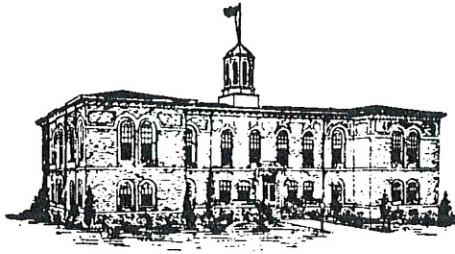
**Conclusion:**

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 in order to maintain up-to-date assessments to achieve the statutory required statistics.

Respectfully submitted,

Christina Smallfoot  
Otoe County Assessor

Date: June 15, 2021



**Christina M. Smallfoot**  
Assessor

**Rayna J. Lane**  
Deputy Assessor

## **Office of Otoe County Assessor**

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February 28, 2022

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

Re: Special Valuation Methodology – 2022

### ***Introduction***

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

### ***Market Areas in Otoe County***

In 2022 Otoe County has two market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and land uses. The market areas are geographically based to determine values and our analysis of sales show that we still have two distinct market areas.

### ***Special Values***

The market analysis that has been performed in Otoe County for 2022 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.)

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

***Certification***

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

Sincerely,



Christina M. Smallfoot  
Otoe County Assessor