

## Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). 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 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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## 2008 Commission Summary

66 Otoe

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### Residential Real Property - Current

Number of Sales	501	COD	18.68
Total Sales Price	\$48,696,915	PRD	104.81
Total Adj. Sales Price	\$48,696,915	COV	31.69
Total Assessed Value	\$44,353,610	STD	30.25
Avg. Adj. Sales Price	\$97,199	Avg. Abs. Dev.	17.54
Avg. Assessed Value	\$88,530	Min	20.74
Median	93.92	Max	335.60
Wgt. Mean	91.08	95% Median C.I.	92.84 to 95.35
Mean	95.46	95% Wgt. Mean C.I.	89.33 to 92.83
		95% Mean C.I.	92.81 to 98.11
% of Value of the Class of all Real Property Value in the County			43.72
% of Records Sold in the Study Period			7.64
% of Value Sold in the Study Period			8.36
Average Assessed Value of the Base			80,937

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	501	93.92	18.68	104.81
2007	519	94.69	20.60	104.41
2006	592	96.81	21.37	105.89
2005	637	93.94	19.56	104.57
2004	559	95.90	20.05	106.00
2003	583	94	22.11	106.07
2002	627	94	19.37	102.07
2001	709	95	25.79	107.21

## 2008 Commission Summary

66 Otoe

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### Commercial Real Property - Current

Number of Sales	87	COD	33.35
Total Sales Price	\$11,578,812	PRD	104.20
Total Adj. Sales Price	\$12,208,812	COV	61.38
Total Assessed Value	\$12,390,290	STD	64.90
Avg. Adj. Sales Price	\$140,331	Avg. Abs. Dev.	32.53
Avg. Assessed Value	\$142,417	Min	16.18
Median	97.52	Max	486.69
Wgt. Mean	101.49	95% Median C.I.	93.13 to 100.66
Mean	105.75	95% Wgt. Mean C.I.	68.69 to 134.28
		95% Mean C.I.	92.11 to 119.39
% of Value of the Class of all Real Property Value in the County			11.09
% of Records Sold in the Study Period			10.61
% of Value Sold in the Study Period			9.21
Average Assessed Value of the Base			164,082

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	87	97.52	33.35	104.20
2007	81	95.35	32.75	129.34
2006	71	96.21	19.25	120.38
2005	66	94.23	43.68	133.07
2004	73	93.41	51.52	148.61
2003	71	94	32.82	124.57
2002	94	98	26.04	114.87
2001	95	99	25.44	114.1



## **2008 Opinions of the Property Tax Administrator for Otoe County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Otoe County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Otoe County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Otoe County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Otoe County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	517	<b>MEDIAN:</b>	<b>93</b>	COV:	35.82	95% Median C.I.:	90.89 to 93.76
TOTAL Sales Price:	49,033,392	WGT. MEAN:	89	STD:	33.37	95% Wgt. Mean C.I.:	87.80 to 91.16
TOTAL Adj.Sales Price:	49,033,392	MEAN:	93	AVG.ABS.DEV:	20.07	95% Mean C.I.:	90.28 to 96.03
TOTAL Assessed Value:	43,874,520						
AVG. Adj. Sales Price:	94,842	COD:	21.67	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	84,863	PRD:	104.11	MIN Sales Ratio:	11.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	85	94.16	93.78	92.54	18.17	101.34	27.69	208.65	90.29 to 98.77	101,112	93,569
10/01/05 TO 12/31/05	54	93.22	93.86	93.11	18.36	100.80	20.24	135.02	91.74 to 103.38	84,142	78,345
01/01/06 TO 03/31/06	57	92.86	89.07	91.95	18.24	96.87	11.33	176.60	85.15 to 96.47	80,950	74,435
04/01/06 TO 06/30/06	63	90.54	96.21	89.58	26.38	107.40	27.04	271.09	82.95 to 96.94	94,323	84,491
07/01/06 TO 09/30/06	82	91.05	92.21	86.75	22.59	106.29	28.89	305.45	85.24 to 94.53	103,265	89,587
10/01/06 TO 12/31/06	56	94.21	92.40	87.76	19.96	105.29	25.00	146.25	83.66 to 98.51	93,792	82,312
01/01/07 TO 03/31/07	54	93.35	91.05	87.34	24.15	104.25	13.33	176.09	86.50 to 99.97	85,082	74,307
04/01/07 TO 06/30/07	66	89.50	95.93	87.65	25.83	109.45	30.38	335.60	84.98 to 95.01	106,424	93,277
<u>Study Years</u>											
07/01/05 TO 06/30/06	259	92.92	93.35	91.79	20.22	101.70	11.33	271.09	91.50 to 94.80	91,485	83,976
07/01/06 TO 06/30/07	258	91.86	92.96	87.32	23.21	106.46	13.33	335.60	88.73 to 94.33	98,211	85,754
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	258	92.22	92.54	88.65	21.96	104.38	11.33	305.45	87.78 to 93.87	94,095	83,416
<u>ALL</u>											
	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
8000	1	48.66	48.66	48.66			48.66	48.66	N/A	215,000	104,610
BURR	3	95.26	154.34	87.16	85.08	177.07	62.30	305.45	N/A	24,758	21,580
DOUGLAS	6	89.91	81.68	100.80	28.44	81.03	11.33	127.32	11.33 to 127.32	37,466	37,766
DUNBAR	2	82.97	82.97	63.47	33.12	130.72	55.49	110.44	N/A	31,000	19,675
LORTON	2	94.71	94.71	40.96	64.78	231.24	33.36	156.06	N/A	26,650	10,915
NEBRASKA CITY	306	92.64	94.83	90.18	20.72	105.16	25.00	335.60	90.35 to 94.05	91,017	82,077
OTOE	6	81.15	79.55	79.24	23.67	100.40	43.60	132.13	43.60 to 132.13	35,083	27,798
PALMYRA	21	89.38	83.42	89.12	21.53	93.60	20.70	135.02	73.29 to 96.94	95,442	85,057
RURAL RES	69	93.45	90.03	88.31	22.80	101.95	13.33	232.27	88.73 to 98.22	132,396	116,922
SYRACUSE	69	94.60	92.00	92.22	14.94	99.77	20.24	135.82	89.99 to 99.64	91,416	84,303
TALMAGE	12	88.47	100.77	68.55	49.60	147.02	39.18	240.63	49.83 to 126.10	24,543	16,823
TIMBER LAKE SUBD	2	114.88	114.88	113.40	11.34	101.30	101.85	127.91	N/A	48,500	55,000
UNADILLA	7	84.66	85.53	79.71	23.56	107.30	34.26	118.10	34.26 to 118.10	71,071	56,651
WOODLAND HILLS	8	89.18	83.28	87.71	11.01	94.95	50.10	93.62	50.10 to 93.62	178,212	156,306
WOODLAND HILLS 1	2	103.19	103.19	88.53	18.66	116.57	83.93	122.45	N/A	167,500	148,280
WOODLAND HILLS 2	1	85.18	85.18	85.18			85.18	85.18	N/A	245,000	208,690
<u>ALL</u>											
	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	43,874,520						
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AVG. Assessed Value:	84,863	PRD:	104.11	MIN Sales Ratio:	11.33		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	431	92.61	93.82	90.01	21.76	104.23	11.33	335.60	90.25 to 94.16	86,188	77,577
2	22	91.71	85.45	82.17	17.78	104.00	22.94	131.00	72.16 to 97.21	132,636	108,983
3	64	93.19	91.35	89.66	22.26	101.89	13.33	232.27	85.96 to 98.51	140,125	125,638
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	452	92.70	94.77	90.22	19.59	105.04	27.04	335.60	90.96 to 93.87	102,651	92,614
2	58	87.82	79.37	70.81	40.30	112.10	11.33	285.90	51.38 to 97.71	37,148	26,303
3	7	102.34	103.23	101.44	9.61	101.76	80.86	128.73	80.86 to 128.73	68,628	69,618
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	513	92.61	93.28	89.69	21.63	104.00	11.33	335.60	90.89 to 93.76	94,906	85,124
06	1	48.66	48.66	48.66			48.66	48.66	N/A	215,000	104,610
07	3	96.94	86.40	76.94	17.47	112.30	55.72	106.54	N/A	43,833	33,723
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056											
13-0097											
34-0034											
49-0033	7	105.06	128.62	97.45	41.59	131.98	64.89	305.45	64.89 to 305.45	69,296	67,530
49-0050	20	82.06	94.52	71.72	46.86	131.78	33.36	240.63	60.76 to 119.80	42,723	30,643
55-0145	13	80.84	75.83	80.84	24.94	93.80	42.59	122.45	51.38 to 95.05	186,569	150,819
55-0160											
64-0023											
66-0027	102	93.81	90.63	90.19	17.67	100.49	20.24	174.66	88.85 to 97.71	92,178	83,138
66-0111	338	92.87	94.83	90.30	21.04	105.01	13.33	335.60	90.89 to 94.53	94,667	85,487
66-0501	37	89.67	83.49	89.27	19.98	93.52	11.33	135.02	85.59 to 93.62	104,554	93,331
NonValid School											
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	62	90.21	83.40	75.22	39.38	110.87	11.33	285.90	72.93 to 97.71	41,439	31,171
Prior TO 1860											
1860 TO 1899	72	88.93	98.99	82.45	33.40	120.06	33.36	271.09	82.13 to 96.36	59,638	49,172
1900 TO 1919	86	91.21	94.48	85.53	30.09	110.47	27.04	335.60	80.63 to 98.45	72,669	62,150
1920 TO 1939	48	86.02	88.56	84.56	21.81	104.73	39.18	176.60	74.54 to 94.05	82,116	69,441
1940 TO 1949	25	90.17	97.11	91.03	18.27	106.68	70.00	232.27	82.95 to 96.94	88,220	80,305
1950 TO 1959	39	93.76	94.47	92.91	10.23	101.68	69.50	134.99	88.93 to 99.24	87,492	81,293
1960 TO 1969	58	93.66	94.13	93.77	11.62	100.38	36.63	122.49	89.99 to 99.12	106,481	99,849
1970 TO 1979	45	92.24	91.00	90.52	11.34	100.53	55.72	115.83	88.13 to 95.27	122,814	111,170
1980 TO 1989	11	92.92	95.06	92.82	13.15	102.41	72.21	127.32	79.14 to 115.92	140,227	130,153
1990 TO 1994	14	103.25	102.46	101.80	8.75	100.64	80.86	128.73	96.11 to 111.67	133,671	136,083
1995 TO 1999	22	95.15	97.17	95.20	10.96	102.06	80.84	135.02	85.18 to 103.86	192,977	183,720
2000 TO Present	35	93.38	91.50	91.05	8.64	100.50	62.59	109.25	88.76 to 95.05	199,980	182,074
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	105.54	134.36	130.56	65.27	102.91	11.33	335.60	43.60 to 305.45	2,351	3,070
5000 TO 9999	13	119.80	143.35	139.06	45.38	103.08	30.78	271.09	91.50 to 214.40	7,115	9,894
Total \$											
1 TO 9999	24	117.69	139.23	137.20	52.35	101.48	11.33	335.60	96.94 to 176.60	4,931	6,766
10000 TO 29999	50	97.04	100.45	94.36	41.47	106.45	13.33	285.90	83.40 to 114.32	19,915	18,793
30000 TO 59999	98	92.83	91.37	89.71	25.87	101.84	25.00	174.66	84.91 to 98.22	44,612	40,023
60000 TO 99999	140	94.46	91.16	91.27	15.22	99.87	30.38	134.99	88.88 to 97.97	79,645	72,693
100000 TO 149999	122	88.83	87.03	86.84	13.15	100.23	22.94	135.02	86.43 to 91.92	121,301	105,333
150000 TO 249999	64	92.82	90.15	90.13	11.10	100.02	45.63	115.54	88.76 to 95.14	189,307	170,620
250000 TO 499999	19	92.91	89.15	89.42	11.01	99.70	64.78	116.71	78.18 to 95.05	288,552	258,033
ALL	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	517	<b>MEDIAN:</b>	<b>93</b>	COV:	35.82	95% Median C.I.:	90.89 to 93.76
TOTAL Sales Price:	49,033,392	WGT. MEAN:	89	STD:	33.37	95% Wgt. Mean C.I.:	87.80 to 91.16
TOTAL Adj.Sales Price:	49,033,392	MEAN:	93	AVG.ABS.DEV:	20.07	95% Mean C.I.:	90.28 to 96.03
TOTAL Assessed Value:	43,874,520						
AVG. Adj. Sales Price:	94,842	COD:	21.67	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	84,863	PRD:	104.11	MIN Sales Ratio:	11.33		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	11	50.00	82.26	36.77	111.89	223.73	11.33	305.45	13.33 to 121.71	5,642	2,074
5000 TO 9999	20	83.41	94.22	54.49	64.44	172.93	20.24	335.60	35.30 to 119.80	13,390	7,296
<u>Total \$</u>											
1 TO 9999	31	75.33	89.98	51.15	73.47	175.90	11.33	335.60	35.30 to 110.44	10,640	5,443
10000 TO 29999	62	88.47	91.91	65.78	44.20	139.73	22.94	285.90	67.13 to 97.71	31,185	20,513
30000 TO 59999	103	91.50	95.03	87.02	24.54	109.21	42.59	239.39	83.88 to 96.47	49,964	43,480
60000 TO 99999	153	91.52	92.16	88.27	16.16	104.41	45.63	174.66	86.71 to 95.01	89,902	79,356
100000 TO 149999	103	92.67	93.39	91.58	10.39	101.98	48.66	134.99	90.54 to 94.37	129,856	118,919
150000 TO 249999	55	93.62	94.25	92.47	10.60	101.92	64.78	135.02	90.67 to 98.77	208,369	192,671
250000 TO 499999	10	94.79	98.26	97.87	6.56	100.41	84.98	116.71	93.38 to 110.25	303,300	296,827
<u>ALL</u>	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	84.68	78.72	74.35	35.67	105.87	20.24	174.66	50.10 to 95.35	36,536	27,166
0	33	94.69	86.07	75.60	42.85	113.85	11.33	285.90	50.00 to 114.51	44,913	33,952
10	4	103.37	106.70	111.04	7.11	96.08	98.50	121.54	N/A	33,500	37,200
20	125	94.05	100.55	85.80	33.03	117.19	27.04	335.60	86.67 to 96.94	54,747	46,975
25	1	78.07	78.07	78.07			78.07	78.07	N/A	111,000	86,660
30	249	91.19	90.87	88.50	15.31	102.68	30.38	208.65	88.48 to 92.86	101,808	90,097
35	7	92.41	93.77	93.70	6.78	100.08	83.77	106.90	83.77 to 106.90	159,571	149,515
40	60	95.10	97.23	95.67	8.97	101.63	74.49	128.73	93.38 to 99.64	191,343	183,060
45	4	97.41	94.51	94.99	6.18	99.49	80.86	102.34	N/A	82,600	78,462
50	4	97.81	97.71	96.76	8.96	100.98	84.98	110.25	N/A	272,125	263,312
<u>ALL</u>	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76	94,842	84,863

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

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NUMBER of Sales:	517	<b>MEDIAN:</b>	<b>93</b>	COV:	35.82	95% Median C.I.:	90.89 to 93.76
TOTAL Sales Price:	49,033,392	WGT. MEAN:	89	STD:	33.37	95% Wgt. Mean C.I.:	87.80 to 91.16
TOTAL Adj.Sales Price:	49,033,392	MEAN:	93	AVG.ABS.DEV:	20.07	95% Mean C.I.:	90.28 to 96.03
TOTAL Assessed Value:	43,874,520						
AVG. Adj. Sales Price:	94,842	COD:	21.67	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	84,863	PRD:	104.11	MIN Sales Ratio:	11.33		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	62	91.13	84.21	76.73	38.17	109.74	11.33	285.90	74.07 to 97.71		41,963	32,200
0	2	36.82	36.82	49.34	43.77	74.61	20.70	52.93	N/A		45,000	22,205
100	2	54.94	54.94	45.78	33.33	120.01	36.63	73.25	N/A		16,000	7,325
101	288	93.45	96.57	91.86	17.74	105.12	27.04	335.60	92.03 to 95.27		103,450	95,032
102	37	85.62	86.54	84.03	18.66	102.99	33.36	191.50	80.84 to 94.53		145,685	122,420
103	1	87.78	87.78	87.78			87.78	87.78	N/A		108,000	94,800
104	102	88.87	91.38	86.16	25.28	106.06	30.38	271.09	83.04 to 93.63		80,836	69,651
106	3	98.45	104.18	98.29	14.17	106.00	86.13	127.97	N/A		187,633	184,420
111	13	94.93	97.76	97.24	12.20	100.53	73.55	135.02	84.67 to 110.25		116,676	113,456
301	1	99.65	99.65	99.65			99.65	99.65	N/A		111,500	111,110
304	6	100.22	108.74	100.10	15.65	108.63	86.99	166.56	86.99 to 166.56		96,833	96,933
<u>ALL</u>												
	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76		94,842	84,863

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	59	90.75	84.34	75.21	39.66	112.13	13.33	285.90	74.07 to 98.22		40,961	30,807
0	4	61.47	56.44	72.91	41.93	77.41	11.33	91.50	N/A		40,375	29,437
10	19	100.20	130.15	98.06	47.77	132.73	55.98	335.60	82.48 to 156.06		19,908	19,522
15	3	114.32	145.17	141.02	41.79	102.95	88.93	232.27	N/A		17,333	24,443
20	57	95.44	96.55	83.73	31.31	115.31	27.04	271.09	82.13 to 104.56		51,340	42,987
25	34	88.82	85.32	85.43	21.01	99.88	44.35	124.75	71.24 to 96.09		71,840	61,371
30	221	91.52	91.70	88.82	16.66	103.23	36.63	240.63	88.41 to 93.54		101,632	90,271
35	16	92.80	96.54	94.12	14.14	102.56	64.88	155.10	86.48 to 109.45		121,025	113,910
40	98	93.54	94.65	93.41	10.91	101.33	39.18	135.02	91.82 to 95.77		150,023	140,140
50	6	92.67	93.63	93.26	6.63	100.39	84.98	110.25	84.98 to 110.25		259,416	241,930
<u>ALL</u>												
	517	92.61	93.16	89.48	21.67	104.11	11.33	335.60	90.89 to 93.76		94,842	84,863

**Otoe County 2008 Assessment Actions taken to address the following  
property classes/subclasses:**

**Residential**

Burr / 1000	95.26%	Revalued Based on New Depreciation Schedule	98.22%
Douglas / 1000	89.91%	Revalued Based on New Depreciation Schedule	98.60%
Dunbar / 1000	82.97%	Revalued Based on New Depreciation Schedule	95.13%
Lorton / 1000	94.71%	Revalued Based on New Depreciation Schedule	95.17%
Otoe / 1000	81.15%	Revalued Based on New Depreciation Schedule	95.51%
Palmyra / 1000	89.38%	Increased All Parcels of Land And Improvements + 5%	93.85%
Talmage / 1000	88.93%	Revalued Based on New Depreciation Schedule	96.32%
Unadilla / 1000	84.66%	Increased All Parcels of Land And Improvements + 10%	93.13%
Woodland Hills / 1000	89.18%	Increased All Parcels of Land And Improvements + 8%	92.84%

## 2008 Assessment Survey for Otoe County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Primarily completed by the appraisal assistant with additional help from the assessor, appraiser and office staff.
2.	<b>Valuation done by:</b>
	Assessor or Appraiser
3.	<b>Pickup work done by whom:</b>
	Appraisal Assistant, Assessor & Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2007
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	Nebraska City- 2006 All Others- utilizing 2007.
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	The market or sales comparison approach was used in 2007.
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	13 assessor locations
8.	<b>How are these defined?</b>
	The market areas are defined by geographical location.
9.	<b>Is "Assessor Location" a usable valuation identity?</b>
	No.
10.	<b>Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)</b>
	No

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</b>
	There is no market significance of the suburban location.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

Permits	Information Statements	Other	Total
459			459

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	501	<b>MEDIAN:</b>	<b>94</b>	COV:	31.69	95% Median C.I.:	92.84 to 95.35
TOTAL Sales Price:	48,696,915	WGT. MEAN:	91	STD:	30.25	95% Wgt. Mean C.I.:	89.33 to 92.83
TOTAL Adj.Sales Price:	48,696,915	MEAN:	95	AVG.ABS.DEV:	17.54	95% Mean C.I.:	92.81 to 98.11
TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	85	96.11	96.90	94.11	17.15	102.96	42.59	208.65	91.52 to 99.79	101,112	95,161
10/01/05 TO 12/31/05	49	95.54	96.72	94.64	14.47	102.20	37.69	132.86	92.67 to 103.38	88,084	83,365
01/01/06 TO 03/31/06	54	94.11	92.99	93.76	14.94	99.19	36.63	166.56	90.75 to 97.91	84,179	78,923
04/01/06 TO 06/30/06	62	92.16	96.07	91.09	19.20	105.47	27.04	238.91	87.31 to 96.94	95,376	86,880
07/01/06 TO 09/30/06	83	92.99	94.25	88.52	19.14	106.47	28.89	305.45	89.48 to 95.05	102,756	90,957
10/01/06 TO 12/31/06	54	96.63	94.47	88.14	16.12	107.18	32.33	146.25	88.73 to 99.24	99,757	87,923
01/01/07 TO 03/31/07	51	96.35	95.92	92.10	22.17	104.15	20.74	176.31	87.62 to 100.20	90,480	83,335
04/01/07 TO 06/30/07	63	91.50	96.12	88.04	24.20	109.18	30.38	335.60	87.42 to 95.58	107,888	94,985
<u>Study Years</u>											
07/01/05 TO 06/30/06	250	94.22	95.82	93.38	16.80	102.61	27.04	238.91	92.86 to 96.47	93,478	87,288
07/01/06 TO 06/30/07	251	93.45	95.11	88.96	20.59	106.91	20.74	335.60	90.98 to 95.14	100,905	89,767
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	253	93.38	94.47	90.04	17.73	104.93	27.04	305.45	92.00 to 95.05	96,342	86,742
<u>ALL</u>											
	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	501	<b>MEDIAN:</b>	<b>94</b>	COV:	31.69	95% Median C.I.:	92.84 to 95.35
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TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	94.89	94.89	94.89			94.89	94.89	N/A	62,000	58,830
9000	1	47.10	47.10	47.10			47.10	47.10	N/A	375,000	176,640
9100	1	176.31	176.31	176.31			176.31	176.31	N/A	137,063	241,650
BURR	3	98.22	166.44	98.30	71.20	169.32	95.65	305.45	N/A	24,758	24,336
DOUGLAS	5	98.04	96.92	98.78	5.92	98.12	82.54	106.37	N/A	44,660	44,114
DUNBAR	2	94.19	94.19	89.82	6.52	104.86	88.04	100.33	N/A	31,000	27,845
LORTON	2	95.17	95.17	94.13	1.25	101.11	93.98	96.36	N/A	26,650	25,085
NEBRASKA CITY	300	92.90	95.60	90.73	19.82	105.37	27.04	335.60	90.96 to 94.93	92,249	83,697
OTOE	6	95.11	88.28	94.69	13.93	93.23	43.60	107.60	43.60 to 107.60	35,083	33,220
PALMYRA	18	94.33	89.14	91.21	14.57	97.73	32.33	119.72	76.96 to 101.50	94,683	86,358
RURAL 9100	1	109.67	109.67	109.67			109.67	109.67	N/A	61,000	66,900
RURAL RES	64	93.71	92.65	89.99	19.88	102.96	20.74	232.27	89.49 to 97.97	139,848	125,843
SYRACUSE	66	94.93	93.50	92.68	13.52	100.89	35.30	135.82	90.07 to 99.64	94,851	87,908
TALMAGE	11	96.47	108.19	102.64	13.88	105.41	91.10	166.00	93.80 to 158.40	22,592	23,188
TIMBER LAKE SUBD	2	114.88	114.88	113.40	11.34	101.30	101.85	127.91	N/A	48,500	55,000
UNADILLA	7	93.13	94.09	87.69	23.56	107.30	37.69	129.90	37.69 to 129.90	71,071	62,320
WOODLAND HILLS	1	87.31	87.31	87.31			87.31	87.31	N/A	280,000	244,470
WOODLAND HILLS 1	4	95.22	97.63	93.92	19.32	103.95	67.82	132.25	N/A	165,725	155,642
WOODLAND HILLS 2	6	93.23	93.80	96.25	4.82	97.46	83.08	100.92	83.08 to 100.92	177,133	170,488
<u>ALL</u>	<u>501</u>	<u>93.92</u>	<u>95.46</u>	<u>91.08</u>	<u>18.68</u>	<u>104.81</u>	<u>20.74</u>	<u>335.60</u>	<u>92.84 to 95.35</u>	<u>97,199</u>	<u>88,530</u>

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	416	93.94	95.73	91.18	18.66	104.99	27.04	335.60	92.61 to 95.60	87,700	79,966
2	22	92.00	88.39	85.49	14.96	103.39	55.72	131.00	78.46 to 97.21	135,027	115,439
3	63	94.38	96.15	92.48	20.01	103.97	20.74	232.27	92.24 to 99.79	146,714	135,680
<u>ALL</u>	<u>501</u>	<u>93.92</u>	<u>95.46</u>	<u>91.08</u>	<u>18.68</u>	<u>104.81</u>	<u>20.74</u>	<u>335.60</u>	<u>92.84 to 95.35</u>	<u>97,199</u>	<u>88,530</u>

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	452	93.82	95.53	91.14	17.95	104.82	20.74	335.60	92.61 to 95.35	103,489	94,319
2	42	93.69	93.43	85.75	27.61	108.95	28.89	285.90	85.03 to 98.50	34,263	29,381
3	7	102.34	103.23	101.44	9.61	101.76	80.86	128.73	80.86 to 128.73	68,628	69,618
<u>ALL</u>	<u>501</u>	<u>93.92</u>	<u>95.46</u>	<u>91.08</u>	<u>18.68</u>	<u>104.81</u>	<u>20.74</u>	<u>335.60</u>	<u>92.84 to 95.35</u>	<u>97,199</u>	<u>88,530</u>

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Base Stat

State Stat Run

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TOTAL Sales Price:	48,696,915	WGT. MEAN:	91	STD:	30.25	95% Wgt. Mean C.I.:	89.33 to 92.83
TOTAL Adj.Sales Price:	48,696,915	MEAN:	95	AVG.ABS.DEV:	17.54	95% Mean C.I.:	92.81 to 98.11
TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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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	498	93.90	95.51	91.12	18.67	104.81	20.74	335.60	92.84 to 95.35	97,520	88,859
06											
07	3	101.76	88.01	77.25	16.65	113.93	55.72	106.54	N/A	43,833	33,860
ALL	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056											
13-0097											
34-0034											
49-0033	7	105.06	128.17	95.73	36.31	133.89	64.89	305.45	64.89 to 305.45	69,296	66,334
49-0050	18	96.33	99.22	85.42	13.25	116.16	60.76	166.00	93.80 to 98.22	43,101	36,816
55-0145	13	90.64	82.71	85.26	20.16	97.01	42.59	132.25	54.97 to 95.77	186,569	159,072
55-0160											
64-0023											
66-0027	99	94.08	92.86	90.42	15.25	102.70	35.30	174.66	91.92 to 98.77	98,012	88,624
66-0111	329	93.27	96.08	91.27	19.79	105.27	20.74	335.60	91.59 to 95.50	95,806	87,446
66-0501	35	94.81	93.24	95.45	15.38	97.69	27.32	176.31	92.00 to 99.54	108,204	103,282
NonValid School											
ALL	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	501	<b>MEDIAN:</b>	<b>94</b>	COV:	31.69	95% Median C.I.:	92.84 to 95.35
TOTAL Sales Price:	48,696,915	WGT. MEAN:	91	STD:	30.25	95% Wgt. Mean C.I.:	89.33 to 92.83
TOTAL Adj.Sales Price:	48,696,915	MEAN:	95	AVG.ABS.DEV:	17.54	95% Mean C.I.:	92.81 to 98.11
TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	50	94.54	96.02	91.55	31.87	104.89	20.74	285.90	85.03 to 103.92	43,905	40,193
Prior TO 1860											
1860 TO 1899	72	93.45	98.86	84.22	27.19	117.39	37.89	239.39	85.49 to 97.35	59,638	50,227
1900 TO 1919	84	95.07	95.85	87.67	25.58	109.33	27.04	335.60	86.13 to 99.06	72,262	63,353
1920 TO 1939	46	92.90	93.39	88.46	16.89	105.57	54.59	166.00	83.25 to 97.07	83,991	74,301
1940 TO 1949	25	90.17	97.25	91.21	18.21	106.63	70.00	232.27	82.83 to 96.94	88,220	80,461
1950 TO 1959	39	94.59	95.44	93.55	10.60	102.02	69.50	134.99	90.89 to 100.00	87,492	81,846
1960 TO 1969	58	93.94	94.47	94.12	11.55	100.37	36.63	122.49	89.99 to 99.31	106,481	100,220
1970 TO 1979	44	93.20	92.31	91.27	10.47	101.14	55.72	120.40	89.49 to 95.50	123,787	112,978
1980 TO 1989	11	93.54	93.26	91.94	11.09	101.44	72.21	115.92	79.14 to 110.76	140,227	128,920
1990 TO 1994	14	103.25	102.50	101.87	8.79	100.62	80.86	128.73	96.11 to 111.67	133,671	136,173
1995 TO 1999	23	95.60	94.47	91.73	10.13	102.99	47.10	116.71	90.20 to 101.50	200,891	184,279
2000 TO Present	35	93.62	92.32	91.97	9.31	100.37	62.59	109.25	88.76 to 99.36	199,980	183,931
ALL	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	105.54	150.77	133.23	59.65	113.16	43.60	335.60	96.36 to 305.45	2,596	3,458
5000 TO 9999	13	101.76	120.94	116.27	37.19	104.02	32.33	238.91	91.50 to 166.00	7,115	8,273
Total \$											
1 TO 9999	22	104.73	133.14	119.69	46.11	111.24	32.33	335.60	96.36 to 146.25	5,266	6,303
10000 TO 29999	43	100.71	111.78	107.35	35.38	104.12	20.74	285.90	94.28 to 114.32	19,029	20,429
30000 TO 59999	90	96.47	97.23	95.58	20.91	101.72	27.04	174.66	92.92 to 99.31	45,172	43,177
60000 TO 99999	141	95.01	92.34	92.57	13.95	99.75	30.38	134.99	91.82 to 98.33	79,385	73,482
100000 TO 149999	123	90.07	88.34	88.25	12.99	100.11	27.32	176.31	86.50 to 92.17	121,429	107,157
150000 TO 249999	62	93.58	91.70	91.83	10.58	99.86	54.97	115.54	90.16 to 97.91	188,881	173,449
250000 TO 499999	20	92.91	88.41	88.01	12.37	100.46	47.10	116.71	78.46 to 95.60	292,875	257,756
ALL	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	501	<b>MEDIAN:</b>	<b>94</b>	COV:	31.69	95% Median C.I.:	92.84 to 95.35
TOTAL Sales Price:	48,696,915	WGT. MEAN:	91	STD:	30.25	95% Wgt. Mean C.I.:	89.33 to 92.83
TOTAL Adj.Sales Price:	48,696,915	MEAN:	95	AVG.ABS.DEV:	17.54	95% Mean C.I.:	92.81 to 98.11
TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	9	98.50	111.25	79.35	41.80	140.20	32.33	305.45	43.60 to 121.71	3,429	2,721
5000 TO 9999	18	91.30	98.32	64.99	48.82	151.29	20.74	335.60	57.40 to 115.57	11,777	7,653
<u>Total \$</u>											
1 TO 9999	27	96.36	102.63	66.81	45.53	153.61	20.74	335.60	65.10 to 105.54	8,995	6,009
10000 TO 29999	46	95.63	99.56	74.75	34.84	133.20	27.04	285.90	89.67 to 104.14	27,821	20,796
30000 TO 59999	105	93.76	96.44	88.95	22.39	108.42	42.59	239.39	87.57 to 97.21	50,101	44,562
60000 TO 99999	152	93.04	93.16	89.57	14.93	104.01	50.86	174.66	90.07 to 96.27	89,063	79,774
100000 TO 149999	103	92.84	93.92	92.14	10.86	101.92	59.12	134.99	90.96 to 94.81	128,215	118,141
150000 TO 249999	55	96.14	95.27	92.74	11.39	102.73	47.10	176.31	92.24 to 99.02	205,881	190,924
250000 TO 499999	13	95.60	98.12	97.77	6.22	100.37	84.98	116.71	93.38 to 101.91	295,876	289,266
<u>ALL</u>	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	90.75	85.83	80.79	27.28	106.24	32.33	174.66	74.07 to 95.98	36,941	29,844
0	26	99.53	103.36	98.89	35.90	104.53	20.74	285.90	85.03 to 118.58	49,258	48,710
10	4	103.37	106.70	111.04	7.11	96.08	98.50	121.54	N/A	33,500	37,200
20	122	94.41	99.14	86.38	28.56	114.78	27.04	335.60	88.83 to 98.06	55,417	47,867
25	1	78.07	78.07	78.07			78.07	78.07	N/A	111,000	86,660
30	249	92.73	93.06	89.32	13.94	104.19	30.38	208.65	90.98 to 94.38	103,052	92,041
35	7	92.41	93.80	93.73	6.82	100.08	83.77	107.14	83.77 to 107.14	159,571	149,565
40	59	96.14	98.11	96.66	8.63	101.50	74.49	128.73	93.70 to 99.65	191,366	184,971
45	4	97.41	94.51	94.99	6.18	99.49	80.86	102.34	N/A	82,600	78,462
50	4	101.53	99.57	98.60	6.81	100.99	84.98	110.25	N/A	272,125	268,302
<u>ALL</u>	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35	97,199	88,530

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	501	<b>MEDIAN:</b>	<b>94</b>	COV:	31.69	95% Median C.I.:	92.84 to 95.35
TOTAL Sales Price:	48,696,915	WGT. MEAN:	91	STD:	30.25	95% Wgt. Mean C.I.:	89.33 to 92.83
TOTAL Adj.Sales Price:	48,696,915	MEAN:	95	AVG.ABS.DEV:	17.54	95% Mean C.I.:	92.81 to 98.11
TOTAL Assessed Value:	44,353,610						
AVG. Adj. Sales Price:	97,199	COD:	18.68	MAX Sales Ratio:	335.60		
AVG. Assessed Value:	88,530	PRD:	104.81	MIN Sales Ratio:	20.74		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	50	93.85	95.33	91.39	32.84	104.31	20.74	285.90	85.03 to 103.92		44,555	40,719
0	2	79.74	79.74	91.12	18.36	87.51	65.10	94.38	N/A		45,000	41,005
100	2	54.94	54.94	45.78	33.33	120.01	36.63	73.25	N/A		16,000	7,325
101	285	94.63	97.03	92.11	16.68	105.35	27.04	335.60	92.92 to 96.32		105,285	96,975
102	37	90.76	89.83	85.78	16.96	104.71	53.29	191.50	80.87 to 97.91		142,198	121,982
103	1	92.17	92.17	92.17			92.17	92.17	N/A		108,000	99,540
104	101	92.67	93.01	88.55	19.04	105.03	30.38	238.91	88.76 to 96.22		81,181	71,889
106	3	98.45	104.18	98.29	14.17	106.00	86.13	127.97	N/A		187,633	184,420
111	13	94.93	96.62	95.99	8.88	100.66	73.55	119.72	87.62 to 108.22		116,676	112,000
301	1	99.65	99.65	99.65			99.65	99.65	N/A		111,500	111,110
304	6	101.11	109.53	101.36	14.73	108.06	86.99	166.56	86.99 to 166.56		96,833	98,151
<u>ALL</u>												
	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35		97,199	88,530

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	49	94.69	95.28	92.68	33.28	102.81	20.74	285.90	85.03 to 103.92		41,740	38,683
0	2	82.22	82.22	73.64	11.29	111.65	72.93	91.50	N/A		79,500	58,540
10	19	99.31	123.04	97.34	39.85	126.40	57.40	335.60	93.80 to 112.86		19,908	19,380
15	3	114.32	147.40	142.94	39.85	103.12	95.60	232.27	N/A		17,333	24,776
20	56	98.18	99.45	85.77	29.04	115.96	27.04	239.39	85.40 to 105.57		51,810	44,435
25	32	93.10	88.53	87.22	16.89	101.50	45.20	124.75	79.39 to 96.35		74,095	64,628
30	219	92.07	92.36	89.80	14.62	102.85	36.63	208.65	90.25 to 94.59		101,459	91,113
35	16	93.41	97.98	95.26	15.09	102.86	64.88	156.19	86.48 to 114.34		121,025	115,290
40	99	94.81	95.42	93.33	9.90	102.24	47.10	132.10	92.99 to 97.91		152,296	142,140
50	6	94.29	94.86	94.54	7.83	100.34	84.98	110.25	84.98 to 110.25		259,416	245,256
<u>ALL</u>												
	501	93.92	95.46	91.08	18.68	104.81	20.74	335.60	92.84 to 95.35		97,199	88,530



**2008 Correlation Section  
for Otoe County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. While the county applied a new depreciation tables for this class of property in six small towns this did not substantially improve the overall quality statistics. This is not unexpected noting that of the just over 500 sales just over 300 were in the assessor location of Nebraska City where there were no reported assessment actions. The measures of central tendency are relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section  
for Otoe County**

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**II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>769</b>	<b>501</b>	<b>65.15</b>
<b>2007</b>	<b>796</b>	<b>519</b>	<b>65.2</b>
<b>2006</b>	<b>845</b>	<b>592</b>	<b>70.06</b>
<b>2005</b>	<b>790</b>	<b>637</b>	<b>80.63</b>
<b>2004</b>	<b>693</b>	<b>559</b>	<b>80.66</b>
<b>2003</b>	<b>718</b>	<b>583</b>	<b>81.2</b>
<b>2002</b>	<b>747</b>	<b>627</b>	<b>83.94</b>
<b>2001</b>	<b>836</b>	<b>709</b>	<b>84.81</b>

RESIDENTIAL: A review of the utilization grid indicates the county has utilized a high portion of the available residential sales for the development of the qualified statistics.

**2008 Correlation Section  
for Otoe County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section  
for Otoe County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued**

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>92.61</b>	<b>1.24</b>	<b>93.76</b>	<b>93.92</b>
<b>2007</b>	<b>90.65</b>	<b>4.3</b>	<b>94.54</b>	<b>94.69</b>
<b>2006</b>	<b>90.65</b>	<b>8.56</b>	<b>98.41</b>	<b>96.81</b>
<b>2005</b>	<b>92.00</b>	<b>2.75</b>	<b>94.53</b>	<b>93.94</b>
<b>2004</b>	<b>95.24</b>	<b>1.48</b>	<b>96.65</b>	<b>95.90</b>
<b>2003</b>	<b>93</b>	<b>6.14</b>	<b>98.71</b>	<b>94</b>
<b>2002</b>	<b>93</b>	<b>1.94</b>	<b>94.8</b>	<b>94</b>
<b>2001</b>	<b>85</b>	<b>8.97</b>	<b>92.62</b>	<b>95</b>

RESIDENTIAL: A comparison of the Trended Preliminary Ratio with the R&O Median indicates that the two are very similar and provide strong support for each other.

**2008 Correlation Section  
for Otoe County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Otoe County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued**

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
1.88	2008	1.24
6.66	2007	4.3
9.32	2006	8.56
2.81	2005	2.75
2.98	2004	1.48
2	2003	6
2.47	2002	1.94
14.24	2001	8.97

RESIDENTIAL: After review of the percent change report, it appears that the county has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment actions.

## 2008 Correlation Section for Otoe County

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

**2008 Correlation Section  
for Otoe County**

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**V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.92</b>	<b>91.08</b>	<b>95.46</b>

RESIDENTIAL: Two of the measures of central tendency are within the range while the third is slightly outside the range. The range for the three is from 91.08 to 95.46.

**2008 Correlation Section  
for Otoe County**

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**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>18.68</b>	<b>104.81</b>
<b>Difference</b>	<b>3.68</b>	<b>1.81</b>

RESIDENTIAL: The coefficient of dispersion and the price related differential are both outside the range. The quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2008 Correlation Section  
for Otoe County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>517</b>	<b>501</b>	<b>-16</b>
<b>Median</b>	<b>92.61</b>	<b>93.92</b>	<b>1.31</b>
<b>Wgt. Mean</b>	<b>89.48</b>	<b>91.08</b>	<b>1.6</b>
<b>Mean</b>	<b>93.16</b>	<b>95.46</b>	<b>2.3</b>
<b>COD</b>	<b>21.67</b>	<b>18.68</b>	<b>-2.99</b>
<b>PRD</b>	<b>104.11</b>	<b>104.81</b>	<b>0.7</b>
<b>Min Sales Ratio</b>	<b>11.33</b>	<b>20.74</b>	<b>9.41</b>
<b>Max Sales Ratio</b>	<b>335.60</b>	<b>335.60</b>	<b>0</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinions statistics is consistent with the assessment actions reported by the county. The change in the number of qualified sales is the result of sales sustaining substantial physical changes for 2008 and being removed from the qualified sales roster.



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	88	<b>MEDIAN:</b>	<b>98</b>	COV:	60.97	95% Median C.I.:	93.13 to 101.15	(! : Derived)
TOTAL Sales Price:	11,788,812	WGT. MEAN:	100	STD:	65.14	95% Wgt. Mean C.I.:	67.73 to 132.01	
TOTAL Adj.Sales Price:	12,418,812	MEAN:	107	AVG.ABS.DEV:	34.09	95% Mean C.I.:	93.22 to 120.44	
TOTAL Assessed Value:	12,402,800							
AVG. Adj. Sales Price:	141,122	COD:	34.90	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	8	103.38	109.25	105.46	10.99	103.60	90.16	148.55	90.16 to 148.55	80,518	84,911
10/01/04 TO 12/31/04	2	95.43	95.43	96.30	0.92	99.10	94.55	96.31	N/A	150,550	144,980
01/01/05 TO 03/31/05	6	99.88	103.13	103.76	11.29	99.39	84.52	128.80	84.52 to 128.80	163,333	169,481
04/01/05 TO 06/30/05	10	84.35	84.34	54.45	16.74	154.89	50.22	114.29	60.97 to 111.04	233,850	127,339
07/01/05 TO 09/30/05	4	93.82	97.24	94.94	8.73	102.43	86.45	114.87	N/A	65,438	62,125
10/01/05 TO 12/31/05	8	91.07	91.61	78.82	27.76	116.23	51.04	163.37	51.04 to 163.37	95,859	75,557
01/01/06 TO 03/31/06	7	100.00	152.79	107.15	74.45	142.60	73.96	486.69	73.96 to 486.69	83,840	89,835
04/01/06 TO 06/30/06	10	95.84	88.28	88.17	43.03	100.13	16.18	251.10	19.92 to 101.15	123,295	108,704
07/01/06 TO 09/30/06	10	83.66	92.01	69.47	44.52	132.45	38.67	219.51	39.08 to 127.60	295,950	205,593
10/01/06 TO 12/31/06	13	112.43	100.44	85.87	25.53	116.98	35.98	165.91	67.24 to 125.13	41,623	35,740
01/01/07 TO 03/31/07	5	101.37	141.46	190.15	56.03	74.40	80.14	319.84	N/A	227,800	433,162
04/01/07 TO 06/30/07	5	111.85	173.40	283.07	64.26	61.26	95.00	302.96	N/A	133,400	377,612
<u>Study Years</u>											
07/01/04 TO 06/30/05	26	96.91	97.20	76.45	14.79	127.14	50.22	148.55	87.44 to 103.60	163,990	125,366
07/01/05 TO 06/30/06	29	93.81	106.01	90.18	43.23	117.55	16.18	486.69	74.98 to 100.63	98,222	88,581
07/01/06 TO 06/30/07	33	101.37	115.16	123.89	42.76	92.95	35.98	319.84	80.14 to 119.60	160,806	199,224
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	28	92.39	92.29	72.31	18.54	127.64	50.22	163.37	84.52 to 101.65	155,254	112,258
01/01/06 TO 12/31/06	40	98.00	104.45	79.63	43.56	131.18	16.18	486.69	74.98 to 101.15	133,010	105,911
<u>ALL</u>											
	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	88	<b>MEDIAN:</b>	<b>98</b>	COV:	60.97	95% Median C.I.:	93.13 to 101.15	(! : Derived)
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TOTAL Adj.Sales Price:	12,418,812	MEAN:	107	AVG.ABS.DEV:	34.09	95% Mean C.I.:	93.22 to 120.44	
TOTAL Assessed Value:	12,402,800							
AVG. Adj. Sales Price:	141,122	COD:	34.90	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	118.78	157.76	171.46	54.50	92.01	73.62	319.84	N/A	320,500	549,530
BURR	1	95.99	95.99	95.99			95.99	95.99	N/A	56,253	54,000
DOUGLAS	2	69.49	69.49	61.67	12.25	112.67	60.97	78.00	N/A	18,250	11,255
DUNBAR	1	102.90	102.90	102.90			102.90	102.90	N/A	10,000	10,290
NEB CITY SUBURBAN	4	178.28	190.17	196.03	49.62	97.01	101.15	302.96	N/A	320,875	629,012
NEBRASKA CITY	44	93.69	98.67	72.19	33.41	136.67	16.18	486.69	78.93 to 100.63	175,194	126,477
OTOE	3	114.29	108.95	114.34	6.84	95.28	94.55	118.00	N/A	3,533	4,040
PALMYRA	1	85.71	85.71	85.71			85.71	85.71	N/A	35,000	30,000
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	13	93.70	105.34	100.51	40.18	104.80	19.92	251.10	71.34 to 158.03	96,183	96,675
SYRACUSE SUBURBAN	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
TALMAGE	3	100.00	97.48	95.95	8.81	101.59	83.00	109.43	N/A	22,460	21,550
UNADILLA	10	112.10	106.86	104.34	24.79	102.42	38.67	165.91	54.68 to 134.00	35,000	36,518
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	80	96.15	101.03	77.90	30.56	129.68	16.18	486.69	89.00 to 100.66	126,516	98,560
2	6	101.70	151.54	169.85	67.16	89.22	51.04	302.96	51.04 to 302.96	271,479	461,115
3	2	205.00	205.00	261.91	56.02	78.27	90.16	319.84	N/A	334,325	875,620
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	80	98.49	109.66	101.62	34.30	107.91	19.92	486.69	93.70 to 101.65	147,247	149,636
2	8	82.72	78.56	67.59	39.39	116.23	16.18	163.37	16.18 to 163.37	79,878	53,987
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**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	84	96.91	103.10	88.66	32.25	116.28	16.18	486.69	91.65 to 100.66	135,241	119,911
04	4	176.13	185.23	220.14	52.12	84.14	85.71	302.96	N/A	264,625	582,555
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	88	<b>MEDIAN:</b>	<b>98</b>	COV:	60.97	95% Median C.I.:	93.13 to 101.15	(! : Derived)
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TOTAL Adj.Sales Price:	12,418,812	MEAN:	107	AVG.ABS.DEV:	34.09	95% Mean C.I.:	93.22 to 120.44	
TOTAL Assessed Value:	12,402,800							
AVG. Adj. Sales Price:	141,122	COD:	34.90	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056											
13-0097											
34-0034											
49-0033											
49-0050	5	100.00	100.17	99.01	8.57	101.17	83.00	112.43	N/A	30,326	30,026
55-0145											
55-0160											
64-0023											
66-0027	30	100.47	106.22	100.68	28.70	105.50	19.92	251.10	93.81 to 118.00	70,165	70,645
66-0111	49	95.00	110.19	100.07	43.08	110.11	16.18	486.69	80.84 to 101.15	202,490	202,627
66-0501	4	81.85	78.71	85.18	11.27	92.40	60.97	90.16	N/A	60,037	51,142
NonValid School											
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	88.80	94.40	76.02	45.12	124.18	16.18	254.31	51.04 to 125.13	59,544	45,262
Prior TO 1860											
1860 TO 1899	2	112.18	112.18	112.86	10.30	99.40	100.63	123.73	N/A	42,500	47,965
1900 TO 1919	23	94.55	92.32	90.37	19.85	102.16	35.98	148.55	83.00 to 102.90	34,199	30,905
1920 TO 1939	5	93.84	93.99	81.69	18.57	115.07	69.51	120.60	N/A	73,500	60,040
1940 TO 1949	4	102.41	101.12	100.37	3.64	100.75	93.13	106.54	N/A	76,375	76,655
1950 TO 1959	5	111.85	183.81	131.61	89.05	139.67	59.61	486.69	N/A	58,700	77,254
1960 TO 1969	10	96.61	91.93	89.82	25.19	102.36	19.92	163.37	71.34 to 112.43	84,650	76,029
1970 TO 1979	7	101.15	113.11	101.28	14.72	111.68	96.31	158.03	96.31 to 158.03	144,600	146,451
1980 TO 1989	8	89.11	94.83	92.19	15.96	102.87	76.95	128.80	76.95 to 128.80	186,875	172,276
1990 TO 1994	4	235.31	218.56	215.80	24.85	101.28	100.66	302.96	N/A	284,375	613,692
1995 TO 1999	5	91.65	124.13	116.00	68.78	107.01	51.12	319.84	N/A	483,000	560,262
2000 TO Present	3	50.22	54.31	55.41	22.93	98.01	39.08	73.62	N/A	986,666	546,690
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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TOTAL Adj. Sales Price:	12,418,812	MEAN:	107	AVG. ABS. DEV:	34.09	95% Mean C.I.:	93.22 to 120.44	
TOTAL Assessed Value:	12,402,800							
AVG. Adj. Sales Price:	141,122	COD:	34.90	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	101.99	94.82	102.72	23.94	92.31	38.67	134.00	38.67 to 134.00	2,266	2,328	
5000 TO 9999	3	118.00	119.15	118.46	4.45	100.58	111.85	127.60	N/A	5,833	6,910	
Total \$ _____												
1 TO 9999	9	111.85	102.93	111.58	17.21	92.25	38.67	134.00	78.00 to 127.60	3,455	3,855	
10000 TO 29999	15	102.90	101.92	103.22	12.74	98.74	75.67	125.13	87.44 to 119.60	18,733	19,337	
30000 TO 59999	24	97.06	113.16	107.42	44.91	105.34	19.92	486.69	75.27 to 111.04	41,947	45,061	
60000 TO 99999	9	106.54	124.88	124.24	35.39	100.52	45.66	254.31	93.84 to 163.37	73,861	91,765	
100000 TO 149999	5	93.13	117.62	112.74	44.23	104.32	69.51	251.10	N/A	114,540	129,134	
150000 TO 249999	16	82.68	77.89	79.17	24.71	98.38	16.18	128.80	55.79 to 97.52	187,751	148,643	
250000 TO 499999	5	100.66	94.87	95.80	6.58	99.02	73.96	102.25	N/A	340,200	325,920	
500000 +	5	73.62	159.55	106.97	141.66	149.15	50.22	319.84	N/A	1,031,500	1,103,424	
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	101.99	94.82	102.72	23.94	92.31	38.67	134.00	38.67 to 134.00	2,266	2,328	
5000 TO 9999	3	118.00	119.15	118.46	4.45	100.58	111.85	127.60	N/A	5,833	6,910	
Total \$ _____												
1 TO 9999	9	111.85	102.93	111.58	17.21	92.25	38.67	134.00	78.00 to 127.60	3,455	3,855	
10000 TO 29999	19	87.44	78.89	54.93	27.35	143.63	16.18	120.60	54.68 to 102.90	34,594	19,002	
30000 TO 59999	20	99.07	101.47	98.54	16.09	102.97	67.24	158.03	93.81 to 112.43	40,946	40,348	
60000 TO 99999	11	97.87	101.61	81.44	36.39	124.77	39.08	219.51	51.04 to 165.91	100,239	81,630	
100000 TO 149999	7	91.65	101.84	91.71	31.38	111.04	59.61	163.37	59.61 to 163.37	134,528	123,382	
150000 TO 249999	11	93.70	139.83	99.86	61.41	140.02	73.96	486.69	76.95 to 254.31	180,331	180,088	
250000 TO 499999	6	101.70	130.05	112.42	30.16	115.68	96.31	251.10	96.31 to 251.10	287,666	323,398	
500000 +	5	73.62	159.55	106.97	141.66	149.15	50.22	319.84	N/A	1,031,500	1,103,424	
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	15	93.81	94.84	79.67	35.28	119.03	16.18	254.31	54.68 to 103.60	58,044	46,246	
10	49	97.52	114.14	127.10	39.63	89.80	19.92	486.69	93.13 to 104.78	116,217	147,717	
15	2	91.82	91.82	95.16	9.60	96.49	83.00	100.63	N/A	29,000	27,595	
20	20	100.91	104.13	77.09	24.66	135.08	50.22	219.51	78.93 to 120.60	272,775	210,281	
30	2	59.96	59.96	61.80	34.82	97.02	39.08	80.84	N/A	170,000	105,065	
<u>ALL</u>	<u>88</u>	<u>97.69</u>	<u>106.83</u>	<u>99.87</u>	<u>34.90</u>	<u>106.97</u>	<u>16.18</u>	<u>486.69</u>	<u>93.13 to 101.15</u>	<u>141,122</u>	<u>140,940</u>	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	88	<b>MEDIAN:</b>	<b>98</b>	COV:	60.97	95% Median C.I.:	93.13 to 101.15	(!: Derived)
TOTAL Sales Price:	11,788,812	WGT. MEAN:	100	STD:	65.14	95% Wgt. Mean C.I.:	67.73 to 132.01	
TOTAL Adj.Sales Price:	12,418,812	MEAN:	107	AVG.ABS.DEV:	34.09	95% Mean C.I.:	93.22 to 120.44	
TOTAL Assessed Value:	12,402,800							
AVG. Adj. Sales Price:	141,122	COD:	34.90	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	140,940	PRD:	106.97	MIN Sales Ratio:	16.18			

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	90.16	95.07	77.64	42.13	122.45	16.18	254.31	51.04 to 125.13	58,463	45,391
297	1	104.78	104.78	104.78			104.78	104.78	N/A	23,000	24,100
300	3	98.84	84.29	57.51	17.46	146.55	51.12	102.90	N/A	500,000	287,560
303	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
304	1	118.00	118.00	118.00			118.00	118.00	N/A	6,000	7,080
311	1	319.84	319.84	319.84			319.84	319.84	N/A	500,000	1,599,180
323	1	101.65	101.65	101.65			101.65	101.65	N/A	80,000	81,320
325	1	93.13	93.13	93.13			93.13	93.13	N/A	100,000	93,130
340	1	100.00	100.00	100.00			100.00	100.00	N/A	45,880	45,880
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
343	1	100.66	100.66	100.66			100.66	100.66	N/A	450,000	452,990
344	4	86.84	88.31	83.45	10.10	105.82	78.93	100.63	N/A	85,625	71,452
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
349	4	96.59	85.47	103.26	29.62	82.77	19.92	128.80	N/A	109,800	113,380
350	1	59.61	59.61	59.61			59.61	59.61	N/A	175,000	104,310
352	3	80.84	82.88	78.68	8.20	105.33	73.96	93.84	N/A	177,500	139,663
353	16	87.72	90.87	77.05	30.98	117.93	35.98	165.91	67.24 to 111.85	95,528	73,608
384	2	101.29	101.29	77.37	25.97	130.91	74.98	127.60	N/A	55,000	42,555
406	3	109.43	122.17	112.70	21.22	108.40	93.70	163.37	N/A	97,500	109,886
407	2	99.28	99.28	99.25	2.99	100.03	96.31	102.25	N/A	297,500	295,275
412	4	121.67	126.01	127.96	8.32	98.48	112.17	148.55	N/A	54,375	69,577
442	4	90.26	84.90	85.28	13.47	99.56	60.97	98.13	N/A	84,563	72,112
459	1	75.67	75.67	75.67			75.67	75.67	N/A	18,000	13,620
468	1	71.34	71.34	71.34			71.34	71.34	N/A	50,000	35,670
471	3	99.40	101.97	95.87	7.79	106.36	91.65	114.87	N/A	73,333	70,306
472	1	125.13	125.13	125.13			125.13	125.13	N/A	24,000	30,030
494	4	176.13	173.57	200.32	58.74	86.65	39.08	302.96	N/A	294,625	590,200
526	2	104.65	104.65	96.85	9.22	108.05	95.00	114.29	N/A	18,250	17,675
528	7	111.04	170.53	121.80	71.35	140.00	76.95	486.69	76.95 to 486.69	86,142	104,925
ALL	88	97.69	106.83	99.87	34.90	106.97	16.18	486.69	93.13 to 101.15	141,122	140,940

**Otoe County 2008 Assessment Actions taken to address the following  
property classes/subclasses:**

**Commercial**

Unadilla / 2000	112.10%	Decreased Old Commercial Retail Factored @ 86% (Decrease 14%)	99.60%
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## 2008 Assessment Survey for Otoe County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Appraiser and Appraisal Assistant
2.	<b>Valuation done by:</b>
	Appraiser
3.	<b>Pickup work done by whom:</b>
	Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2007
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	Small towns- 2005 Nebraska City- 2006
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	2006
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	The market or sales comparison approach was used in 2006.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	12 assessor locations
9.	<b>How are these defined?</b>
	They are defined by location.
10.	<b>Is "Assessor Location" a usable valuation identity?</b>
	No
11.	<b>Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)</b>
	No

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	There is no market significance.

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>48</b>			<b>48</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(! : Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj.Sales Price:	12,208,812	MEAN:	106	AVG.ABS.DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	8	103.38	109.25	105.46	10.99	103.60	90.16	148.55	90.16 to 148.55	80,518	84,911
10/01/04 TO 12/31/04	2	95.43	95.43	96.30	0.92	99.10	94.55	96.31	N/A	150,550	144,980
01/01/05 TO 03/31/05	6	99.88	103.13	103.76	11.29	99.39	84.52	128.80	84.52 to 128.80	163,333	169,481
04/01/05 TO 06/30/05	10	84.35	85.00	54.50	17.52	155.95	50.22	114.29	60.97 to 111.04	233,850	127,457
07/01/05 TO 09/30/05	4	93.82	97.24	94.94	8.73	102.43	86.45	114.87	N/A	65,438	62,125
10/01/05 TO 12/31/05	8	91.07	91.61	78.82	27.76	116.23	51.04	163.37	51.04 to 163.37	95,859	75,557
01/01/06 TO 03/31/06	7	100.00	152.79	107.15	74.45	142.60	73.96	486.69	73.96 to 486.69	83,840	89,835
04/01/06 TO 06/30/06	10	95.84	89.03	90.43	43.82	98.45	16.18	251.10	19.92 to 108.67	123,295	111,494
07/01/06 TO 09/30/06	9	95.87	93.09	74.44	35.60	125.05	38.67	219.51	51.12 to 104.78	305,500	227,414
10/01/06 TO 12/31/06	13	99.50	91.89	80.85	24.12	113.65	35.98	134.61	67.24 to 118.00	41,623	33,652
01/01/07 TO 03/31/07	5	101.37	137.09	189.69	51.71	72.27	80.14	319.84	N/A	227,800	432,112
04/01/07 TO 06/30/07	5	111.85	173.40	283.07	64.26	61.26	95.00	302.96	N/A	133,400	377,612
<u>Study Years</u>											
07/01/04 TO 06/30/05	26	96.91	97.45	76.48	14.53	127.42	50.22	148.55	90.16 to 103.60	163,990	125,411
07/01/05 TO 06/30/06	29	93.81	106.27	91.16	43.51	116.57	16.18	486.69	74.98 to 100.63	98,222	89,543
07/01/06 TO 06/30/07	32	100.13	112.02	128.18	39.48	87.40	35.98	319.84	80.14 to 111.85	159,268	204,150
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	28	93.33	92.52	72.33	18.17	127.91	50.22	163.37	84.52 to 101.65	155,254	112,300
01/01/06 TO 12/31/06	39	97.87	102.36	82.73	41.03	123.73	16.18	486.69	74.98 to 100.66	131,036	108,410
<u>ALL</u>											
	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(! : Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj.Sales Price:	12,208,812	MEAN:	106	AVG.ABS.DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	107.84	157.85	183.72	54.05	85.92	95.87	319.84	N/A	320,500	588,817
BURR	1	95.99	95.99	95.99			95.99	95.99	N/A	56,253	54,000
DOUGLAS	2	69.49	69.49	61.67	12.25	112.67	60.97	78.00	N/A	18,250	11,255
DUNBAR	1	102.90	102.90	102.90			102.90	102.90	N/A	10,000	10,290
NEB CITY SUBURBAN	4	181.49	192.05	198.20	47.71	96.89	102.25	302.96	N/A	320,875	635,987
NEBRASKA CITY	44	93.69	99.06	72.54	33.00	136.56	16.18	486.69	78.93 to 100.63	175,194	127,081
OTOE	3	114.29	108.95	114.34	6.84	95.28	94.55	118.00	N/A	3,533	4,040
PALMYRA	1	85.71	85.71	85.71			85.71	85.71	N/A	35,000	30,000
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	12	93.91	106.85	102.00	42.88	104.76	19.92	251.10	71.34 to 158.03	86,698	88,432
SYRACUSE SUBURBAN	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
TALMAGE	3	100.00	97.48	95.95	8.81	101.59	83.00	109.43	N/A	22,460	21,550
UNADILLA	10	99.55	92.94	96.18	18.48	96.63	38.67	134.61	46.34 to 115.60	35,000	33,664
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	79	95.99	99.66	79.15	28.64	125.92	16.18	486.69	91.65 to 100.00	125,459	99,296
2	6	105.46	152.79	171.57	65.61	89.06	51.04	302.96	51.04 to 302.96	271,479	465,765
3	2	205.00	205.00	261.91	56.02	78.27	90.16	319.84	N/A	334,325	875,620
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	79	98.13	108.42	103.35	32.76	104.91	19.92	486.69	93.81 to 101.37	146,452	151,357
2	8	84.08	79.38	67.77	39.73	117.13	16.18	163.37	16.18 to 163.37	79,878	54,135
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**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	83	96.31	101.83	89.97	30.61	113.18	16.18	486.69	93.13 to 100.00	134,341	120,869
04	4	179.89	187.11	222.78	49.99	83.99	85.71	302.96	N/A	264,625	589,530
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(! : Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj.Sales Price:	12,208,812	MEAN:	106	AVG.ABS.DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056											
13-0097											
34-0034											
49-0033											
49-0050	5	100.00	100.17	99.01	8.57	101.17	83.00	112.43	N/A	30,326	30,026
55-0145											
55-0160											
64-0023											
66-0027	29	99.50	101.33	99.74	25.25	101.59	19.92	251.10	93.81 to 103.60	65,344	65,171
66-0111	49	95.87	111.14	102.25	42.02	108.69	16.18	486.69	84.52 to 101.65	202,490	207,053
66-0501	4	81.85	78.71	85.18	11.27	92.40	60.97	90.16	N/A	60,037	51,142
NonValid School											
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	89.77	90.04	74.60	40.97	120.70	16.18	254.31	46.34 to 103.60	59,544	44,422
Prior TO 1860											
1860 TO 1899	2	112.18	112.18	112.86	10.30	99.40	100.63	123.73	N/A	42,500	47,965
1900 TO 1919	23	94.55	91.10	90.19	18.57	101.01	35.98	148.55	83.00 to 100.00	34,199	30,844
1920 TO 1939	5	93.84	89.77	81.11	14.08	110.68	69.51	111.04	N/A	73,500	59,618
1940 TO 1949	4	102.41	101.12	100.37	3.64	100.75	93.13	106.54	N/A	76,375	76,655
1950 TO 1959	5	111.85	177.55	126.92	83.45	139.90	59.61	486.69	N/A	58,700	74,500
1960 TO 1969	10	96.61	91.93	89.82	25.19	102.36	19.92	163.37	71.34 to 112.43	84,650	76,029
1970 TO 1979	7	103.25	111.06	103.52	12.15	107.29	96.31	158.03	96.31 to 158.03	144,600	149,687
1980 TO 1989	7	84.52	94.99	91.94	17.68	103.32	76.95	128.80	76.95 to 128.80	183,571	168,777
1990 TO 1994	4	235.31	218.56	215.80	24.85	101.28	100.66	302.96	N/A	284,375	613,692
1995 TO 1999	5	91.65	124.13	116.00	68.78	107.01	51.12	319.84	N/A	483,000	560,262
2000 TO Present	3	56.23	67.44	61.79	27.06	109.14	50.22	95.87	N/A	986,666	609,680
ALL	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(! : Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj. Sales Price:	12,208,812	MEAN:	106	AVG. ABS. DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	6	101.99	91.76	99.34	20.93	92.37	38.67	115.60	38.67 to 115.60	2,266	2,251	
5000 TO 9999	3	111.85	109.82	110.46	5.48	99.42	99.60	118.00	N/A	5,833	6,443	
<u>Total \$</u>												
1 TO 9999	9	109.43	97.78	105.59	15.12	92.60	38.67	118.00	78.00 to 115.60	3,455	3,648	
10000 TO 29999	15	99.50	97.36	98.58	9.30	98.76	75.67	119.60	89.00 to 103.60	18,733	18,466	
30000 TO 59999	24	97.06	111.51	105.67	43.93	105.53	19.92	486.69	75.27 to 111.04	41,947	44,324	
60000 TO 99999	9	106.54	124.88	124.24	35.39	100.52	45.66	254.31	93.84 to 163.37	73,861	91,765	
100000 TO 149999	5	93.13	117.62	112.74	44.23	104.32	69.51	251.10	N/A	114,540	129,134	
150000 TO 249999	15	80.84	77.98	79.03	24.49	98.67	16.18	128.80	56.23 to 97.52	186,268	147,206	
250000 TO 499999	5	100.66	96.37	97.44	8.08	98.90	73.96	108.67	N/A	340,200	331,500	
500000 +	5	95.87	164.00	110.12	108.78	148.93	50.22	319.84	N/A	1,031,500	1,135,904	
<u>ALL</u>	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	7	99.60	92.88	99.41	18.37	93.43	38.67	115.60	38.67 to 115.60	2,657	2,641	
5000 TO 9999	3	111.85	109.78	108.00	5.51	101.65	99.50	118.00	N/A	7,500	8,100	
<u>Total \$</u>												
1 TO 9999	10	104.52	97.95	104.11	15.20	94.08	38.67	118.00	78.00 to 115.60	4,110	4,279	
10000 TO 29999	20	89.19	78.64	56.69	25.48	138.72	16.18	119.60	60.97 to 102.90	34,765	19,708	
30000 TO 59999	19	98.13	100.72	98.92	16.16	101.82	67.24	158.03	85.71 to 112.43	42,891	42,428	
60000 TO 99999	10	95.50	96.89	80.43	32.10	120.46	51.04	219.51	55.79 to 112.17	105,862	85,150	
100000 TO 149999	7	91.65	101.84	91.71	31.38	111.04	59.61	163.37	59.61 to 163.37	134,528	123,382	
150000 TO 249999	10	93.84	144.45	100.59	67.46	143.59	73.96	486.69	76.95 to 254.31	177,365	178,420	
250000 TO 499999	6	105.46	131.30	114.04	29.92	115.14	96.31	251.10	96.31 to 251.10	287,666	328,048	
500000 +	5	95.87	164.00	110.12	108.78	148.93	50.22	319.84	N/A	1,031,500	1,135,904	
<u>ALL</u>	87	97.52	105.75	101.49	33.35	104.20	16.18	486.69	93.13 to 100.66	140,331	142,417	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(!: Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj.Sales Price:	12,208,812	MEAN:	106	AVG.ABS.DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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<b>COST RANK</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	93.81	91.36	78.52	32.48	116.35	16.18	254.31	51.04 to 103.25	58,044	45,574
10	48	97.69	113.91	128.13	39.64	88.90	19.92	486.69	91.65 to 106.54	114,263	146,408
15	2	91.82	91.82	95.16	9.60	96.49	83.00	100.63	N/A	29,000	27,595
20	20	99.55	102.07	80.42	20.81	126.92	50.22	219.51	80.14 to 103.25	272,775	219,358
30	2	68.54	68.54	69.62	17.95	98.44	56.23	80.84	N/A	170,000	118,350
<u>ALL</u>	<u>87</u>	<u>97.52</u>	<u>105.75</u>	<u>101.49</u>	<u>33.35</u>	<u>104.20</u>	<u>16.18</u>	<u>486.69</u>	<u>93.13 to 100.66</u>	<u>140,331</u>	<u>142,417</u>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	87	<b>MEDIAN:</b>	<b>98</b>	COV:	61.38	95% Median C.I.:	93.13 to 100.66	(!: Derived)
TOTAL Sales Price:	11,578,812	WGT. MEAN:	101	STD:	64.90	95% Wgt. Mean C.I.:	68.69 to 134.28	
TOTAL Adj.Sales Price:	12,208,812	MEAN:	106	AVG.ABS.DEV:	32.53	95% Mean C.I.:	92.11 to 119.39	
TOTAL Assessed Value:	12,390,290							
AVG. Adj. Sales Price:	140,331	COD:	33.35	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	142,417	PRD:	104.20	MIN Sales Ratio:	16.18			

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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
(blank)	13	90.16	91.05	76.31	38.76	119.31	16.18	254.31	46.34 to 103.60	58,463	44,616
297	1	104.78	104.78	104.78			104.78	104.78	N/A	23,000	24,100
300	3	98.84	84.29	57.51	17.46	146.55	51.12	102.90	N/A	500,000	287,560
303	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
304	1	118.00	118.00	118.00			118.00	118.00	N/A	6,000	7,080
311	1	319.84	319.84	319.84			319.84	319.84	N/A	500,000	1,599,180
323	1	101.65	101.65	101.65			101.65	101.65	N/A	80,000	81,320
325	1	93.13	93.13	93.13			93.13	93.13	N/A	100,000	93,130
340	1	100.00	100.00	100.00			100.00	100.00	N/A	45,880	45,880
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
343	1	100.66	100.66	100.66			100.66	100.66	N/A	450,000	452,990
344	4	86.84	88.31	83.45	10.10	105.82	78.93	100.63	N/A	85,625	71,452
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
349	4	96.59	85.47	103.26	29.62	82.77	19.92	128.80	N/A	109,800	113,380
350	1	59.61	59.61	59.61			59.61	59.61	N/A	175,000	104,310
352	3	80.84	82.88	78.68	8.20	105.33	73.96	93.84	N/A	177,500	139,663
353	16	91.78	88.98	86.64	25.46	102.70	35.98	158.03	67.24 to 106.54	95,528	82,766
384	2	87.29	87.29	76.10	14.10	114.70	74.98	99.60	N/A	55,000	41,855
406	2	136.40	136.40	161.08	19.77	84.68	109.43	163.37	N/A	41,250	66,445
407	2	99.28	99.28	99.25	2.99	100.03	96.31	102.25	N/A	297,500	295,275
412	4	121.67	126.01	127.96	8.32	98.48	112.17	148.55	N/A	54,375	69,577
442	4	90.26	84.90	85.28	13.47	99.56	60.97	98.13	N/A	84,563	72,112
459	1	75.67	75.67	75.67			75.67	75.67	N/A	18,000	13,620
468	1	71.34	71.34	71.34			71.34	71.34	N/A	50,000	35,670
471	3	99.40	101.97	95.87	7.79	106.36	91.65	114.87	N/A	73,333	70,306
472	1	103.25	103.25	103.25			103.25	103.25	N/A	24,000	24,780
494	4	179.89	179.74	204.94	54.08	87.70	56.23	302.96	N/A	294,625	603,817
526	2	104.65	104.65	96.85	9.22	108.05	95.00	114.29	N/A	18,250	17,675
528	7	111.04	170.53	121.80	71.35	140.00	76.95	486.69	76.95 to 486.69	86,142	104,925
<u>ALL</u>	<u>87</u>	<u>97.52</u>	<u>105.75</u>	<u>101.49</u>	<u>33.35</u>	<u>104.20</u>	<u>16.18</u>	<u>486.69</u>	<u>93.13 to 100.66</u>	<u>140,331</u>	<u>142,417</u>



**2008 Correlation Section  
for Otoe County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or proportionality. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. The qualified median is best indication of the level of value in the commercial property class.

**2008 Correlation Section  
for Otoe County**

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**II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>138</b>	<b>87</b>	<b>63.04</b>
<b>2007</b>	<b>125</b>	<b>81</b>	<b>64.8</b>
<b>2006</b>	<b>118</b>	<b>71</b>	<b>60.17</b>
<b>2005</b>	<b>98</b>	<b>66</b>	<b>67.35</b>
<b>2004</b>	<b>105</b>	<b>73</b>	<b>69.52</b>
<b>2003</b>	<b>96</b>	<b>71</b>	<b>73.96</b>
<b>2002</b>	<b>120</b>	<b>94</b>	<b>78.33</b>
<b>2001</b>	<b>122</b>	<b>95</b>	<b>77.87</b>

COMMERCIAL: A review of the utilization grid indicates the county has utilized a high portion of the available commercial sales for the development of the qualified statistics.

**2008 Correlation Section  
for Otoe County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section  
for Otoe County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued**

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>97.69</b>	<b>-0.48</b>	<b>97.22</b>	<b>97.52</b>
<b>2007</b>	<b>95.50</b>	<b>-1.05</b>	<b>94.49</b>	<b>95.35</b>
<b>2006</b>	<b>93.35</b>	<b>5.94</b>	<b>98.89</b>	<b>96.21</b>
<b>2005</b>	<b>94.34</b>	<b>3.91</b>	<b>98.03</b>	<b>94.23</b>
<b>2004</b>	<b>93.45</b>	<b>-1.04</b>	<b>92.48</b>	<b>93.41</b>
<b>2003</b>	<b>94</b>	<b>-0.22</b>	<b>93.79</b>	<b>94</b>
<b>2002</b>	<b>98</b>	<b>0.26</b>	<b>98.25</b>	<b>98</b>
<b>2001</b>	<b>98</b>	<b>-0.02</b>	<b>97.98</b>	<b>99</b>

COMMERCIAL: A comparison of the Trended Preliminary Ratio with the R&O Median indicates that the two are very similar and provide strong support for each other.

**2008 Correlation Section  
for Otoe County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Otoe County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued**

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.46</b>	<b>2008</b>	<b>-0.48</b>
<b>-0.64</b>	<b>2007</b>	<b>-1.05</b>
<b>3.95</b>	<b>2006</b>	<b>5.94</b>
<b>7.43</b>	<b>2005</b>	<b>3.91</b>
<b>-0.63</b>	<b>2004</b>	<b>-1.04</b>
<b>4</b>	<b>2003</b>	<b>0</b>
<b>3.75</b>	<b>2002</b>	<b>0.26</b>
<b>12.31</b>	<b>2001</b>	<b>-0.02</b>

COMMERCIAL: The percent change in the sales file is higher than in the assessed base. The assessment actions for the class were in a small town, and it is possible the properties in the sales file may not be representative of the assessed base. Knowledge of the assessment practices support consistent treatment of the sold and the unsold parcels.

## 2008 Correlation Section for Otoe County

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

**2008 Correlation Section  
for Otoe County**

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**V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.52</b>	<b>101.49</b>	<b>105.75</b>

COMMERCIAL: A review of the three measures of central tendency for the commercial property class indicates that only the median is within acceptable range.

**2008 Correlation Section  
for Otoe County**

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**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>33.35</b>	<b>104.20</b>
<b>Difference</b>	<b>13.35</b>	<b>1.2</b>

COMMERCIAL: The coefficient of dispersion and the price related differential are both well outside the range. The quality statistics do not support assessment uniformity or assessment vertical uniformity. The diversity of the class in the county may reflect on the assessment quality.

**2008 Correlation Section  
for Otoe County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>88</b>	<b>87</b>	<b>-1</b>
<b>Median</b>	<b>97.69</b>	<b>97.52</b>	<b>-0.17</b>
<b>Wgt. Mean</b>	<b>99.87</b>	<b>101.49</b>	<b>1.62</b>
<b>Mean</b>	<b>106.83</b>	<b>105.75</b>	<b>-1.08</b>
<b>COD</b>	<b>34.90</b>	<b>33.35</b>	<b>-1.55</b>
<b>PRD</b>	<b>106.97</b>	<b>104.20</b>	<b>-2.77</b>
<b>Min Sales Ratio</b>	<b>16.18</b>	<b>16.18</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>486.69</b>	<b>486.69</b>	<b>0</b>

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.



**Otoe County 2008 Assessment Actions taken to address the following  
property classes/subclasses:**

**Agricultural**

Location or NBHD/ Class	2007 Ratio	Action Taken	Adjusted Ratio
7000 / 4000	66.97%	Increase All Agland And Grass @ 5%	70.29%
8000 / 4000	59.44%	Increase All Agland And Grass @ 18%	70.35%
9000 / 4000	66.60%	Increase All Agland And Grass 6%	70.56%
9100 / 4000	62.19%	Increase All Agland And Grass 13%	70.40%
All / 4000	63.35%	See Above	70.54%
All / Special Value 4000	N/A	Irrigated Greenbelt + 9% Dryland Greenbelt +10% Grass Greenbelt + 3%	N/A

## 2008 Assessment Survey for Otoe County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Land-Appraiser Buildings-Assessor, Appraiser, and Appraisal assistant
2.	<b>Valuation done by:</b>
	Land-Appraiser Improvements-Appraiser
3.	<b>Pickup work done by whom:</b>
	Appraisal assistant, Assessor, and Appraiser
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	No. The county is not currently working on such a policy. Many parcels have been moved from ag to rural res because they were either not being used for agricultural purposes and/or they had been improved.
a.	<b>How is agricultural land defined in this county?</b>
	Highest & best use. The parcel's predominant use is considered.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach was not used.
6.	<b>What is the date of the soil survey currently used?</b>
	1973
7.	<b>What date was the last countywide land use study completed?</b>
	2003-2004
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps with physical inspections completed for follow up.
b.	<b>By whom?</b>
	Ron Elliot- contract appraiser
c.	<b>What proportion is complete / implemented at this time?</b>
	100%
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	There are 4 market areas.

--	--

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	The market areas are defined by location.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	The entire county has been implemented with special value.

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>172</b>			<b>172</b>



## **2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Otoe County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Agricultural Land**

Not Applicable

### **Special Valuation of Agricultural Land**

It is my opinion that the level of value of the special valuation of the class of agricultural land in Otoe County is 71% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Otoe County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Otoe County is 71% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Otoe County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

# Special Value Section Correlation for Otoe County

## I. Agricultural Land Value Correlation

This correlation section does not apply to Otoe County as Otoe County is 100% special value, and is measured by the 994 analysis.

Special Value Section  
Correlation for  
Otoe County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Otoe County with the assessor. The County accepted the results and offered no additional information to dispute the preliminary measurement process. Based upon a review of the preliminary statistics, the County adjusted irrigated, dry, and grasslands and is within the accepted range for indicated level of value

**COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS**

**OTOE**

**2007 ABSTRACT DATA**

**2008 ABSTRACT DATA**

**Rates Used**

MAJOR AGLAND USE	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	1.07%	3,832	1.07%	3,832	<b>IRRIGATED RATE</b>
Dryland	78.78%	283,326	78.78%	282,981	<b>6.80%</b>
Grassland	18.14%	65,225	18.16%	65,223	<b>DRYLAND RATE</b>
* Waste	1.98%	7,132	1.98%	7,122	<b>4.90%</b>
* Other	0.02%	58	0.02%	58	<b>GRASS RATE</b>
All Agland	99.98%	359,573	100.00%	359,216	<b>3.20%</b>
Non-Agland	0.02%	72			

**PRELIMINARY LEVEL OF VALUE BASED ON THE 2007 ABSTRACT**

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
501,539	4,725,455	IRRIGATED	7,375,569	130.89	64.07%
26,607,235	344,408,357	DRYLAND	543,004,800	93.91	63.43%
1,697,529	36,226,816	GRASSLAND	53,047,771	26.03	68.29%
28,806,303	385,360,627	All IRR-DRY-GRASS	603,428,141	81.75	63.86%

**ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT**

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
501,539	5,138,545	IRRIGATED	7,375,569	130.89	69.67%
26,574,822	382,724,417	DRYLAND	542,343,307	93.91	70.57%
1,697,473	38,702,546	GRASSLAND	53,046,023	26.03	72.96%
28,773,833	426,565,507	All IRR-DRY-GRASS	602,764,899	81.75	70.77%

**CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE**

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation		
2007	@ \$	1,233.21
2008	@ \$	1,341.02
PERCENT CHANGE =		8.74%

Average Value Per Acre of DRY Agricultural Land - Special Valuation		
2007	@ \$	1,215.59
2008	@ \$	1,352.48
PERCENT CHANGE =		11.26%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2007	@ \$	555.41
2008	@ \$	593.39
PERCENT CHANGE =		6.84%

NOTES:

\* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS

Otoe

2007 ABSTRACT DATA

2008 ABSTRACT DATA

Rates Used

MAJOR AGLAND USE	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	1.07%	3,832	N/A	N/A	IRRIGATED RATE
Dryland	78.78%	283,326	N/A	N/A	6.80%
Grassland	18.14%	65,225	N/A	N/A	DRYLAND RATE
* Waste	1.98%	7,132	N/A	N/A	4.90%
* Other	0.02%	58	N/A	N/A	GRASS RATE
All Agland	99.98%	359,573	N/A	N/A	3.20%
Non-Agland	0.02%	72			

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28,806,303	385,360,627	All IRR-DRY-GRASS	603,428,141	81.75	63.86%

ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
N/A	N/A	IRRIGATED	N/A	N/A	N/A
N/A	N/A	DRYLAND	N/A	N/A	N/A
N/A	N/A	GRASSLAND	N/A	N/A	N/A
N/A	N/A	All IRR-DRY-GRASS	N/A	N/A	N/A

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2007	@ \$ 1,233.21
2008	@ N/A
PERCENT CHANGE	= N/A

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2007	@ \$ 1,215.59
2008	@ N/A
PERCENT CHANGE	= N/A

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2007	@ \$ 555.41
2008	@ N/A
PERCENT CHANGE	= N/A

NOTES:

\* Waste and other classes are excluded from the measurement process.

Special Value Section  
Correlation for  
Otoe County

III. Recapture Value Correlation

Otoe County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Otoe County. The County is divided into four market areas, in which each market area has a different schedule of recapture values. The market areas are defined by geographical location. The County's overall calculated median is 71%. The County had increases in all four market areas to accommodate the change in market value. The median and mean measures of central tendency support a level of value within the acceptable range. The statistical change from the preliminary statistics to the final Reports and Opinion statistics reflect that the recapture analysis is consistent with the County's reported assessment action. The Reports and Opinion statistics along with the assessment practices in Otoe County support a level of value at 71% for the recapture value.

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6223

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>71</b>	COV:	29.09	95% Median C.I.:	66.81 to 74.65	(! : Derived)
(AgLand) TOTAL Sales Price:	24,508,510	WGT. MEAN:	69	STD:	21.43	95% Wgt. Mean C.I.:	63.91 to 73.98	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,508,510	MEAN:	74	AVG.ABS.DEV:	16.13	95% Mean C.I.:	69.37 to 77.99	
(AgLand) TOTAL Assessed Value:	16,896,440							
AVG. Adj. Sales Price:	257,984	COD:	22.87	MAX Sales Ratio:	142.35			
AVG. Assessed Value:	177,857	PRD:	106.87	MIN Sales Ratio:	22.62			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	8	80.36	83.63	76.98	19.18	108.65	55.72	132.00	55.72 to 132.00	124,091	95,521
10/01/04 TO 12/31/04	8	79.52	83.29	75.68	19.68	110.05	61.68	110.43	61.68 to 110.43	353,450	267,497
01/01/05 TO 03/31/05	10	87.19	86.67	84.27	15.20	102.85	60.40	122.68	62.96 to 107.72	201,738	169,998
04/01/05 TO 06/30/05	7	80.58	86.59	61.52	33.60	140.76	46.76	142.35	46.76 to 142.35	447,972	275,578
07/01/05 TO 09/30/05	5	81.07	82.62	76.16	15.75	108.47	65.08	108.94	N/A	161,909	123,316
10/01/05 TO 12/31/05	8	72.54	73.10	72.51	14.91	100.82	49.01	89.69	49.01 to 89.69	197,118	142,928
01/01/06 TO 03/31/06	7	68.84	70.92	73.16	15.01	96.94	45.10	86.38	45.10 to 86.38	254,247	186,020
04/01/06 TO 06/30/06	7	61.66	60.66	64.62	9.54	93.87	41.06	72.72	41.06 to 72.72	321,418	207,694
07/01/06 TO 09/30/06	9	70.63	70.15	70.13	12.44	100.03	51.43	92.98	58.43 to 78.37	295,554	207,265
10/01/06 TO 12/31/06	8	72.28	71.69	69.73	19.81	102.82	43.18	97.52	43.18 to 97.52	276,848	193,040
01/01/07 TO 03/31/07	9	57.61	64.61	59.27	19.92	109.00	48.64	109.26	51.23 to 72.40	239,777	142,115
04/01/07 TO 06/30/07	9	49.29	53.98	55.54	36.36	97.20	22.62	108.69	28.49 to 68.37	231,782	128,722
<u>Study Years</u>											
07/01/04 TO 06/30/05	33	84.20	85.10	72.81	21.02	116.88	46.76	142.35	70.57 to 93.73	271,925	197,975
07/01/05 TO 06/30/06	27	69.00	71.07	70.38	16.45	100.98	41.06	108.94	64.13 to 81.50	237,635	167,259
07/01/06 TO 06/30/07	35	65.28	64.92	64.12	23.45	101.24	22.62	109.26	55.68 to 70.63	260,537	167,064
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	30	82.32	82.36	71.48	20.45	115.23	46.76	142.35	70.02 to 88.25	251,323	179,634
01/01/06 TO 12/31/06	31	68.84	68.58	69.24	15.84	99.04	41.06	97.52	61.66 to 74.43	287,240	198,893
<u>ALL</u>											
	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6223

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>71</b>	COV:	29.09	95% Median C.I.:	66.81 to 74.65	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	24,508,510	MEAN:	74	AVG.ABS.DEV:	16.13	95% Mean C.I.:	69.37 to 77.99	
(AgLand) TOTAL Assessed Value:	16,896,440							
AVG. Adj. Sales Price:	257,984	COD:	22.87	MAX Sales Ratio:	142.35			
AVG. Assessed Value:	177,857	PRD:	106.87	MIN Sales Ratio:	22.62			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	45.50	45.50	43.08	50.28	105.61	22.62	68.37	N/A	203,500	87,665	
3489	1	94.43	94.43	94.43			94.43	94.43	N/A	35,000	33,050	
3491	8	72.41	76.70	70.11	20.94	109.39	51.23	122.68	51.23 to 122.68	324,695	227,655	
3493	3	75.04	77.94	73.89	7.87	105.49	70.54	88.25	N/A	405,500	299,616	
3495	7	59.28	77.49	82.59	47.88	93.82	39.93	142.35	39.93 to 142.35	156,382	129,161	
3497	5	86.38	74.50	75.19	18.68	99.09	41.06	93.73	N/A	151,634	114,016	
3499	3	60.58	70.82	73.40	18.75	96.49	58.91	92.98	N/A	177,200	130,063	
3699	4	79.15	82.85	79.99	17.54	103.57	63.84	109.26	N/A	189,336	151,457	
3701	6	89.26	90.62	86.73	15.47	104.48	69.91	120.81	69.91 to 120.81	213,531	185,191	
3703	3	80.58	84.14	75.55	18.03	111.38	64.13	107.72	N/A	468,630	354,036	
3705	3	65.73	67.10	66.65	2.63	100.69	65.20	70.38	N/A	396,145	264,013	
3707	4	67.96	65.76	63.94	8.47	102.84	54.72	72.39	N/A	312,312	199,690	
3709	5	46.76	47.21	48.13	19.66	98.09	28.49	69.00	N/A	615,770	296,380	
3719	2	60.95	60.95	64.09	19.32	95.09	49.17	72.72	N/A	293,500	188,115	
3721	7	65.08	67.92	70.78	23.11	95.96	45.10	88.47	45.10 to 88.47	223,584	158,251	
3723	6	73.42	77.92	74.49	16.73	104.60	55.68	108.94	55.68 to 108.94	224,675	167,365	
3725	7	67.23	83.46	76.35	34.91	109.31	51.43	132.00	51.43 to 132.00	152,865	116,718	
3727	6	74.46	76.92	70.55	19.09	109.02	60.40	96.89	60.40 to 96.89	214,850	151,578	
3729	2	74.46	74.46	75.83	5.25	98.19	70.55	78.37	N/A	228,000	172,895	
3731	11	70.02	68.33	65.26	13.46	104.71	49.29	87.58	57.42 to 81.07	235,611	153,755	
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
7000	26	70.29	74.86	69.61	19.97	107.54	49.29	132.00	61.68 to 81.07	207,957	144,753	
8000	37	69.91	71.07	66.12	20.81	107.50	28.49	120.81	65.20 to 74.43	321,236	212,393	
9000	19	74.26	78.12	73.98	26.48	105.60	39.93	142.35	56.57 to 89.00	260,197	192,487	
9100	13	74.09	72.23	71.17	25.70	101.49	22.62	109.26	58.91 to 92.98	174,778	124,384	
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6223

Type: Qualified

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(AgLand) TOTAL Assessed Value:	16,896,440							
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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	49.17	49.17	49.17			49.17	49.17	N/A	215,000	105,710
DRY	29	76.95	79.36	77.49	18.10	102.40	48.64	122.68	69.00 to 88.47	251,975	195,267
DRY-N/A	54	67.50	69.92	67.99	21.25	102.83	22.62	142.35	63.58 to 70.82	253,146	172,111
GRASS	4	94.06	99.66	91.87	14.39	108.48	78.53	132.00	N/A	39,687	36,460
GRASS-N/A	7	49.29	67.81	53.46	43.98	126.84	41.06	108.94	41.06 to 108.94	451,084	241,162
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	49.17	49.17	49.17			49.17	49.17	N/A	215,000	105,710
DRY	53	72.40	76.22	73.22	17.14	104.09	48.64	122.68	69.00 to 80.58	272,012	199,180
DRY-N/A	30	64.52	67.90	67.07	27.05	101.24	22.62	142.35	57.61 to 70.82	218,683	146,672
GRASS	5	94.39	101.52	98.74	14.55	102.81	78.53	132.00	N/A	53,150	52,482
GRASS-N/A	6	49.15	60.96	51.52	31.22	118.32	41.06	97.52	41.06 to 97.52	508,431	261,928
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	49.17	49.17	49.17			49.17	49.17	N/A	215,000	105,710
DRY	81	70.55	73.56	71.47	20.99	102.91	22.62	142.35	66.81 to 74.43	253,082	180,888
DRY-N/A	2	59.33	59.33	63.84	13.32	92.94	51.43	67.23	N/A	238,750	152,410
GRASS	11	82.10	79.39	55.30	29.00	143.57	41.06	132.00	46.76 to 108.94	301,485	166,725
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857

**PAD 2008 Recapture Value Statistics**

Base Stat

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
13-0056												
13-0097	1	86.38	86.38	86.38			86.38	86.38	N/A	276,900	239,180	
34-0034												
49-0033	3	74.65	71.11	72.40	10.48	98.22	57.61	81.07	N/A	201,833	146,120	
49-0050	11	78.37	79.06	74.50	20.04	106.13	51.43	108.69	60.40 to 99.95	234,597	174,765	
55-0145												
55-0160												
64-0023												
66-0027	28	76.00	81.45	76.78	25.04	106.08	39.93	142.35	65.73 to 89.69	237,501	182,355	
66-0111	34	69.69	68.88	63.40	20.97	108.63	28.49	122.68	56.57 to 74.26	310,766	197,039	
66-0501	18	63.40	67.08	65.05	22.36	103.12	22.62	109.26	58.91 to 78.53	212,747	138,400	
NonValid School												
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.00 TO 0.00	1	49.17	49.17	49.17			49.17	49.17	N/A	215,000	105,710	
0.01 TO 10.00	2	110.50	110.50	91.53	19.46	120.73	89.00	132.00	N/A	2,125	1,945	
10.01 TO 30.00	6	54.78	61.45	57.08	30.14	107.64	41.06	94.43	41.06 to 94.43	45,656	26,061	
30.01 TO 50.00	10	56.57	53.53	47.20	26.28	113.42	22.62	89.69	28.49 to 72.39	115,738	54,624	
50.01 TO 100.00	25	70.55	75.08	71.82	21.70	104.54	49.01	109.26	61.36 to 87.23	146,448	105,175	
100.01 TO 180.00	39	74.65	81.47	77.82	18.96	104.68	43.18	142.35	70.38 to 84.20	286,130	222,671	
180.01 TO 330.00	11	64.13	65.84	63.92	13.90	103.00	49.29	88.47	51.23 to 82.19	536,126	342,715	
650.01 +	1	46.76	46.76	46.76			46.76	46.76	N/A	2,140,250	1,000,810	
ALL	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6223

Type: Qualified

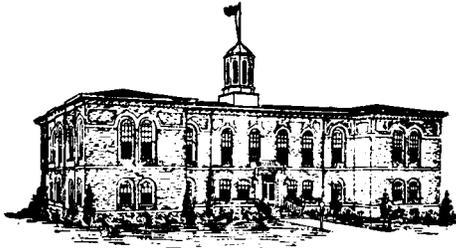
Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>71</b>	COV:	29.09	95% Median C.I.:	66.81 to 74.65	(! : Derived)
(AgLand) TOTAL Sales Price:	24,508,510	WGT. MEAN:	69	STD:	21.43	95% Wgt. Mean C.I.:	63.91 to 73.98	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,508,510	MEAN:	74	AVG.ABS.DEV:	16.13	95% Mean C.I.:	69.37 to 77.99	
(AgLand) TOTAL Assessed Value:	16,896,440							
AVG. Adj. Sales Price:	257,984	COD:	22.87	MAX Sales Ratio:	142.35			
AVG. Assessed Value:	177,857	PRD:	106.87	MIN Sales Ratio:	22.62			

Printed: 04/02/2008 16:53:06

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	110.50	110.50	91.53	19.46	120.73	89.00	132.00	N/A	2,125	1,945	
Total \$ _____												
1 TO 9999	2	110.50	110.50	91.53	19.46	120.73	89.00	132.00	N/A	2,125	1,945	
10000 TO 29999	1	78.53	78.53	78.53	78.53	78.53	78.53	78.53	N/A	22,500	17,670	
30000 TO 59999	5	60.91	67.18	66.34	33.71	101.27	41.06	94.43	N/A	47,487	31,502	
60000 TO 99999	6	76.63	76.77	78.53	27.13	97.76	48.64	109.26	48.64 to 109.26	77,533	60,888	
100000 TO 149999	18	67.19	70.45	70.58	24.21	99.82	39.93	108.94	57.42 to 87.15	121,982	86,098	
150000 TO 249999	24	84.71	82.36	82.23	27.75	100.16	22.62	142.35	61.36 to 97.52	195,822	161,020	
250000 TO 499999	31	70.57	70.32	69.89	9.91	100.63	43.18	88.47	67.77 to 74.43	330,663	231,091	
500000 +	8	61.04	59.80	56.89	9.16	105.10	46.76	70.54	46.76 to 70.54	829,142	471,740	
ALL												
	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	110.50	110.50	91.53	19.46	120.73	89.00	132.00	N/A	2,125	1,945	
Total \$ _____												
1 TO 9999	2	110.50	110.50	91.53	19.46	120.73	89.00	132.00	N/A	2,125	1,945	
10000 TO 29999	3	45.10	54.90	49.48	27.69	110.94	41.06	78.53	N/A	39,757	19,673	
30000 TO 59999	13	51.43	54.86	46.31	28.60	118.46	22.62	94.43	39.93 to 63.58	99,965	46,292	
60000 TO 99999	9	63.84	68.88	65.88	14.92	104.55	55.68	93.73	57.61 to 89.69	125,078	82,398	
100000 TO 149999	18	81.58	77.78	72.45	18.25	107.35	43.18	109.26	61.36 to 87.58	164,672	119,306	
150000 TO 249999	31	76.95	82.00	77.80	20.17	105.39	49.29	142.35	70.02 to 88.14	268,504	208,907	
250000 TO 499999	17	70.54	72.22	69.24	12.77	104.30	51.23	122.68	61.68 to 75.04	454,250	314,504	
500000 +	2	55.44	55.44	51.53	15.66	107.60	46.76	64.13	N/A	1,474,870	759,955	
ALL												
	95	70.55	73.68	68.94	22.87	106.87	22.62	142.35	66.81 to 74.65	257,984	177,857	



**Andrea L. Walters**  
County Assessor

**Therese E. Trombino**  
Deputy Assessor

## **Office of Otoe County Assessor**

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February 27, 2008

Ms. Ruth Sorenson  
Property Tax Administrator  
Department of Property Assessment & Taxation  
1033 "O" Street, Suite 600  
Lincoln, NE 68508

Re: Special Valuation Methodology – 2008

### ***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 also implemented special valuation for their entire county agriculture base. Neither Nemaha nor Johnson Counties have the same degree of activity as Lancaster, Cass, or Otoe. Our county has a relatively high degree of activity in the agricultural market. Syracuse is an activity center due to its' location on the four-lane Highway #2 and it's proximity to the prison in Tecumseh. The villages of Unadilla and Palmyra are also seeing increases in activity, with this activity comes an increase in the acreage market surrounding these villages.

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

In 2007, Otoe County implemented four 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 uses. The four market areas are geographically based to determine value.

### ***Recapture Values***

Recapture values in Otoe County are determined by utilizing the sales comparison approach. All sales are reviewed and verified. LVG guidelines, soil classes, overall use,

as well as location within the market area are considered. Unique sale factors are also analyzed to further break down the differences in an agricultural sale versus an influenced sale. Each sale is recorded in a book and computer file and later plotted on a map. An impact analysis is done to see the influence each sale has within its neighborhood. Through this, the most appropriate value per acre is determined for each land capability group.

### ***Special Values***

The market analysis that has been performed over the past three years indicates an amount of “influence” in the northern areas of Otoe County. This area has a measurable non-agriculture influence, which is not apparent in the southern tier of Otoe County. According to current state policy, Otoe County’s special values are constructed using the sales comparison approach. Greenbelt values were determined by using the agricultural market area on the southern edge of the county, bordering Johnson and Nemaha Counties. Starting in 2006 and continuing in 2008, Otoe County is continuing to use the sales comparison approach in order to determine greenbelt values, however, we are now using the following sales criteria to establish those values. First, a sale must include 80 or more acres and be completely unimproved. Second, 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 uninfluenced by factors other than agricultural use for the land, and the sale meets the first criteria, it is included in the sales analysis study to help determine greenbelt 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,

Therese Trombino  
Deputy Otoe County Assessor



**County 66 - Otoe**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,335	<b>Value</b> 1,213,372,197	<b>Total Growth</b> 12,391,880 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	765	4,032,150	67	1,132,020	231	5,568,340	1,063	10,732,510	
<b>2. Res Improv Land</b>	4,205	29,406,170	196	5,998,430	908	30,226,940	5,309	65,631,540	
<b>3. Res Improvements</b>	4,348	307,454,547	198	24,250,210	922	122,160,620	5,468	453,865,377	
<b>4. Res Total</b>	5,113	340,892,867	265	31,380,660	1,153	157,955,900	6,531	530,229,427	9,413,370
<b>% of Total</b>	78.28	64.29	4.05	5.91	17.65	29.79	57.61	43.69	75.96
<b>5. Rec UnImp Land</b>	0	0	1	3,730	3	126,200	4	129,930	
<b>6. Rec Improv Land</b>	0	0	0	0	2	89,080	2	89,080	
<b>7. Rec Improvements</b>	0	0	0	0	20	92,220	20	92,220	
<b>8. Rec Total</b>	0	0	1	3,730	23	307,500	24	311,230	0
<b>% of Total</b>	0.00	0.00	4.16	1.19	95.83	98.80	0.21	0.02	0.00
<b>Res+Rec Total</b>	5,113	340,892,867	266	31,384,390	1,176	158,263,400	6,555	530,540,657	9,413,370
<b>% of Total</b>	78.00	64.25	4.05	5.91	17.94	29.83	57.82	43.72	75.96

County 66 - Otoe

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,335	<b>Value</b> 1,213,372,197	<b>Total Growth</b> 12,391,880 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	140	2,303,300	16	970,710	10	346,520	166	3,620,530	
10. Comm Improv Land	556	11,331,620	41	3,431,440	23	1,038,440	620	15,801,500	
11. Comm Improvements	575	75,683,740	41	17,709,820	25	4,577,220	641	97,970,780	
12. Comm Total	715	89,318,660	57	22,111,970	35	5,962,180	807	117,392,810	1,417,290
% of Total	88.59	76.08	7.06	18.83	4.33	5.07	7.11	9.67	11.43
13. Ind UnImp Land	1	25,630	0	0	0	0	1	25,630	
14. Ind Improv Land	7	424,700	5	487,280	0	0	12	911,980	
15. Ind Improvements	7	8,763,550	5	7,452,920	0	0	12	16,216,470	
16. Ind Total	8	9,213,880	5	7,940,200	0	0	13	17,154,080	232,240
% of Total	61.53	53.71	38.46	46.28	0.00	0.00	0.11	1.41	1.87
Comm+Ind Total	723	98,532,540	62	30,052,170	35	5,962,180	820	134,546,890	1,649,530
% of Total	88.17	73.23	7.56	22.33	4.26	4.43	7.23	11.08	13.31
17. Taxable Total	5,836	439,425,407	328	61,436,560	1,211	164,225,580	7,375	665,087,547	11,062,900
% of Total	79.13	66.07	4.44	4.71	16.42	23.79	65.06	54.81	89.27

**County 66 - Otoe**

**2008 County Abstract of Assessment for Real Property, Form 45**

**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	0	0	0	0	0	0
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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	598	87	332	<b>1,017</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	25,970	297	29,069,630	2,192	242,331,340	2,490	271,426,940
28. Ag-Improved Land	0	0	170	21,320,910	1,248	176,877,690	1,418	198,198,600
29. Ag-Improvements	0	0	171	9,183,890	1,299	69,475,220	1,470	78,659,110
<b>30. Ag-Total Taxable</b>							<b>3,960</b>	<b>548,284,650</b>

County 66 - Otoe

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	3	2.140	13,410	
32. HomeSite Improv Land	0	0.000	0	107	109.000	1,118,720	
33. HomeSite Improvements	0		0	100		7,337,790	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	17	38.260	50,780	
36. FarmSite Impr Land	0	0.000	0	149	324.220	369,030	
37. FarmSite Improv	0		0	165		1,846,100	
38. FarmSite Total							
39. Road & Ditches		0.000			590.900		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	17	37.250	163,970	20	39.390	177,380	
32. HomeSite Improv Land	804	831.500	8,559,000	911	940.500	9,677,720	
33. HomeSite Improvements	797		53,061,410	897		60,399,200	1,328,980
34. HomeSite Total				917	979.890	70,254,300	
35. FarmSite UnImp Land	101	1,221.480	739,920	118	1,259.740	790,700	
36. FarmSite Impr Land	1,095	2,159.880	2,351,970	1,244	2,484.100	2,721,000	
37. FarmSite Improv	1,232		16,413,810	1,397		18,259,910	0
38. FarmSite Total				1,515	3,743.840	21,771,610	
39. Road & Ditches		6,651.050			7,241.950		
40. Other-Non Ag Use		2.000	160		2.000	160	
41. Total Section VI				2,432	11,967.680	92,026,070	1,328,980

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	77.000	66,320	2	77.000	66,320

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	283	25,247.770	30,616,570
44. Recapture Val			0			36,535,830
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,251	229,784.330	272,236,740	2,534	255,032.100	302,853,310
44. Recapture Val			330,073,730			366,609,560

County 66 - Otoe

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	1.370	2,380	0.000	0	1.370	2,380
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	3.000	2,550	0.000	0	3.000	2,550
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	4.370	4,930	0.000	0	4.370	4,930
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	0.000	0	0.000	0
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		3.800		3.800	
75. Total	0.000	0	4.370	4,930	0.000	0	4.370	4,930

County 66 - Otoe

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 70

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	86.000	176,120	93.000	187,980	179.000	364,100
46. 1A	0.000	0	42.000	84,930	420.000	815,010	462.000	899,940
47. 2A1	0.000	0	67.000	109,150	250.280	406,470	317.280	515,620
48. 2A	0.000	0	382.000	511,880	409.000	548,060	791.000	1,059,940
49. 3A1	0.000	0	19.000	22,040	478.200	554,710	497.200	576,750
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	28.000	23,800	254.340	216,190	282.340	239,990
52. 4A	0.000	0	0.000	0	44.000	24,640	44.000	24,640
53. Total	0.000	0	624.000	927,920	1,948.820	2,753,060	2,572.820	3,680,980
<b>Dryland:</b>								
54. 1D1	0.000	0	329.600	652,290	624.900	1,254,440	954.500	1,906,730
55. 1D	0.000	0	963.520	1,761,930	6,075.920	11,349,040	7,039.440	13,110,970
56. 2D1	0.000	0	663.910	1,151,470	4,716.140	8,238,270	5,380.050	9,389,740
57. 2D	0.000	0	1,444.760	2,002,780	8,710.840	12,235,610	10,155.600	14,238,390
58. 3D1	0.000	0	3,031.470	4,557,100	27,873.060	41,908,560	30,904.530	46,465,660
59. 3D	0.000	0	11.000	12,320	0.000	0	11.000	12,320
60. 4D1	0.000	0	986.870	901,550	11,676.510	10,767,340	12,663.380	11,668,890
61. 4D	0.000	0	11.000	6,160	260.830	151,430	271.830	157,590
62. Total	0.000	0	7,442.130	11,045,600	59,938.200	85,904,690	67,380.330	96,950,290
<b>Grass:</b>								
63. 1G1	0.000	0	27.030	19,070	23.000	19,390	50.030	38,460
64. 1G	0.000	0	85.520	68,140	904.880	726,770	990.400	794,910
65. 2G1	0.000	0	355.170	229,530	2,770.240	2,035,190	3,125.410	2,264,720
66. 2G	0.000	0	150.550	118,790	2,069.590	1,623,020	2,220.140	1,741,810
67. 3G1	0.000	0	199.400	141,170	2,329.160	1,617,830	2,528.560	1,759,000
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	294.720	176,000	4,279.530	2,515,930	4,574.250	2,691,930
70. 4G	0.000	0	158.000	53,990	931.050	314,170	1,089.050	368,160
71. Total	0.000	0	1,270.390	806,690	13,307.450	8,852,300	14,577.840	9,658,990
72. Waste	0.000	0	320.520	16,040	1,702.390	85,190	2,022.910	101,230
73. Other	0.000	0	13.000	650	0.000	0	13.000	650
74. Exempt	0.000		1.000		2.210		3.210	
75. Total	0.000	0	9,670.040	12,796,900	76,896.860	97,595,240	86,566.900	110,392,140

County 66 - Otoe

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 80

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	84.000	190,750	84.000	190,750
46. 1A	0.000	0	0.000	0	114.000	240,900	114.000	240,900
47. 2A1	0.000	0	0.000	0	100.000	175,920	100.000	175,920
48. 2A	0.000	0	76.000	110,200	208.000	290,050	284.000	400,250
49. 3A1	0.000	0	0.000	0	126.000	166,220	126.000	166,220
50. 3A	0.000	0	0.000	0	113.000	131,940	113.000	131,940
51. 4A1	0.000	0	0.000	0	157.000	141,010	157.000	141,010
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	76.000	110,200	902.000	1,336,790	978.000	1,446,990
<b>Dryland:</b>								
54. 1D1	0.000	0	183.600	371,400	456.000	950,100	639.600	1,321,500
55. 1D	4.000	9,080	2,057.960	3,939,170	12,749.160	24,201,810	14,811.120	28,150,060
56. 2D1	3.000	6,360	2,099.570	3,728,980	10,381.940	18,519,960	12,484.510	22,255,300
57. 2D	0.000	0	2,040.570	2,939,660	5,700.050	8,153,740	7,740.620	11,093,400
58. 3D1	5.600	8,790	5,130.500	7,857,410	29,644.040	45,052,790	34,780.140	52,918,990
59. 3D	0.000	0	2,921.470	3,577,960	22,019.680	27,057,450	24,941.150	30,635,410
60. 4D1	0.000	0	2,147.390	1,978,760	14,314.940	12,982,440	16,462.330	14,961,200
61. 4D	0.000	0	91.710	56,750	669.350	393,620	761.060	450,370
62. Total	12.600	24,230	16,672.770	24,450,090	95,935.160	137,311,910	112,620.530	161,786,230
<b>Grass:</b>								
63. 1G1	0.000	0	6.000	4,920	12.000	8,800	18.000	13,720
64. 1G	0.000	0	198.120	167,560	1,501.090	1,214,690	1,699.210	1,382,250
65. 2G1	0.000	0	874.430	721,460	5,435.240	4,408,330	6,309.670	5,129,790
66. 2G	0.000	0	332.830	264,750	1,673.960	1,313,820	2,006.790	1,578,570
67. 3G1	1.890	1,740	348.350	264,900	2,130.290	1,384,140	2,480.530	1,650,780
68. 3G	0.000	0	243.580	133,680	1,465.980	740,000	1,709.560	873,680
69. 4G1	0.000	0	605.880	364,790	4,938.050	2,698,000	5,543.930	3,062,790
70. 4G	0.000	0	684.130	214,260	4,808.850	1,597,430	5,492.980	1,811,690
71. Total	1.890	1,740	3,293.320	2,136,320	21,965.460	13,365,210	25,260.670	15,503,270
72. Waste	0.000	0	473.930	34,020	1,691.580	117,400	2,165.510	151,420
73. Other	0.000	0	21.700	1,740	3.000	240	24.700	1,980
74. Exempt	0.000		75.490		85.050		160.540	
75. Total	14.490	25,970	20,537.720	26,732,370	120,497.200	152,131,550	141,049.410	178,889,890

County 66 - Otoe

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 90

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	13.000	23,530	13.000	23,530
47. 2A1	0.000	0	49.000	79,380	31.000	50,220	80.000	129,600
48. 2A	0.000	0	36.000	48,240	23.000	30,820	59.000	79,060
49. 3A1	0.000	0	33.000	38,280	57.000	66,120	90.000	104,400
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	20.000	17,000	19.000	16,150	39.000	33,150
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	138.000	182,900	143.000	186,840	281.000	369,740
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	1,024.500	2,074,300	1,024.500	2,074,300
55. 1D	0.000	0	198.680	375,740	9,345.820	17,337,220	9,544.500	17,712,960
56. 2D1	0.000	0	363.070	637,170	5,456.400	9,374,810	5,819.470	10,011,980
57. 2D	0.000	0	241.190	347,570	2,126.540	3,096,040	2,367.730	3,443,610
58. 3D1	0.000	0	608.900	935,560	18,732.660	29,383,850	19,341.560	30,319,410
59. 3D	0.000	0	171.400	199,120	10,125.340	12,422,140	10,296.740	12,621,260
60. 4D1	0.000	0	627.300	564,880	6,827.800	6,514,760	7,455.100	7,079,640
61. 4D	0.000	0	11.220	8,300	174.640	116,560	185.860	124,860
62. Total	0.000	0	2,221.760	3,068,340	53,813.700	80,319,680	56,035.460	83,388,020
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	24.530	19,780	24.530	19,780
64. 1G	0.000	0	39.000	25,920	744.440	604,070	783.440	629,990
65. 2G1	0.000	0	98.830	63,800	2,663.480	1,995,190	2,762.310	2,058,990
66. 2G	0.000	0	58.000	45,190	701.720	547,450	759.720	592,640
67. 3G1	0.000	0	35.180	20,970	1,243.720	808,200	1,278.900	829,170
68. 3G	0.000	0	54.340	22,740	1,153.940	566,130	1,208.280	588,870
69. 4G1	0.000	0	183.620	100,070	2,049.460	1,201,960	2,233.080	1,302,030
70. 4G	0.000	0	253.090	89,330	1,606.670	506,020	1,859.760	595,350
71. Total	0.000	0	722.060	368,020	10,187.960	6,248,800	10,910.020	6,616,820
72. Waste	0.000	0	142.200	7,110	1,024.390	51,310	1,166.590	58,420
73. Other	0.000	0	0.000	0	17.220	860	17.220	860
74. Exempt	0.000		0.000		11.590		11.590	
75. Total	0.000	0	3,224.020	3,626,370	65,186.270	86,807,490	68,410.290	90,433,860

County 66 - Otoe

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 91

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	193.000	382,550	193.000	382,550
55. 1D	0.000	0	354.780	626,640	3,625.220	6,539,350	3,980.000	7,165,990
56. 2D1	0.000	0	495.310	818,390	3,623.160	6,034,330	4,118.470	6,852,720
57. 2D	0.000	0	526.010	715,980	4,539.970	6,281,160	5,065.980	6,997,140
58. 3D1	0.000	0	1,746.670	2,705,800	22,429.430	34,337,750	24,176.100	37,043,550
59. 3D	0.000	0	0.000	0	15.000	16,800	15.000	16,800
60. 4D1	0.000	0	519.210	454,320	8,706.140	7,755,840	9,225.350	8,210,160
61. 4D	0.000	0	0.000	0	166.000	103,320	166.000	103,320
62. Total	0.000	0	3,641.980	5,321,130	43,297.920	61,451,100	46,939.900	66,772,230
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	18.000	14,650	18.000	14,650
64. 1G	0.000	0	22.470	20,840	857.760	736,640	880.230	757,480
65. 2G1	0.000	0	123.760	86,530	2,711.500	2,022,840	2,835.260	2,109,370
66. 2G	0.000	0	64.850	51,860	2,072.680	1,655,350	2,137.530	1,707,210
67. 3G1	0.000	0	55.100	36,460	1,982.110	1,274,810	2,037.210	1,311,270
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	203.870	126,100	5,138.610	3,104,170	5,342.480	3,230,270
70. 4G	0.000	0	66.000	26,880	1,157.700	519,810	1,223.700	546,690
71. Total	0.000	0	536.050	348,670	13,938.360	9,328,270	14,474.410	9,676,940
72. Waste	0.000	0	161.380	8,080	1,605.920	80,360	1,767.300	88,440
73. Other	0.000	0	3.000	150	0.000	0	3.000	150
74. Exempt	0.000		11.020		12.590		23.610	
75. Total	0.000	0	4,342.410	5,678,030	58,842.200	70,859,730	63,184.610	76,537,760

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	838.000	1,221,020	2,993.820	4,276,690	3,831.820	5,497,710
77.Dry Land	12.600	24,230	29,983.010	43,890,090	252,984.980	364,987,380	282,980.590	408,901,700
78.Grass	1.890	1,740	5,821.820	3,659,700	59,399.230	37,794,580	65,222.940	41,456,020
79.Waste	0.000	0	1,098.030	65,250	6,024.280	334,260	7,122.310	399,510
80.Other	0.000	0	37.700	2,540	20.220	1,100	57.920	3,640
81.Exempt	0.000	0	87.510	0	115.240	0	202.750	0
<b>82.Total</b>	<b>14.490</b>	<b>25,970</b>	<b>37,778.560</b>	<b>48,838,600</b>	<b>321,422.530</b>	<b>407,394,010</b>	<b>359,215.580</b>	<b>456,258,580</b>

## 2008 Agricultural Land Detail

### County 66 - Otoe

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	1.370	31.35%	2,380	48.28%	1,737.226
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	3.000	68.65%	2,550	51.72%	850.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>4,930</b>	<b>100.00%</b>	<b>1,128.146</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>4,930</b>	<b>100.00%</b>	<b>1,128.146</b>
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3.800	86.96%			
<b>Market Area Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>4,930</b>	<b>100.00%</b>	<b>1,128.146</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>4.370</b>	<b>0.00%</b>	<b>4,930</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	3.800	1.87%			
<b>Market Area Total</b>	<b>4.370</b>	<b>0.00%</b>	<b>4,930</b>	<b>0.00%</b>	

## 2008 Agricultural Land Detail

### County 66 - Otoe

Market Area: **70**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	179.000	6.96%	364,100	9.89%	2,034.078
1A	462.000	17.96%	899,940	24.45%	1,947.922
2A1	317.280	12.33%	515,620	14.01%	1,625.126
2A	791.000	30.74%	1,059,940	28.80%	1,340.000
3A1	497.200	19.33%	576,750	15.67%	1,159.995
3A	0.000	0.00%	0	0.00%	0.000
4A1	282.340	10.97%	239,990	6.52%	850.003
4A	44.000	1.71%	24,640	0.67%	560.000
<b>Irrigated Total</b>	<b>2,572.820</b>	<b>100.00%</b>	<b>3,680,980</b>	<b>100.00%</b>	<b>1,430.718</b>

**Dry:**

1D1	954.500	1.42%	1,906,730	1.97%	1,997.621
1D	7,039.440	10.45%	13,110,970	13.52%	1,862.501
2D1	5,380.050	7.98%	9,389,740	9.69%	1,745.288
2D	10,155.600	15.07%	14,238,390	14.69%	1,402.023
3D1	30,904.530	45.87%	46,465,660	47.93%	1,503.522
3D	11.000	0.02%	12,320	0.01%	1,120.000
4D1	12,663.380	18.79%	11,668,890	12.04%	921.467
4D	271.830	0.40%	157,590	0.16%	579.737
<b>Dry Total</b>	<b>67,380.330</b>	<b>100.00%</b>	<b>96,950,290</b>	<b>100.00%</b>	<b>1,438.851</b>

**Grass:**

1G1	50.030	0.34%	38,460	0.40%	768.738
1G	990.400	6.79%	794,910	8.23%	802.615
2G1	3,125.410	21.44%	2,264,720	23.45%	724.615
2G	2,220.140	15.23%	1,741,810	18.03%	784.549
3G1	2,528.560	17.35%	1,759,000	18.21%	695.652
3G	0.000	0.00%	0	0.00%	0.000
4G1	4,574.250	31.38%	2,691,930	27.87%	588.496
4G	1,089.050	7.47%	368,160	3.81%	338.056
<b>Grass Total</b>	<b>14,577.840</b>	<b>100.00%</b>	<b>9,658,990</b>	<b>100.00%</b>	<b>662.580</b>

<b>Irrigated Total</b>	<b>2,572.820</b>	<b>2.97%</b>	<b>3,680,980</b>	<b>3.33%</b>	<b>1,430.718</b>
<b>Dry Total</b>	<b>67,380.330</b>	<b>77.84%</b>	<b>96,950,290</b>	<b>87.82%</b>	<b>1,438.851</b>
<b>Grass Total</b>	<b>14,577.840</b>	<b>16.84%</b>	<b>9,658,990</b>	<b>8.75%</b>	<b>662.580</b>
Waste	2,022.910	2.34%	101,230	0.09%	50.041
Other	13.000	0.02%	650	0.00%	50.000
Exempt	3.210	0.00%			
<b>Market Area Total</b>	<b>86,566.900</b>	<b>100.00%</b>	<b>110,392,140</b>	<b>100.00%</b>	<b>1,275.223</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>2,572.820</b>	<b>67.14%</b>	<b>3,680,980</b>	<b>66.95%</b>	
<b>Dry Total</b>	<b>67,380.330</b>	<b>23.81%</b>	<b>96,950,290</b>	<b>23.71%</b>	
<b>Grass Total</b>	<b>14,577.840</b>	<b>22.35%</b>	<b>9,658,990</b>	<b>23.30%</b>	
Waste	2,022.910	28.40%	101,230	25.34%	
Other	13.000	22.44%	650	17.86%	
Exempt	3.210	1.58%			
<b>Market Area Total</b>	<b>86,566.900</b>	<b>24.10%</b>	<b>110,392,140</b>	<b>24.20%</b>	

## 2008 Agricultural Land Detail

### County 66 - Otoe

Market Area: **80**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	84.000	8.59%	190,750	13.18%	2,270.833
1A	114.000	11.66%	240,900	16.65%	2,113.157
2A1	100.000	10.22%	175,920	12.16%	1,759.200
2A	284.000	29.04%	400,250	27.66%	1,409.330
3A1	126.000	12.88%	166,220	11.49%	1,319.206
3A	113.000	11.55%	131,940	9.12%	1,167.610
4A1	157.000	16.05%	141,010	9.75%	898.152
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>978.000</b>	<b>100.00%</b>	<b>1,446,990</b>	<b>100.00%</b>	<b>1,479.539</b>

**Dry:**

1D1	639.600	0.57%	1,321,500	0.82%	2,066.135
1D	14,811.120	13.15%	28,150,060	17.40%	1,900.603
2D1	12,484.510	11.09%	22,255,300	13.76%	1,782.633
2D	7,740.620	6.87%	11,093,400	6.86%	1,433.141
3D1	34,780.140	30.88%	52,918,990	32.71%	1,521.528
3D	24,941.150	22.15%	30,635,410	18.94%	1,228.307
4D1	16,462.330	14.62%	14,961,200	9.25%	908.814
4D	761.060	0.68%	450,370	0.28%	591.766
<b>Dry Total</b>	<b>112,620.530</b>	<b>100.00%</b>	<b>161,786,230</b>	<b>100.00%</b>	<b>1,436.560</b>

**Grass:**

1G1	18.000	0.07%	13,720	0.09%	762.222
1G	1,699.210	6.73%	1,382,250	8.92%	813.466
2G1	6,309.670	24.98%	5,129,790	33.09%	813.004
2G	2,006.790	7.94%	1,578,570	10.18%	786.614
3G1	2,480.530	9.82%	1,650,780	10.65%	665.494
3G	1,709.560	6.77%	873,680	5.64%	511.055
4G1	5,543.930	21.95%	3,062,790	19.76%	552.458
4G	5,492.980	21.75%	1,811,690	11.69%	329.819
<b>Grass Total</b>	<b>25,260.670</b>	<b>100.00%</b>	<b>15,503,270</b>	<b>100.00%</b>	<b>613.731</b>

<b>Irrigated Total</b>	<b>978.000</b>	<b>0.69%</b>	<b>1,446,990</b>	<b>0.81%</b>	<b>1,479.539</b>
<b>Dry Total</b>	<b>112,620.530</b>	<b>79.84%</b>	<b>161,786,230</b>	<b>90.44%</b>	<b>1,436.560</b>
<b>Grass Total</b>	<b>25,260.670</b>	<b>17.91%</b>	<b>15,503,270</b>	<b>8.67%</b>	<b>613.731</b>
Waste	2,165.510	1.54%	151,420	0.08%	69.923
Other	24.700	0.02%	1,980	0.00%	80.161
Exempt	160.540	0.11%			
<b>Market Area Total</b>	<b>141,049.410</b>	<b>100.00%</b>	<b>178,889,890</b>	<b>100.00%</b>	<b>1,268.278</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>978.000</b>	<b>25.52%</b>	<b>1,446,990</b>	<b>26.32%</b>	
<b>Dry Total</b>	<b>112,620.530</b>	<b>39.80%</b>	<b>161,786,230</b>	<b>39.57%</b>	
<b>Grass Total</b>	<b>25,260.670</b>	<b>38.73%</b>	<b>15,503,270</b>	<b>37.40%</b>	
Waste	2,165.510	30.40%	151,420	37.90%	
Other	24.700	42.65%	1,980	54.40%	
Exempt	160.540	79.18%			
<b>Market Area Total</b>	<b>141,049.410</b>	<b>39.27%</b>	<b>178,889,890</b>	<b>39.21%</b>	

## 2008 Agricultural Land Detail

### County 66 - Otoe

Market Area: **90**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	13.000	4.63%	23,530	6.36%	1,810.000
2A1	80.000	28.47%	129,600	35.05%	1,620.000
2A	59.000	21.00%	79,060	21.38%	1,340.000
3A1	90.000	32.03%	104,400	28.24%	1,160.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	39.000	13.88%	33,150	8.97%	850.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>281.000</b>	<b>100.00%</b>	<b>369,740</b>	<b>100.00%</b>	<b>1,315.800</b>

**Dry:**

1D1	1,024.500	1.83%	2,074,300	2.49%	2,024.694
1D	9,544.500	17.03%	17,712,960	21.24%	1,855.829
2D1	5,819.470	10.39%	10,011,980	12.01%	1,720.428
2D	2,367.730	4.23%	3,443,610	4.13%	1,454.393
3D1	19,341.560	34.52%	30,319,410	36.36%	1,567.578
3D	10,296.740	18.38%	12,621,260	15.14%	1,225.753
4D1	7,455.100	13.30%	7,079,640	8.49%	949.637
4D	185.860	0.33%	124,860	0.15%	671.795
<b>Dry Total</b>	<b>56,035.460</b>	<b>100.00%</b>	<b>83,388,020</b>	<b>100.00%</b>	<b>1,488.129</b>

**Grass:**

1G1	24.530	0.22%	19,780	0.30%	806.359
1G	783.440	7.18%	629,990	9.52%	804.133
2G1	2,762.310	25.32%	2,058,990	31.12%	745.387
2G	759.720	6.96%	592,640	8.96%	780.076
3G1	1,278.900	11.72%	829,170	12.53%	648.346
3G	1,208.280	11.07%	588,870	8.90%	487.362
4G1	2,233.080	20.47%	1,302,030	19.68%	583.064
4G	1,859.760	17.05%	595,350	9.00%	320.121
<b>Grass Total</b>	<b>10,910.020</b>	<b>100.00%</b>	<b>6,616,820</b>	<b>100.00%</b>	<b>606.490</b>

<b>Irrigated Total</b>	<b>281.000</b>	<b>0.41%</b>	<b>369,740</b>	<b>0.41%</b>	<b>1,315.800</b>
<b>Dry Total</b>	<b>56,035.460</b>	<b>81.91%</b>	<b>83,388,020</b>	<b>92.21%</b>	<b>1,488.129</b>
<b>Grass Total</b>	<b>10,910.020</b>	<b>15.95%</b>	<b>6,616,820</b>	<b>7.32%</b>	<b>606.490</b>
Waste	1,166.590	1.71%	58,420	0.06%	50.077
Other	17.220	0.03%	860	0.00%	49.941
Exempt	11.590	0.02%			
<b>Market Area Total</b>	<b>68,410.290</b>	<b>100.00%</b>	<b>90,433,860</b>	<b>100.00%</b>	<b>1,321.933</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>281.000</b>	<b>7.33%</b>	<b>369,740</b>	<b>6.73%</b>	
<b>Dry Total</b>	<b>56,035.460</b>	<b>19.80%</b>	<b>83,388,020</b>	<b>20.39%</b>	
<b>Grass Total</b>	<b>10,910.020</b>	<b>16.73%</b>	<b>6,616,820</b>	<b>15.96%</b>	
Waste	1,166.590	16.38%	58,420	14.62%	
Other	17.220	29.73%	860	23.63%	
Exempt	11.590	5.72%			
<b>Market Area Total</b>	<b>68,410.290</b>	<b>19.04%</b>	<b>90,433,860</b>	<b>19.82%</b>	

## 2008 Agricultural Land Detail

### County 66 - Otoe

Market Area: **91**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	193.000	0.41%	382,550	0.57%	1,982.124
1D	3,980.000	8.48%	7,165,990	10.73%	1,800.500
2D1	4,118.470	8.77%	6,852,720	10.26%	1,663.899
2D	5,065.980	10.79%	6,997,140	10.48%	1,381.201
3D1	24,176.100	51.50%	37,043,550	55.48%	1,532.238
3D	15.000	0.03%	16,800	0.03%	1,120.000
4D1	9,225.350	19.65%	8,210,160	12.30%	889.956
4D	166.000	0.35%	103,320	0.15%	622.409
<b>Dry Total</b>	<b>46,939.900</b>	<b>100.00%</b>	<b>66,772,230</b>	<b>100.00%</b>	<b>1,422.504</b>

**Grass:**

1G1	18.000	0.12%	14,650	0.15%	813.888
1G	880.230	6.08%	757,480	7.83%	860.547
2G1	2,835.260	19.59%	2,109,370	21.80%	743.977
2G	2,137.530	14.77%	1,707,210	17.64%	798.683
3G1	2,037.210	14.07%	1,311,270	13.55%	643.659
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,342.480	36.91%	3,230,270	33.38%	604.638
4G	1,223.700	8.45%	546,690	5.65%	446.751
<b>Grass Total</b>	<b>14,474.410</b>	<b>100.00%</b>	<b>9,676,940</b>	<b>100.00%</b>	<b>668.555</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>46,939.900</b>	<b>74.29%</b>	<b>66,772,230</b>	<b>87.24%</b>	<b>1,422.504</b>
<b>Grass Total</b>	<b>14,474.410</b>	<b>22.91%</b>	<b>9,676,940</b>	<b>12.64%</b>	<b>668.555</b>
Waste	1,767.300	2.80%	88,440	0.12%	50.042
Other	3.000	0.00%	150	0.00%	50.000
Exempt	23.610	0.04%			
<b>Market Area Total</b>	<b>63,184.610</b>	<b>100.00%</b>	<b>76,537,760</b>	<b>100.00%</b>	<b>1,211.335</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>46,939.900</b>	<b>16.59%</b>	<b>66,772,230</b>	<b>16.33%</b>	
<b>Grass Total</b>	<b>14,474.410</b>	<b>22.19%</b>	<b>9,676,940</b>	<b>23.34%</b>	
Waste	1,767.300	24.81%	88,440	22.14%	
Other	3.000	5.18%	150	4.12%	
Exempt	23.610	11.64%			
<b>Market Area Total</b>	<b>63,184.610</b>	<b>17.59%</b>	<b>76,537,760</b>	<b>16.78%</b>	

## 2008 Agricultural Land Detail

### County 66 - Otoe

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	838.000	1,221,020	2,993.820	4,276,690
Dry	12.600	24,230	29,983.010	43,890,090	252,984.980	364,987,380
Grass	1.890	1,740	5,821.820	3,659,700	59,399.230	37,794,580
Waste	0.000	0	1,098.030	65,250	6,024.280	334,260
Other	0.000	0	37.700	2,540	20.220	1,100
Exempt	0.000	0	87.510	0	115.240	0
<b>Total</b>	<b>14.490</b>	<b>25,970</b>	<b>37,778.560</b>	<b>48,838,600</b>	<b>321,422.530</b>	<b>407,394,010</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	3,831.820	5,497,710	3,831.820	1.07%	5,497,710	1.20%	1,434.751
Dry	282,980.590	408,901,700	282,980.590	78.78%	408,901,700	89.62%	1,444.981
Grass	65,222.940	41,456,020	65,222.940	18.16%	41,456,020	9.09%	635.604
Waste	7,122.310	399,510	7,122.310	1.98%	399,510	0.09%	56.092
Other	57.920	3,640	57.920	0.02%	3,640	0.00%	62.845
Exempt	202.750	0	202.750	0.06%	0	0.00%	0.000
<b>Total</b>	<b>359,215.580</b>	<b>456,258,580</b>	<b>359,215.580</b>	<b>100.00%</b>	<b>456,258,580</b>	<b>100.00%</b>	<b>1,270.152</b>

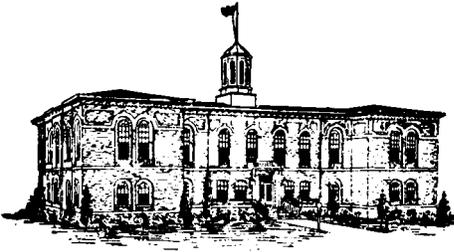
\* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2007 Certificate of Taxes Levied (CTL)**

66 Otoe

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	514,447,630	530,229,427	15,781,797	3.07	9,413,370	1.24
2. Recreational	304,020	311,230	7,210	2.37	0	2.37
3. Ag-Homesite Land, Ag-Res Dwellings	69,954,310	70,254,300	299,990	0.43	*-----	0.43
<b>4. Total Residential (sum lines 1-3)</b>	<b>584,705,960</b>	<b>600,794,957</b>	<b>16,088,997</b>	<b>2.75</b>	<b>9,413,370</b>	<b>1.14</b>
5. Commercial	116,615,250	117,392,810	777,560	0.67	1,417,290	-0.55
6. Industrial	16,921,840	17,154,080	232,240	1.37	232,240	0
7. Ag-Farmsite Land, Outbuildings	21,718,800	21,771,610	52,810	0.24	1,328,980	-5.88
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>155,255,890</b>	<b>156,318,500</b>	<b>1,062,610</b>	<b>0.68</b>	<b>1,649,530</b>	<b>-0.38</b>
<b>10. Total Non-Agland Real Property</b>	<b>739,961,850</b>	<b>757,113,617</b>	<b>17,151,767</b>	<b>2.32</b>	<b>12,391,880</b>	<b>0.64</b>
11. Irrigated	5,065,180	5,497,710	432,530	8.54		
12. Dryland	369,443,200	408,901,700	39,458,500	10.68		
13. Grassland	38,905,170	41,456,020	2,550,850	6.56		
14. Wasteland	215,040	399,510	184,470	85.78		
15. Other Agland	60	60	3,580	5966.67		
<b>16. Total Agricultural Land</b>	<b>413,628,650</b>	<b>456,258,580</b>	<b>42,629,930</b>	<b>10.31</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>1,153,590,500</b>	<b>1,213,372,197</b>	<b>59,781,697</b>	<b>5.18</b>	<b>12,391,880</b>	<b>4.11</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.



Andrea L. Walters  
Assessor

Therese E. Trombino  
Deputy Assessor

**Office of Otoe County Assessor**

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**\*\* *Three Year Plan - Amended* \*\***

	<u># of Parcels</u>
<b>Residential</b>	6538
<b>Commercial</b>	810
<b>Industrial</b>	13
<b>Agriculture</b>	3973
<b>Special Value</b>	2489

**New property:** For assessment year 2007, an estimated 1880 building permits and/or information statements were filed for new property construction/additions in the county.

**Assessment Action Planned for Assessment Year 2008:**

Residential – Begin a complete physical review of Nebraska City and 6 of the smaller villages within our County. A complete physical review has not been undertaken since 1998. Make any changes necessary to reflect current condition & dwelling information. Adjust to market value.

Commercial – Begin physical review of 6 of the smaller villages within our County. Adjust depreciation tables & occupancy codes to reflect current use & condition. Adjust to market value.

Agricultural –Begin building the soil & land use layers in our GIS system. With this we are verifying the soil types on each parcel. We will complete ¼ of the County this year. Make adjustments accordingly.

**Assessment Action Planned for Assessment Year 2009:**

Residential –Finish physical review of 3 remaining smaller villages. Correct property record cards to show current condition & dwelling information. Adjust to market value.

Commercial – Begin our physical review of remaining 3 smaller villages. Adjust depreciation tables & occupancy codes to reflect current use & condition. Adjust to market value.

Agricultural – Begin our physical review of agricultural parcels. Finish building the soil & land use layers in our GIS system and implement it to assist researching land use studies.

**Assessment Action Planned for Assessment Year 2010:**

Residential – Begin physical review of rural residential properties. Correct property record cards to show current condition & dwelling information. Adjust to market value.

Commercial – Begin physical review of rural commercial properties. Adjust depreciation tables & occupancy codes to reflect current use & condition. Adjust to market value.

Agricultural – Begin physical review of all larger acreages. Correct property record cards to show current condition & dwelling information. Adjust to market value.

**Current Resources:**

The Otoe County Assessor's Office has five full-time and one part-time staff; Assessor, Deputy Assessor, Administrative Assistant, Appraisal Assistant, GIS Specialist, and Appraiser 104 hours a month. We have a total of \$188,139 in our budget for staff salaries. And \$2,000 in our budget for training classes for our staff. Also have \$500 in our budget for convention or workshop fees.

The cadastral maps are current in our office and are continually maintained by the staff. We are also continually updating our GIS system. We had additional funds in our budget from staff turnover during the first half of the budget year: I hired a temporary GIS Specialist to complete our parcel layer. In addition to this duty, this staff member worked on verification and coordination of information in our cadastral, GIS, and TerraScan records. Our Specialist has been able to find several areas where new surveys have been filed since our initial implementation of GIS. The program had not been maintained previously and needed quite a bit of work. We have recently added the land use layer to our GIS system. There is a lot of work to get this layer completed. This layer will help us do a faster and more accurate review of the land use when we undertake our next study. This staff member was recently approved as a full-time permanent position in our office. She is also now reviewing the sales in our county and at times, assisting with the annual reviews.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. Our administrative assistant does an annual inventory on all the physical cards to match the electronic updated card.

Otoe County currently physically reviews 100% of all qualified sales in each class of property. We make an attempt to briefly interview either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable disqualified sales. 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:**

Annually prepare and file Assessor Administrative reports required by law/regulation:

Abstracts (real & personal property)

Assessor Survey

## Sales information to PAD rosters & annual Assessed Value Update w/ Abstract

Certification of Value to Political Subdivisions  
School District Taxable Value Report  
Homestead Exemption Tax Loss Report  
Certificate of Taxes Levied Report  
Report of current values for properties owned by Board of Education Lands & Funds  
Report of all Exempt Property and Taxable Government Owned Property  
Annual Plan of Assessment Report

Personal Property: administer annual filing of approximately 1400 schedules; prepare subsequent notices for change of value, incomplete filings, failure to file and/or penalties applied, as required.

Permissive Exemptions: administer annual filings of approximately 150 applications for new or continued exempt use, review and make recommendations to county board.

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

Homestead Exemptions: administer approximately 675 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance. We have also been holding small workshops in villages outside of the County Seat for those who need assistance with their applications.

Centrally assessed: review of valuations as certified by PAD 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 do not have any active in our county at this time, but have just received the paperwork to implement one for the new Commercial State Bank for 2008.

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.

Tax List Corrections: prepare tax list correction documents for county board approval.

County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

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

Education: Assessor and/or Appraisal Education – attend southeast district assessor’s meetings once a month, workshops sponsored by NACO or PAD and educational classes to obtain required hours of continuing education to maintain assessor/deputy certification. We are planning on attending at least one 15 or 30-hour course every year, plus any additional training we feel we would benefit from, dependent on the budget constraints. We are also asking for additional funds in our budget to allow for the Appraisal Assistant and the GIS Specialist to attend courses.

**Conclusion:**

Beginning next year, we will need a substantial increase in our budget for the increased mileage costs associated with completion of the reviews. The county line is as far away as 50 miles in some directions. This will require extensive driving. We will also be asking to increase our budget for educational costs in order to allow additional staff to attend courses in the future.

This concludes my three-year plan of assessment at this time.

Respectfully submitted,

Andrea L. Walters  
Otoe County Assessor

## 2008 Assessment Survey for Otoe County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	1 contracted appraiser (104 hours a month)
3.	<b>Other full-time employees</b>
	1-administrative assistant and 1 appraisal assistant & 1 GIS technician
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$204,289
7.	<b>Part of the budget that is dedicated to the computer system</b>
	None. The annual fee for TerraScan is calculated in the County General budget.
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$204,289
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$48,500
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$2,500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	None
12.	<b>Other miscellaneous funds</b>
	0

13.	<b>Total budget</b>
	\$204,289
a.	<b>Was any of last year's budget not used:</b>
	No

## **B. Computer, Automation Information and GIS**

1.	<b>Administrative software</b>
	TerraScan
2.	<b>CAMA software</b>
	TerraScan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor's office staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	Assessor, Deputy Assessor, & GIS Technician
7.	<b>Personal Property software:</b>
	TerraScan

## **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Nebraska City and Syracuse

4.	<b>When was zoning implemented?</b>
	April 2002

#### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Ron Elliot- contract appraiser establishes values for pick-up work; help maintain cost/depreciation tables.
2.	<b>Other services</b>
	None

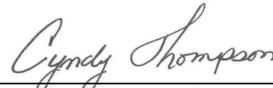


## Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Otoe County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5883.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts