

Equalization of Property Valued by the State

Prepared by the Nebraska Department of Revenue, Property Assessment Division
for the Annual Equalization Meeting of the Tax Equalization and Review Commission
August 6, 2024

Property valued by the state includes those companies or industries for which the Property Tax Administrator (PTA) is statutorily responsible for determining a taxable valuation each year. The PTA is charged with this duty through operation of the following statutes:

[Neb. Rev. Stat. § 77-5022](#). Commission; annual meeting; powers and duties.

The commission shall annually equalize the assessed value or special value of all real property as submitted by the county assessors on the abstracts of assessments and equalize the values of real property that is valued by the state. . . .

[Neb. Rev. Stat. § 77-5030](#). Property Tax Administrator; certify distributed taxable value.

On or before August 10 of each year, the Property Tax Administrator shall certify the distributed taxable value of the property valued by the state, as equalized by the commission, to each county assessor.

The methodology used by the PTA to develop the real property equalization rate for property valued by the state is:

The abstract valuations for the property classes of residential (which includes residential, recreational, and agricultural residential dwelling and home site land), commercial and industrial, minerals, and agricultural outbuildings and farm site land are used to weight the levels of value as determined by the Commission for each class of real property respectively to develop the state's equalization rate.

In those counties (or classes of property within a county) where the Commission was not able to determine a level of value pursuant to [Neb. Rev. Stat. § 77-5023](#), the abstract values are weighted by an assumed level of value equal to the statutory level of value for the class of property.

The state's equalization rate is applied to the real property portion of companies valued by the state.

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The 2024 equalization rate, computed pursuant to the methodology outlined above, is **94.55 %**. This rate is applicable to the real property portion of taxable value of property valued by the state.

CO#	COUNTY NAME	Residential, Recreational, Ag-Dwell&Homesite REAL PROP.	Res RATIO	%res value of statetotal	Res ratio contribute to state total	%res value of restotal	res ratio contribute to state res total	COMM/INDUST. REAL PROP.	C&I RATIO	%C&I value of statetotal	C&I ratio contribute to state total	%C&I value of C&I total	C&I ratio contribute to state C&I total	AG-OUTBLG & FARMST LAND	Assumed Ratio	%AgBldg value of statetotal	AgBldg ratio contribute to state total	%AgBldg value of AgBldg total	AgBldg ratio contribute to state agblg total	MINERALS	Assumed Ratio	%Min value of statetotal	Mineralratio contribute to state total	%Min value of Mineral total	Mineral ratio contribute to state Min total
67	PAWNEE	114,923,581	92.00	0.0005267	0.0484564	0.0007148	0.06576	39,984,285	100.00	0.0001832	0.0183200	0.0007684	0.07684	22,515,505	100	0.00010	0.01000	0.00428	0.42800	1,095	100	0.00000001	0.00000100	0.00000808	0.00080800
68	PERKINS	202,957,820	93.00	0.0009301	0.0864993	0.0012624	0.11740	85,311,703	100.00	0.0003910	0.0391000	0.0016394	0.16394	36,495,958	100	0.00017	0.01700	0.00693	0.69300	11,200	100	0.00000005	0.00000500	0.00008269	0.00826900
69	PHELPS	651,774,636	94.00	0.0029869	0.2807686	0.0040540	0.38108	181,194,756	96.00	0.0008304	0.0797184	0.0034819	0.33426	53,915,159	100	0.00025	0.02500	0.01024	1.02400	3,258,390	100	0.00001493	0.00149300	0.02405565	2.40556500
70	PIERCE	579,080,075	96.00	0.0026538	0.2547648	0.0036019	0.34578	129,226,660	94.00	0.0005922	0.0556668	0.0024833	0.23343	70,886,680	100	0.00032	0.03200	0.01346	1.34600	0					
71	PLATTE	3,028,222,788	95.00	0.0138775	1.3183625	0.0188355	1.78937	935,223,223	96.00	0.0042859	0.4114464	0.0179718	1.72529	226,462,619	100	0.00104	0.10400	0.04301	4.30100	188,785	100	0.00000087	0.00008700	0.00139374	0.13937400
72	POLK	443,755,628	94.00	0.0020336	0.1911584	0.0027602	0.25946	72,797,732	100.00	0.0003336	0.0333600	0.0013989	0.13989	73,498,472	100	0.00034	0.03400	0.01396	1.39600	0					
73	RED WILLOW	649,050,362	96.00	0.0029744	0.2855424	0.0040371	0.38756	184,651,821	95.00	0.0008462	0.0803890	0.0035484	0.33710	29,487,019	100	0.00014	0.01400	0.00560	0.56000	9,616,900	100	0.00004407	0.00440700	0.07099849	7.09984900
74	RICHARDSON	338,323,176	94.00	0.0015504	0.1457376	0.0021044	0.19781	46,682,428	100.00	0.0002139	0.0213900	0.0008971	0.08971	60,938,097	100	0.00028	0.02800	0.01157	1.15700	6,464,650	100	0.00002963	0.00296300	0.04772644	4.77264400
75	ROCK	66,683,180	94.00	0.0003056	0.0287264	0.0004148	0.03899	10,814,036	100.00	0.0000496	0.0049600	0.0002078	0.02078	18,177,220	100	0.00008	0.00800	0.00345	0.34500	0					
76	SALINE	932,642,505	93.00	0.0042740	0.3974820	0.0058010	0.53949	200,042,055	97.00	0.0009167	0.0889199	0.0038441	0.37288	52,907,280	100	0.00024	0.02400	0.01005	1.00500	0					
77	SARPY	19,395,891,643	96.00	0.0888857	8.5330272	0.1206424	11.58167	6,852,810,693	93.00	0.0314044	2.9206092	0.1316874	12.24693	82,085,901	100	0.00038	0.03800	0.01559	1.55900	0					
78	SAUNDERS	2,915,958,249	93.00	0.0133630	1.2427590	0.0181373	1.68677	237,223,937	94.00	0.0010871	0.1021874	0.0045586	0.42851	116,693,138	100	0.00053	0.05300	0.02216	2.21600	0					
79	SCOTTS BLUFF	2,186,921,763	92.00	0.0100220	0.9220240	0.0136027	1.25145	642,017,749	93.00	0.0029422	0.2736246	0.0123374	1.14738	55,916,240	100	0.00026	0.02600	0.01062	1.06200	783,865	100	0.00000359	0.00035900	0.00578702	0.57870200
80	SEWARD	1,523,080,600	93.00	0.0069798	0.6491214	0.0094736	0.88104	210,823,940	92.00	0.0009661	0.0888812	0.0040513	0.37272	83,713,453	100	0.00038	0.03800	0.01590	1.59000	0					
81	SHERIDAN	252,297,695	97.00	0.0011562	0.1121514	0.0015693	0.15222	48,370,696	99.00	0.0002217	0.0219483	0.0009295	0.09202	38,083,840	100	0.00017	0.01700	0.00723	0.72300	0					
82	SHERMAN	214,055,950	94.00	0.0009810	0.0922140	0.0013314	0.12515	26,113,865	95.00	0.0001197	0.0113715	0.0005018	0.04767	40,786,735	100	0.00019	0.01900	0.00775	0.77500	0					
83	SIoux	57,744,002	96.00	0.0002646	0.0254016	0.0003592	0.03448	7,518,460	100.00	0.0000345	0.0034500	0.0001445	0.01445	20,371,177	100	0.00009	0.00900	0.00387	0.38700	20,530	100	0.00000009	0.00000900	0.00015157	0.01515700
84	STANTON	545,378,567	96.00	0.0024993	0.2399328	0.0033923	0.32566	61,451,761	100.00	0.0002816	0.0281600	0.0011809	0.11809	51,533,235	100	0.00024	0.02400	0.00979	0.97900	0					
85	THAYER	304,941,346	97.00	0.0013975	0.1355575	0.0018967	0.18398	64,131,306	100.00	0.0002939	0.0293900	0.0012324	0.12324	67,050,562	100	0.00031	0.03100	0.01273	1.27300	0					
86	THOMAS	51,212,600	98.00	0.0002347	0.0230006	0.0003185	0.03121	8,603,800	100.00	0.0000394	0.0039400	0.0001653	0.01653	5,303,865	100	0.00002	0.00200	0.00101	0.10100	0					
87	THURSTON	183,639,189	94.00	0.0008416	0.0791104	0.0011422	0.10737	28,316,645	100.00	0.0001298	0.0129800	0.0005441	0.05441	34,333,105	100	0.00016	0.01600	0.00652	0.65200	0					
88	VALLEY	223,509,230	93.00	0.0010243	0.0952599	0.0013902	0.12929	96,827,500	99.00	0.0004437	0.0439263	0.0018607	0.18421	26,294,960	100	0.00012	0.01200	0.00499	0.49900	0					
89	WASHINGTON	2,556,792,852	93.00	0.0117170	1.0896810	0.0159033	1.47901	634,203,080	94.00	0.0029064	0.2732016	0.0121872	1.14560	99,469,670	100	0.00046	0.04600	0.01889	1.88900	100	100	0.00000000	0.00000000	0.00000074	0.00007400
90	WAYNE	576,393,020	96.00	0.0026414	0.2535744	0.0035852	0.34418	203,726,530	98.00	0.0009336	0.0914928	0.0039149	0.38366	43,253,775	100	0.00020	0.02000	0.00821	0.82100	0					
91	WEBSTER	211,301,635	98.00	0.0009683	0.0948934	0.0013143	0.12880	51,705,935	96.00	0.0002370	0.0227520	0.0009936	0.09539	43,153,035	100	0.00020	0.02000	0.00819	0.81900	0					
92	WHEELER	58,213,555	95.00	0.0002668	0.0253460	0.0003621	0.03440	9,631,320	100.00	0.0000441	0.0044100	0.0001851	0.01851	24,914,685	100	0.00011	0.01100	0.00473	0.47300	0					
93	YORK	965,924,013	98.00	0.0044265	0.4337970	0.0060080	0.58878	394,140,612	98.00	0.0018062	0.1770076	0.0075740	0.74225	100,879,772	100	0.00046	0.04600	0.01916	1.91600	0					

Abstract values by class	160,771,718,933		69.48304	1.00000	94.30756	52,038,479,041		22.58764	1.00000	94.71614	5,265,837,995		2.41380	1.00001	100.00100	135,452,170		0.06207	1.00000	100.00000	
Ratio weighted by abstract values by class	160,771,718,933	wtg res	69.4830		94.3076	52,038,479,041		22.5876		94.7161	5,265,837,995		2.4138		100.00100	135,452,170		0.0621		100.00000	
Abstract file as of 5-28-2024 Total Abstract Real Value includes minerals & agoutbld excludes agland	218,211,488,139					94.55															