

## 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 7 2020

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 2020 equalization rate, computed pursuant to the methodology outlined above, is **95.25%**. 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 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	81,511,380	98.00	0.0005337	0.0523026	0.0007457	0.07308	28,005,270	100.00	0.0001834	0.0183400	0.0007111	0.07111	28,532,500	100	0.00019	0.01900	0.00728	0.72800	0					
68	PERKINS	135,996,326	93.00	0.0008904	0.0828072	0.0012442	0.11571	67,062,420	100.00	0.0004391	0.0439100	0.0017028	0.17028	25,419,863	100	0.00017	0.01700	0.00648	0.64800	18,200	100	0.0000012	0.0001200	0.00014804	0.01480400
69	PHELPS	464,345,572	94.00	0.0030403	0.2857882	0.0042482	0.39933	127,274,837	98.00	0.0008333	0.0816634	0.0032317	0.31671	47,724,335	100	0.00031	0.03100	0.01217	1.21700	2,205,760	100	0.00001444	0.00144400	0.01794219	1.79421900
70	PIERCE	425,988,353	96.00	0.0027891	0.2677536	0.0038973	0.37414	104,674,900	100.00	0.0006854	0.0685400	0.0026579	0.26579	54,638,690	100	0.00036	0.03600	0.01394	1.39400	0					
71	PLATTE	2,032,878,743	94.00	0.0133102	1.2511588	0.0185984	1.74825	777,735,710	98.00	0.0050922	0.4990356	0.0197480	1.93530	157,201,970	100	0.00103	0.10300	0.04010	4.01000	166,575	100	0.00000109	0.00010900	0.00135496	0.13549600
72	POLK	278,770,342	96.00	0.0018252	0.1752192	0.0025504	0.24484	33,494,341	100.00	0.0002193	0.0219300	0.0008505	0.08505	48,190,914	100	0.00032	0.03200	0.01229	1.22900	0					
73	RED WILLOW	453,504,234	93.00	0.0029693	0.2761449	0.0041490	0.38586	154,774,024	96.00	0.0010134	0.0972864	0.0039300	0.37728	22,361,954	100	0.00015	0.01500	0.00570	0.57000	9,043,530	100	0.00005921	0.00592100	0.07356229	7.35622900
74	RICHARDSON	240,910,709	92.00	0.0015774	0.1451208	0.0022040	0.20277	39,602,557	100.00	0.0002593	0.0259300	0.0010056	0.10056	27,023,659	100	0.00018	0.01800	0.00689	0.68900	3,938,010	100	0.00002578	0.00257800	0.03203274	3.20327400
75	ROCK	52,935,165	92.00	0.0003466	0.0318872	0.0004843	0.04456	9,580,730	100.00	0.0000627	0.0062700	0.0002433	0.02433	17,377,865	100	0.00011	0.01100	0.00443	0.44300	0					
76	SALINE	583,689,250	93.00	0.0038217	0.3554181	0.0053400	0.49662	173,988,470	100.00	0.0011392	0.1139200	0.0044178	0.44178	51,985,490	100	0.00034	0.03400	0.01326	1.32600	0					
77	SARPY	12,614,737,498	96.00	0.0825947	7.9290912	0.1154095	11.07931	4,504,542,785	94.00	0.0294934	2.7723796	0.1143776	10.75149	72,216,253	100	0.00047	0.04700	0.01842	1.84200	0					
78	SAUNDERS	1,831,834,665	94.00	0.0119939	1.1274266	0.0167591	1.57536	148,223,786	93.00	0.0009705	0.0902565	0.0037636	0.35001	65,931,971	100	0.00043	0.04300	0.01682	1.68200	0					
79	SCOTTS BLUFF	1,544,184,895	92.00	0.0101105	0.9301660	0.0141274	1.29972	596,846,244	94.00	0.0039078	0.3673332	0.0151549	1.42456	41,402,724	100	0.00027	0.02700	0.01056	1.05600	1,025,246	100	0.00000671	0.00067100	0.00833960	0.83396000
80	SEWARD	1,105,740,512	96.00	0.0072398	0.6950208	0.0101162	0.97116	181,479,825	93.00	0.0011882	0.1105026	0.0046081	0.42855	61,900,714	100	0.00041	0.04100	0.01579	1.57900	0					
81	SHERIDAN	164,730,995	92.00	0.0010786	0.0992312	0.0015071	0.13865	32,327,587	100.00	0.0002117	0.0211700	0.0008208	0.08208	25,085,870	100	0.00016	0.01600	0.00640	0.64000	0					
82	SHERMAN	153,043,005	100.00	0.0010020	0.1002000	0.0014002	0.14002	17,476,475	100.00	0.0001144	0.0114400	0.0004438	0.04438	29,888,305	100	0.00020	0.02000	0.00762	0.76200	0					
83	SIOUX	53,938,692	96.00	0.0003532	0.0339072	0.0004935	0.04738	6,042,047	100.00	0.0000396	0.0039600	0.0001534	0.01534	16,453,265	100	0.00011	0.01100	0.00420	0.42000	2,000	100	0.00000001	0.00000100	0.00001627	0.00162700
84	STANTON	344,031,770	96.00	0.0022525	0.2162400	0.0031475	0.30216	48,814,870	100.00	0.0003196	0.0319600	0.0012395	0.12395	63,454,785	100	0.00042	0.04200	0.01619	1.61900	0					
85	THAYER	215,283,238	96.00	0.0014096	0.1353216	0.0019696	0.18908	53,768,714	100.00	0.0003520	0.0352000	0.0013653	0.13653	55,687,168	100	0.00036	0.03600	0.01420	1.42000	0					
86	THOMAS	32,606,106	99.00	0.0002135	0.0211365	0.0002983	0.02953	6,111,529	100.00	0.0000400	0.0040000	0.0001552	0.01552	3,452,555	100	0.00002	0.00200	0.00088	0.08800	1,520	100	0.00000001	0.00000100	0.00001236	0.00123600
87	THURSTON	126,626,964	95.00	0.0008291	0.0787645	0.0011585	0.11006	21,854,480	100.00	0.0001431	0.0143100	0.0005549	0.05549	28,172,880	100	0.00018	0.01800	0.00719	0.71900	0					
88	VALLEY	161,266,000	92.00	0.0010559	0.0971428	0.0014754	0.13574	50,732,620	99.00	0.0003322	0.0328878	0.0012882	0.12753	22,981,565	100	0.00015	0.01500	0.00586	0.58600	0					
89	WASHINGTON	1,732,236,525	94.00	0.0113418	1.0661292	0.0158479	1.48970	391,701,410	94.00	0.0025647	0.2410818	0.0099459	0.93491	81,074,735	100	0.00053	0.05300	0.02068	2.06800	100	100	0.00000000	0.00000000	0.00000081	0.00008100
90	WAYNE	407,578,656	95.00	0.0026686	0.2535170	0.0037289	0.35425	160,914,835	100.00	0.0010536	0.1053600	0.0040859	0.40859	41,455,245	100	0.00027	0.02700	0.01057	1.05700	0					
91	WEBSTER	123,453,460	98.00	0.0008083	0.0792134	0.0011294	0.11068	25,453,990	100.00	0.0001667	0.0166700	0.0006463	0.06463	25,964,020	100	0.00017	0.01700	0.00662	0.66200	0					
92	WHEELER	33,617,765	100.00	0.0002201	0.0220100	0.0003076	0.03076	2,975,810	100.00	0.0000195	0.0019500	0.0000756	0.00756	26,495,975	100	0.00017	0.01700	0.00676	0.67600	0					
93	YORK	692,867,333	99.00	0.0045365	0.4491135	0.0063389	0.62755	309,007,074	98.00	0.0020232	0.1982736	0.0078462	0.76893	67,857,695	100	0.00044	0.04400	0.01731	1.73100	0					

Abstract values by class	109,304,116,569		68.00372	1.00000	95.02157	39,383,079,568		24.59650	1.00000	95.38702	3,920,428,527		2.56490	0.99998	99.99800	122,937,031		0.08049	1.00000	100.00000	
Ratio weighted by abstract values by class	109,304,116,569		wtg res	68.0037	95.0216	39,383,079,568		wtg C&I	24.5965	95.3870	3,920,428,527		2.5649			122,937,031		0.0805			
Abstract file as of 6-5-2020 Total Abstract Real Value includes minerals & agoutbld excludes agland	152,730,561,695							State Abstract Value Weighted Equalization Rate													
								95.25													