

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 4, 2025

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.

Equalization of Property Valued by the State

The **2025** equalization rate, computed pursuant to the methodology outlined above, is **94.92 %**. This rate is applicable to the real property portion of taxable value of property valued by the state.

**2025 Abstract Value Weighted State Equalization Rate for Real Property Valued by the State
as of June 5, 2025**

CO#	COUNTY NAME	Residential, Recreational, Ag-Dwell&Homesite REAL PROP.		Res ratio	res ratio	COMM/INDUST. REAL PROP.	C&I ratio	C&I ratio	AG-OUTBLG & FARMST LAND	Assumed Ratio	AgBldg ratio		AgBldg ratio		MINERALS	Assumed Ratio	%Min value of statetotal	Mineralratio		Mineral contribute								
		Res RATIO	%res value of statetotal	contribute to state total	%res value of restotal		contribute to state res total				C&I RATIO	%C&I value of statetotal	contribute to state total	%C&I value of C&I total				contribute to state C&I total	contribute to state total		%Agbldg value of statetotal	%Agbldg value of Agbldg total	contribute to state agbldg total	C&I total	%Min value of statetotal	contribute to state total	%Min value of Mineral total	contribute to state Min total
01	ADAMS	2,286,191,453	93.00	0.0097433	0.9061269	0.0131162	1.21981	926,823,617	95.00	0.0039499	0.3752405	0.0169660	1.61177	92,238,689	100	0.00039	0.03900	0.01649	1.64900	0								
02	ANTELOPE	497,099,270	98.00	0.0021185	0.2076130	0.0028519	0.27949	227,266,715	94.00	0.0009686	0.0910484	0.0041602	0.39106	109,787,630	100	0.00047	0.04700	0.01963	1.96300	0								
03	ARTHUR	18,381,220	100.00	0.0000783	0.0078300	0.0001055	0.01055	6,456,305	100.00	0.0000275	0.0027500	0.0001182	0.01182	5,254,788	100	0.00002	0.00200	0.00094	0.09400	0								
04	BANNER	47,952,616	97.00	0.0002044	0.0198268	0.0002751	0.02668	351,977	100.00	0.0000015	0.0001500	0.0000064	0.00064	11,660,589	100	0.00005	0.00500	0.00209	0.20900	6,007,060	100	0.00002560	0.00256000	0.05031578	5.03157800			
05	BLAINE	25,522,648	100.00	0.0001088	0.0001088	0.0001464	0.01464	1,083,067	100.00	0.0000046	0.0004600	0.0000198	0.00198	9,889,698	100	0.00004	0.00400	0.00177	0.17700	0								
06	BOONE	422,027,315	95.00	0.0017986	0.1708670	0.0024212	0.23001	143,866,070	100.00	0.0006131	0.0613100	0.0026336	0.26336	112,953,015	100	0.00048	0.04800	0.02020	2.02000	0								
07	BOX BUTTE	637,516,984	97.00	0.0027170	0.2635490	0.0036575	0.35478	209,715,786	95.00	0.0008938	0.0849110	0.0038390	0.36471	40,216,345	100	0.00017	0.01700	0.00719	0.71900	0								
08	BOYD	76,499,855	95.00	0.0003260	0.0309700	0.0004389	0.04170	12,149,005	100.00	0.0000518	0.0051800	0.0002224	0.02224	21,987,345	100	0.00009	0.00900	0.00393	0.39300	0								
09	BROWN	234,765,948	100.00	0.0010005	0.1000500	0.0013469	0.13469	54,121,625	100.00	0.0002307	0.0230700	0.0009907	0.09907	45,368,578	100	0.00019	0.01900	0.00811	0.81100	0								
10	BUFFALO	4,139,210,045	92.00	0.0176405	1.6229260	0.0237472	2.18474	1,449,080,265	97.00	0.0061757	0.5990429	0.0265262	2.57304	84,592,560	100	0.00036	0.03600	0.01513	1.51300	43,250	100	0.00000018	0.00001800	0.00036227	0.03622700			
11	BURT	587,321,376	95.00	0.0025030	0.2377850	0.0033695	0.32010	87,690,765	100.00	0.0003737	0.0373700	0.0016052	0.16052	88,613,726	100	0.00038	0.03800	0.01585	1.58500	0								
12	BUTLER	692,175,710	93.00	0.0029499	0.2743407	0.0039711	0.36931	83,624,570	93.00	0.0003564	0.0331452	0.0015308	0.14236	142,174,825	100	0.00061	0.06100	0.02542	2.54200	1,795,335	100	0.00000765	0.00076500	0.01503792	1.50379200			
13	CASS	2,987,971,943	92.00	0.0127341	1.1715372	0.0171424	1																					

Nebraska Dept. of Revenue Property Assessment Division				2025 Abstract Value Weighted State Equalization Rate for Real Property Valued by the State as of June 5, 2025																							
Abstract file as of 6-5-2025																											
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 agbldg 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	139,400,016	93.00	0.0005941	0.0552513	0.0007998	0.07438	39,311,500	100.00	0.0001675	0.0167500	0.0007196	0.07196	26,192,245	100	0.00011	0.01100	0.00468	0.46800	1,200	100	0.00000001	0.00000100	0.00001005	0.00100500		
68	PERKINS	224,947,929	100.00	0.0009587	0.0958700	0.0012906	0.12906	84,490,391	99.00	0.0003601	0.0356499	0.0015466	0.15311	37,014,179	100	0.00016	0.01600	0.00662	0.66200	11,200	100	0.00000005	0.00000500	0.00009381	0.00938100		
69	PHELPS	734,948,197	95.00	0.0031322	0.2975590	0.0042165	0.40057	182,252,018	95.00	0.0007767	0.0737865	0.0033362	0.31694	56,329,700	100	0.00024	0.02400	0.01007	1.00700	6,179,190	100	0.00002633	0.00263300	0.05175756	5.17575600		
70	PIERCE	591,096,215	94.00	0.0025191	0.2367954	0.0033912	0.31877	131,672,820	95.00	0.0005612	0.0533140	0.0024103	0.22898	74,041,060	100	0.00032	0.03200	0.01324	1.32400	0							
71	PLATTE	3,309,719,816	97.00	0.0141053	1.3682141	0.0189883	1.84187	918,362,028	95.00	0.0039139	0.3718205	0.0168111	1.59705	236,846,904	100	0.00101	0.10100	0.04235	4.23500	188,785	100	0.00000080	0.00008000	0.00158128	0.15812800		
72	POLK	502,465,780	95.00	0.0021414	0.2034330	0.0028827	0.27386	50,723,622	100.00	0.0002162	0.0216200	0.0009285	0.09285	74,047,520	100	0.00032	0.03200	0.01324	1.32400	0							
73	RED WILLOW	702,599,844	95.00	0.0029943	0.2844585	0.0040309	0.38294	191,293,799	93.00	0.0008153	0.0758229	0.0035017	0.32566	32,072,220	100	0.00014	0.01400	0.00574	0.57400	8,268,840	100	0.00003524	0.00352400	0.06926069	6.92606900		
74	RICHARDSON	356,465,405	93.00	0.0015192	0.1412856	0.0020451	0.19019	63,484,560	95.00	0.0002706	0.0257070	0.0011621	0.11040	63,338,195	100	0.00027	0.02700	0.01133	1.13300	6,006,400	100	0.00002560	0.00256000	0.05031025	5.03102500		
75	ROCK	69,473,395	93.00	0.0002961	0.0275373	0.0003986	0.03707	10,596,196	100.00	0.0000452	0.0045200	0.0001940	0.01940	18,941,415	100	0.00008	0.00800	0.00339	0.33900	0							
76	SALINE	1,078,275,140	97.00	0.0045954	0.4457538	0.0061862	0.60006	209,254,555	96.00	0.0008918	0.0856128	0.0038305	0.36773	61,160,235	100	0.00026	0.02600	0.01094	1.09400	0							
77	SARPY	20,924,774,706	96.00	0.0891771	8.5610016	0.1200482	11.52463	7,208,160,771	93.00	0.0307197	2.8569321	0.1319495	12.27130	81,683,494	100	0.00035	0.03500	0.01461	1.46100	0							
78	SAUNDERS	3,136,315,413	92.00	0.0133663	1.2296996	0.0179935	1.65540	289,985,997	97.00	0.0012359	0.1198823	0.0053084	0.51491	121,010,049	100	0.00052	0.05200	0.02164	2.16400	0							
79	SCOTTS BLUFF	2,332,464,794	94.00	0.0099405	0.9344070	0.0133817	1.25788	689,235,279	93.00	0.0029374	0.2731782	0.0126168	1.17336	57,286,632	100	0.00024	0.02400	0.01024	1.02400	672,990	100	0.00000287	0.00028700	0.00563704	0.56370400		
80	SEWARD	1,651,258,669	93.00	0.0070373	0.6544689	0.0094735	0.88104	227,927,205	99.00	0.0009714	0.0961686	0.0041723	0.41306	92,038,951	100	0.00039	0.03900	0.01646	1.64600	0							
81	SHERIDAN	259,200,975	96.00	0.0011047	0.1060512	0.0014871	0.14276	47,768,232	98.00	0.0002036	0.0199528	0.0008744	0.08569	42,967,032	100	0.00018	0.01800	0.00768	0.76800	0							
82	SHERMAN	230,512,195	99.00	0.0009824	0.0972576	0.0013225	0.13093	26,163,140	94.00	0.0001115	0.0104810	0.0004789	0.04502	41,094,985	100	0.00018	0.01800	0.00735	0.73500	0							
83	SIOUX	65,921,382	100.00	0.0002809	0.0280900	0.0003782	0.03782	10,855,577	100.00	0.0000463	0.0046300	0.0001987	0.01987	36,250,282	100	0.00015	0.01500	0.00648	0.64800	17,440	100	0.00000007	0.00000700	0.00014608	0.01460800		
84	STANTON	537,692,021	96.00	0.0022915	0.2199840	0.0030848	0.29614	70,190,826	100.00	0.0002991	0.0299100	0.0012849	0.12849	49,025,335	100	0.00021	0.02100	0.00877	0.87700	0							
85	THAYER	337,088,131	96.00	0.0014366	0.1379136	0.0019339	0.18565	66,331,619	98.00	0.0002827	0.0277046	0.0012142	0.11899	71,265,258	100	0.00030	0.03000	0.01274	1.27400	0							
86	THOMAS	53,061,090	94.00	0.0002261	0.0212534	0.0003044	0.02861	8,594,115	100.00	0.0000366	0.0036600	0.0001573	0.01573	5,156,380	100	0.00002	0.00200	0.00092	0.09200	0							
87	THURSTON	207,897,869	96.00	0.0008860	0.0850560	0.0011927	0.11450	29,200,775	100.00	0.0001244	0.0124400	0.0005345	0.05345	38,811,890	100	0.00017	0.01700	0.00694	0.69400	0							
88	VALLEY	289,191,140	94.00	0.0012325	0.1158550	0.0016591	0.15596	107,732,840	96.00	0.0004591	0.0440736	0.0019721	0.18932	28,335,205	100	0.00012	0.01200	0.00507	0.50700	0							
89	WASHINGTON	2,757,722,362	94.00	0.0117528	1.1047632	0.0158214	1.48721	685,140,620	100.00	0.0029199	0.2919900	0.0125419	1.25419	109,526,555	100	0.00047	0.04700	0.01959	1.95900	100	100	0.00000000	0.00000000	0.00000084	0.00008400		
90	WAYNE	632,925,115	95.00	0.0026974	0.2562530	0.0036312	0.34496	206,176,915	94.00	0.0008787	0.0825978	0.0037742	0.35477	54,073,985	100	0.00023	0.02300	0.00967	0.96700	0							
91	WEBSTER	211,221,800	95.00	0.0009002	0.0855190	0.0012118	0.11512	48,351,335	97.00	0.0002061	0.0199917	0.0008851	0.08585	46,381,030	100	0.00020	0.02000	0.00829	0.82900	0							
92	WHEELER	64,721,380	92.00	0.0002758	0.0253736	0.0003713	0.03416	10,088,395	100.00	0.0000430	0.0043000	0.0001847	0.01847	29,895,870	100	0.00013	0.01300	0.00535	0.53500	0							
93	YORK	1,152,281,968	96.00	0.0049108	0.4714368	0.0066108	0.63464	421,646,043	98.00	0.0017970	0.1761060	0.0077185	0.75641	123,423,995	100	0.00053	0.05300	0.02207	2.20700	0							
Abstract values by class		174,303,091,651			70.35362	1.00000	94.70848	54,628,176,124			22.12818	1.00000	95.04629	5,592,302,548			2.38380	1.00004	100.00400	119,387,203			0.05088	1.00000	100.00000		
Ratio weighted by abstract values by class		174,303,091,651		wtg res	70.3536			54,628,176,124			22.1282			5,592,302,548			2.3838			119,387,203			0.0509				
					94.7085						95.0463																
Abstract file as of 6-5-2025																											
Total Abstract Real Value																											
includes minerals & agoutbld																											
excludes agland		234,642,957,526																									94.92