2013

Measurement of Special Valuation in Sarpy County

In Sarpy County, where special valuation encompasses the entire county, we use a sales-based measurement approach to project an uninfluenced agricultural land value. Comparable county sales where agricultural land sells without regard to alternative uses act as "surrogate" sales. By measuring Sarpy County's assessed values against the "surrogate" sale prices, we are provided an indication of Sarpy County's level of value. The result is an equalized relationship of assessed values in agricultural areas that ensures common uninfluenced agricultural land markets are recognized in special value assessments.

Study of Non-Agricultural Influence

To establish valid areas of the agricultural land market, we identify the boundaries of nonagricultural influence stemming from the metropolitan areas. Analyzing sale price changes in relation to urban proximity measures the degree of influence for land with similar agricultural features.

Given the recent economic trends, the record increases to agricultural land values and a relatively flat residential and commercial market, agricultural land values have surpassed the value for alternative uses in many areas. In effect, agricultural use has become the highest and best use of land historically influenced by development and other non-agricultural activities. In the state of Nebraska, counties such as Gage, Otoe, and Scottsbluff have been eliminated from the category of "fully influenced" in recent years, and their annual methodology confirms the same today.

For 2012, all agricultural land within Cass, Douglas, Lancaster, Saunders, Sarpy, and Washington was determined to be fully influenced by nonagricultural factors. Analysis for 2013 indicates the nonagricultural influence has diminished to the point where land in Cass, Saunders, and Washington counties has a highest and best use as agricultural land. Sale price analysis demonstrates that not only do sale prices diminish as the land moves away from the urban centers, but sale prices become comparable to uninfluenced neighboring counties with similar land features.

The results of county-specific market analyses are as follows:

County	Location Description	Median Sale Price/Acre of Dry land
Washington	4 South townships closest to Omaha Metro	$6,827
Washington	Middle 3 townships near Blair	$5,942
Washington	Northeast 2 townships along river	$7,427
Washington	Northern 8 miles, and Geocode 2367	**$4,788**
Burt (uninfluenced)	All County	**$4,335**

EXHIBIT
2014 Equal.
165
21 pp.

County	Location Description	Median Sale Price/Acre of Dry land
Cass	4 North township closest to Omaha Metro	$4,752
Cass	South Eastern 4 Townships (Hwy 75 Corridor)	$4,963
Cass	Northwest 4 townships	$5,277
Cass	Southern 7 Geocodes	**$4,102**
Otoe (uninfluenced)	All except SE Market area	**$4,004**

County	Location Description	Median Sale Price/Acre of Dry land
Saunders	Northeast	$5,942
Saunders	Southeast	$5,586
Saunders	Todd Valley	$6,204
Saunders	West	**$4,549**
Butler	Right one-fourth	**$4,108**

The areas highlighted for Cass, Saunders, and Washington counties have been determined to be uninfluenced for 2013 because of the similar per acre range of sale prices and median sale prices as compared to neighboring counties with similar land features. These areas are included as a base of sales available to indicate the uninfluenced market value for agricultural land in counties fully influenced, such as Sarpy County. The map below indicates areas in which the market value of agricultural land is determined to be influenced in the State.

Sarpy County Comparable Areas

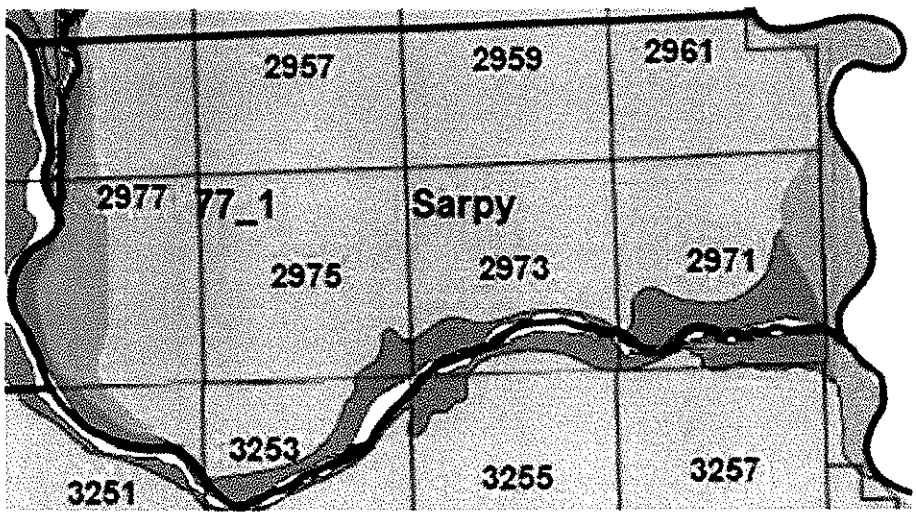
To determine comparable counties, the following factors and data were considered:

1. General Soil Associations (topography) - indicated by the Major Land Resource Areas determined by the USDA
2. Productivity - produced by the *United States Department of Agriculture* (USDA)
3. Cropping Patterns (typical farming practices) - produced by the *United States Department of Agriculture* (USDA)
4. Cropland Data Layer - produced by the *United States Department of Agriculture* (USDA)
5. County Provided Abstracts
6. Proximity to the Subject County – the mileage listed in parentheses should be interpreted as the distance between that County's county seat and Sarpy County's county seat.

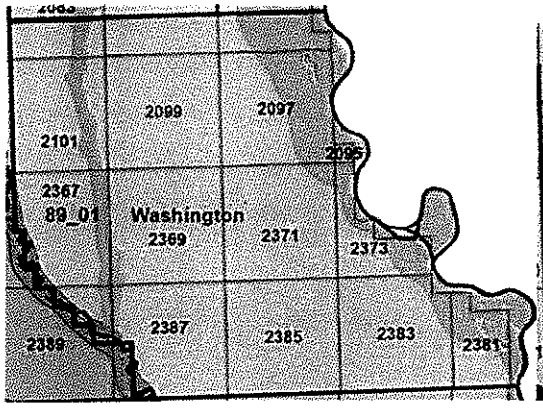
Based on the following analysis of these factors, a map was created of sales to use for comparability purposes and an agricultural analysis followed.

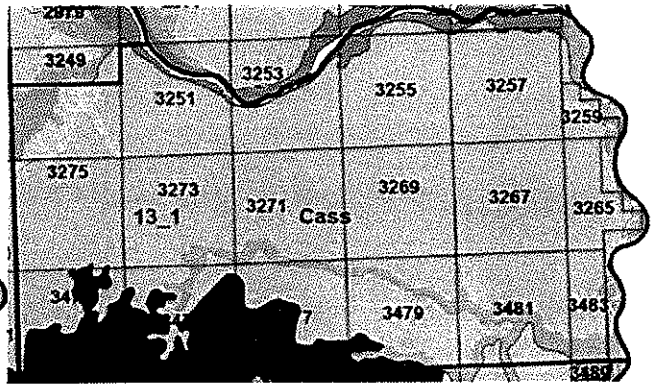
1. General Soil Associations (topography)

The majority of Sarpy County soil is comprised of well drained silty soils formed in loess on uplands. To a much smaller degree, the county also has excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills, and somewhat poorly drained soils formed in alluvium on bottom lands.

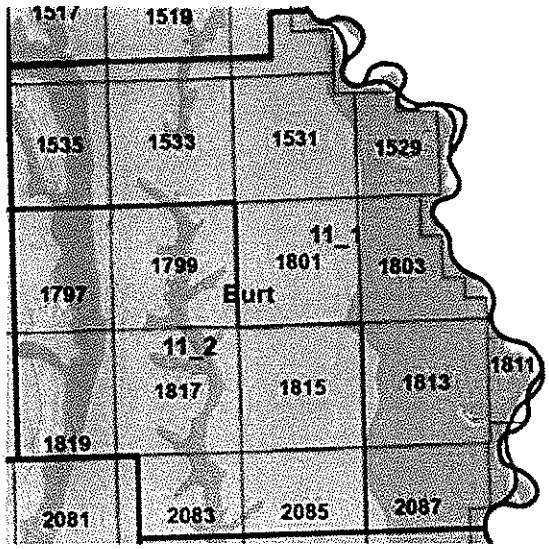


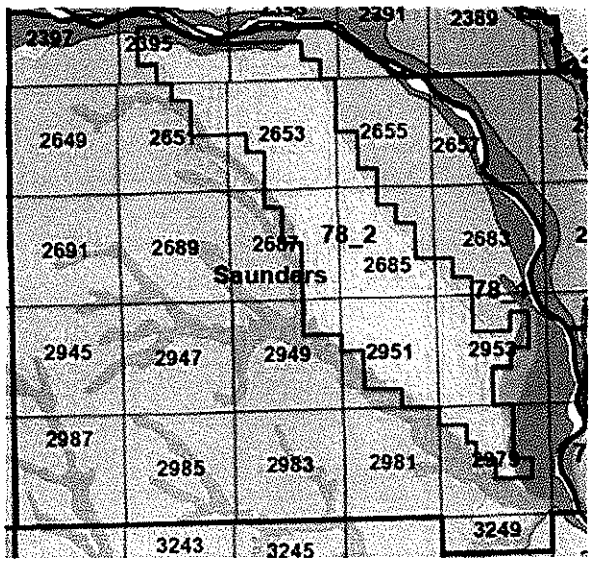
This soil composition most closely mirrors Washington County (31 miles) in totality, followed closely by Cass County (16 miles), which also includes moderately well drained silty soils with clayey subsoils on uplands in the Southwestern portion of the state.



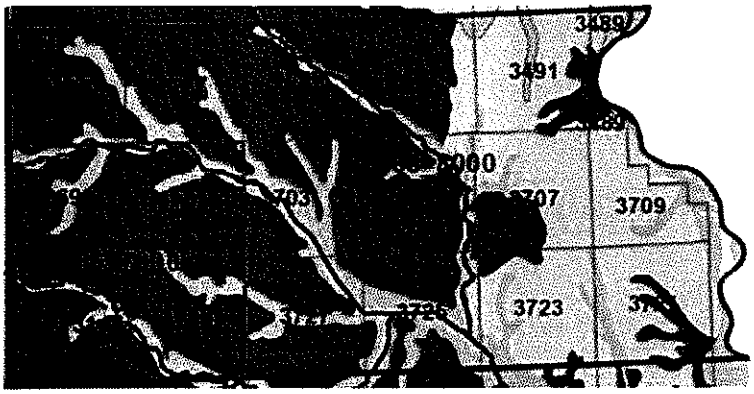


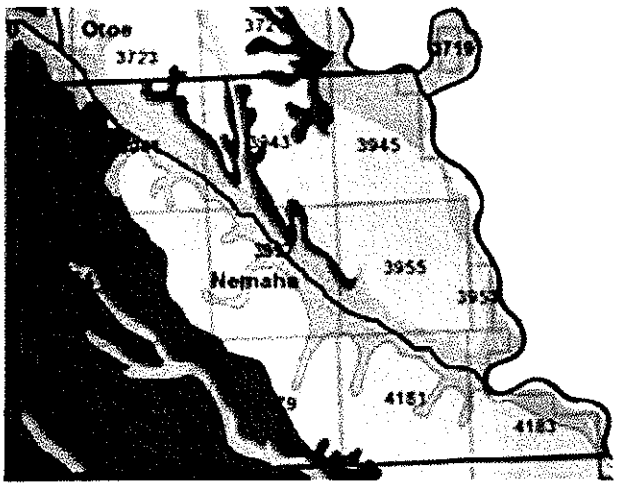
Burt County (48 miles), just north of Washington County, follows in comparability with a similar soil composition, but includes moderately well drained silty soils on uplands and in depressions formed in loess along the Western border. Saunders County (35 miles) has the same general composition as Burt County.

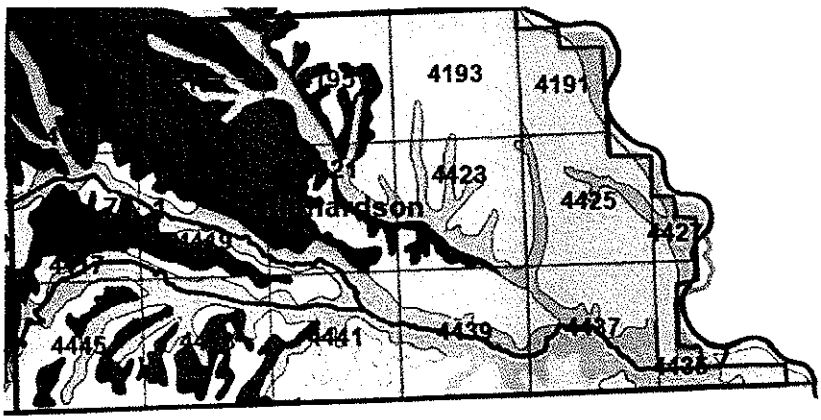




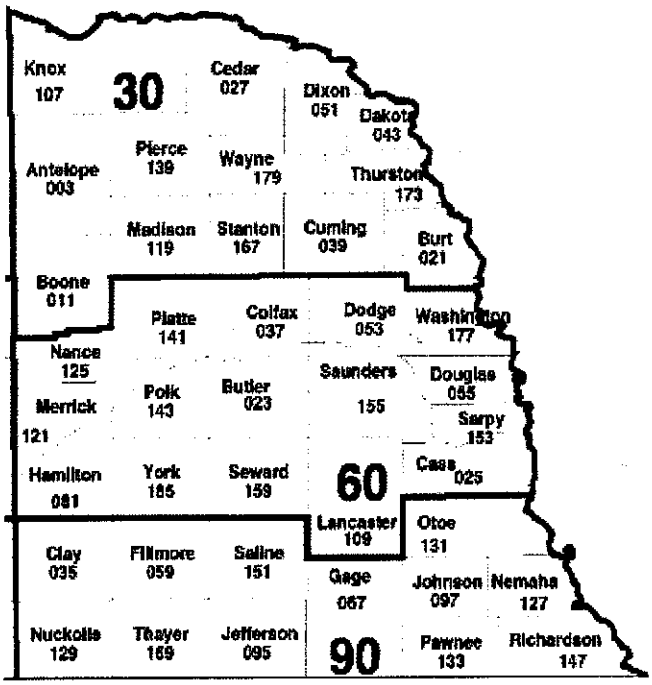
Otoe County (41 miles), Nemaha County (60 miles), and Richardson County (102 miles) have similar soil compositions to one another. The eastern portion of each county resembles Sarpy County and is well drained silty soils formed in loess on uplands and somewhat poorly drained soils formed in alluvium on bottom lands. A large portion of each county's western half contains moderately well drained silty soils with clayey subsoils on uplands. Along its Southern border, Richardson County also contains moderately well drained silty soils on uplands and in depressions formed in loess.





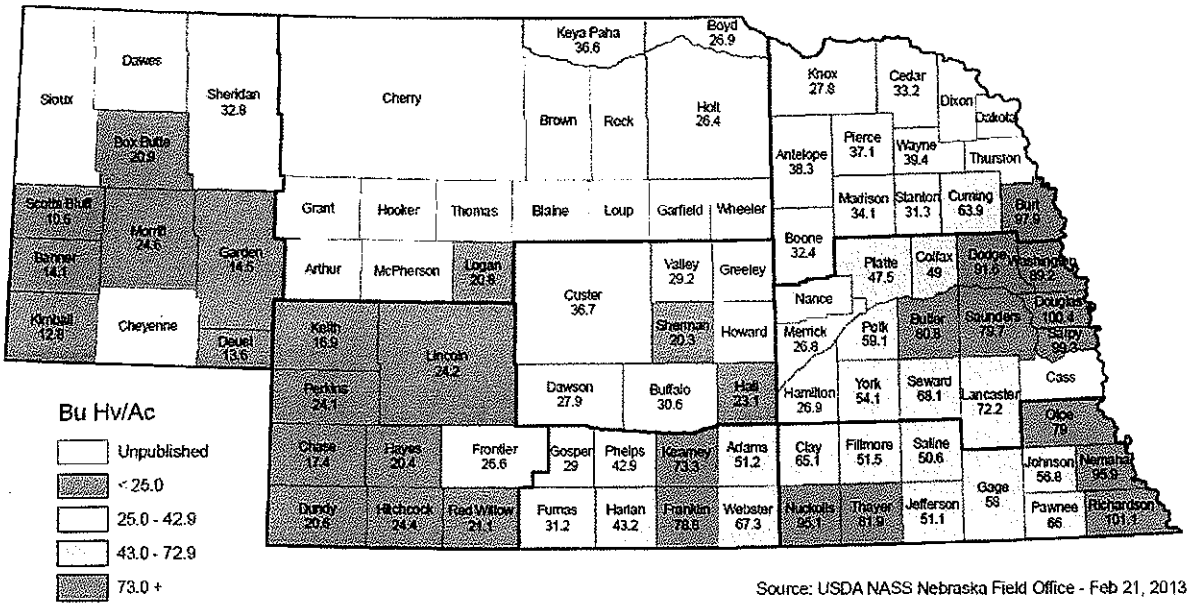


Worth noting is that the United States Department of Agriculture separates Nebraska into 8 Districts for classification purposes. Per that classification, Sarpy, Washington, Cass, Saunders, and Dodge counties all lie in the same district. Burt, Otoe, Nemaha, and Richardson counties are excluded from this district.



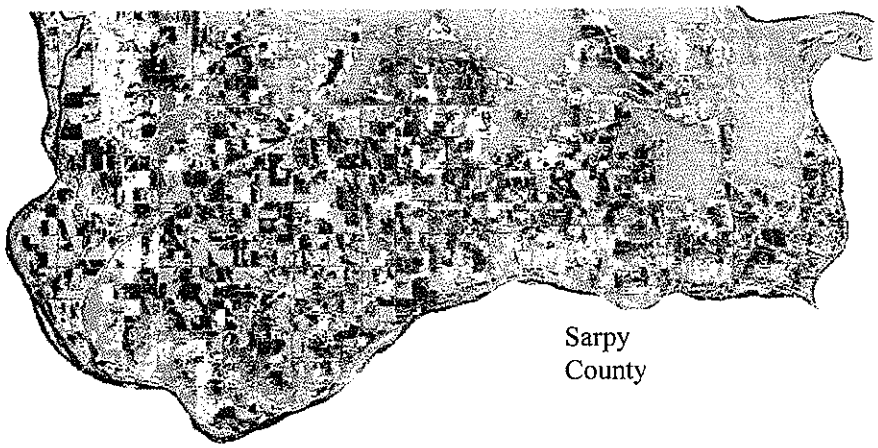
2. Productivity

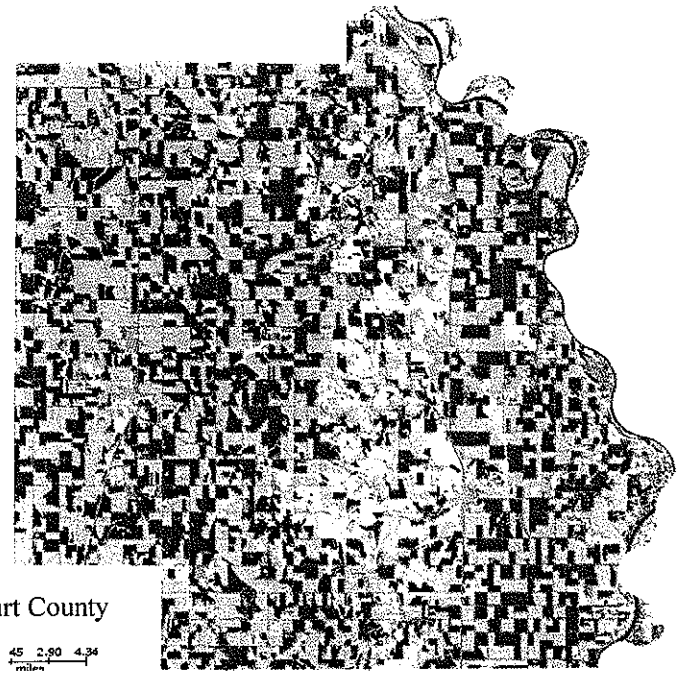
THE USDA 2012 dryland productivity/corn yield map demonstrates that all counties considered comparable counties to Sarpy County fall in the same productivity range.



Source: USDA NASS Nebraska Field Office - Feb 21, 2013

3. Typical Farming Practices



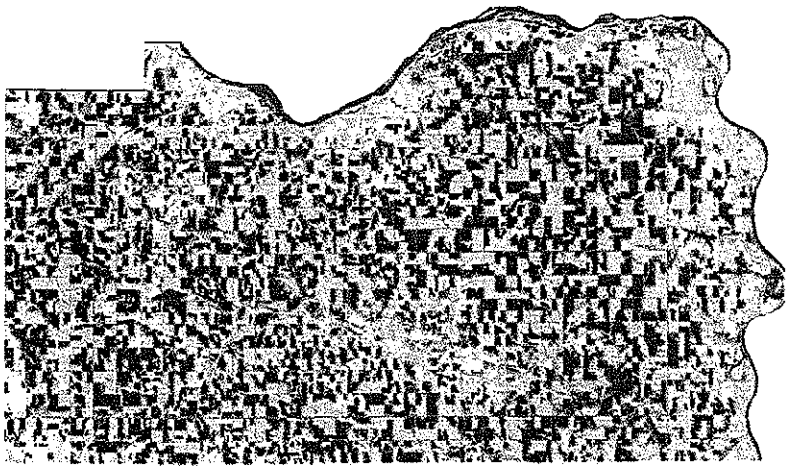


AGRICULTURE

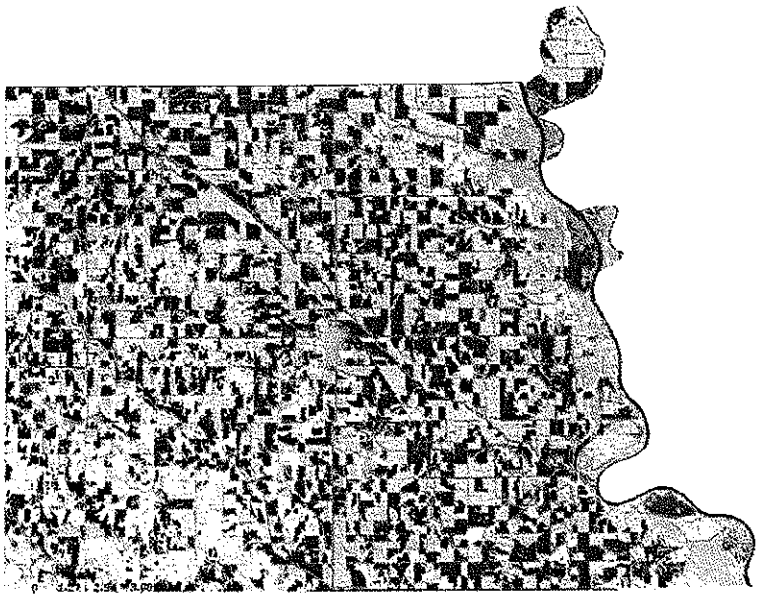
- Corn
- Soybeans
- Grassland Herbaceous
- Other Hay/Non Alfalfa
- Alfalfa
- Winter Wheat
- Fallow/Idle Cropland
- Dbl Crop WinWht/Soybeans
- Sorghum
- Oats
- Dbl Crop WinWht/Corn

NON-AGRICULTURE*

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Open Water
- Herbaceous Wetlands



Cass County



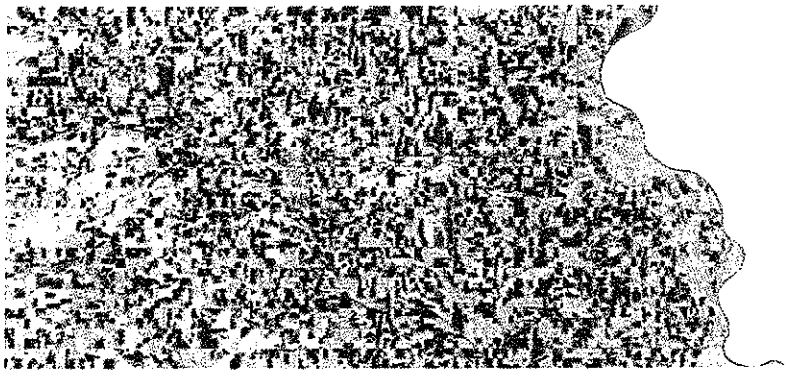
Nemaha County

AGRICULTURE

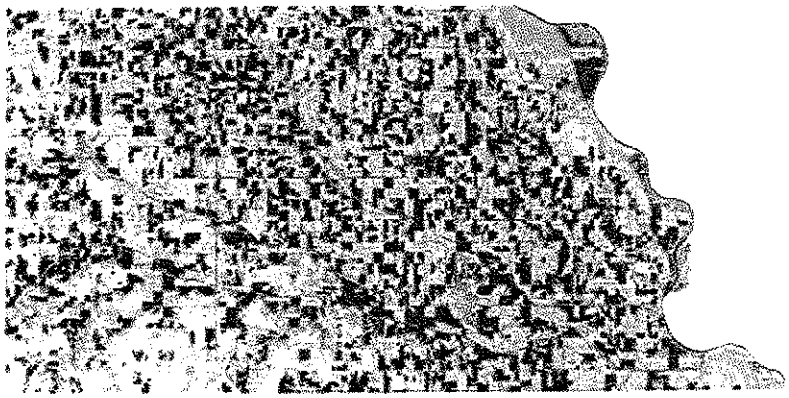
- Corn
- Soybeans
- Grassland Herbaceous
- Other Hay/Non Alfalfa
- Alfalfa
- Winter Wheat
- Fallow/Idle Cropland
- Dbl Crop WinWht/Soybeans
- Sorghum
- Oats
- Dbl Crop WinWht/Corn

NON-AGRICULTURE*

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Open Water
- Herbaceous Wetlands



Otoe County



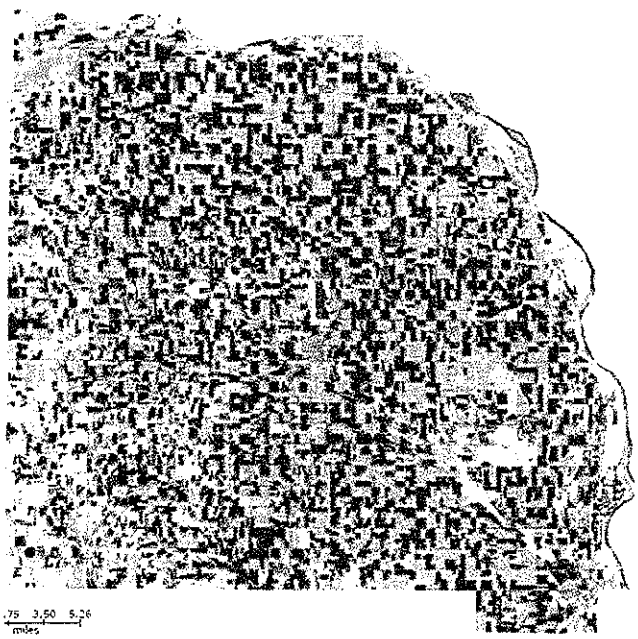
Richardson County

AGRICULTURE

- Corn
- Soybeans
- Grassland Herbaceous
- Other Hay/Non Alfalfa
- Alfalfa
- Winter Wheat
- Fallow/Idle Cropland
- Dbl Crop WinWht/Soybeans
- Sorghum
- Oats
- Dbl Crop WinWht/Corn

NON-AGRICULTURE*

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Open Water
- Herbaceous Wetlands



Saunders County

Washington County

AGRICULTURE

- Corn
- Soybeans
- Grassland Herbaceous
- Other Hay/Non Alfalfa
- Alfalfa
- Winter Wheat
- Fallow/Idle Cropland
- Dbl Crop WinWht/Soybeans
- Sorghum
- Oats
- Dbl Crop WinWht/Corn

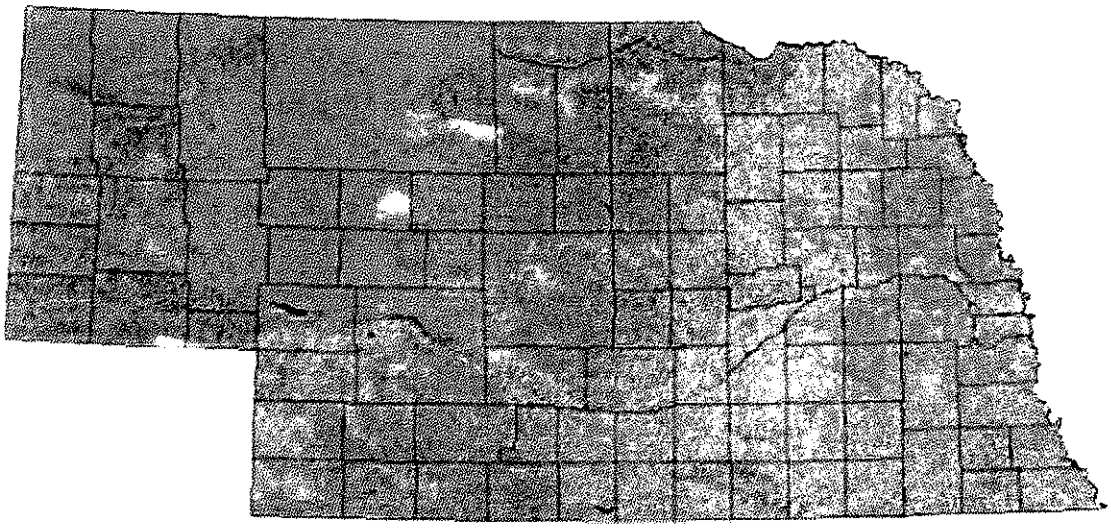
NON-AGRICULTURE*

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Open Water
- Herbaceous Wetlands

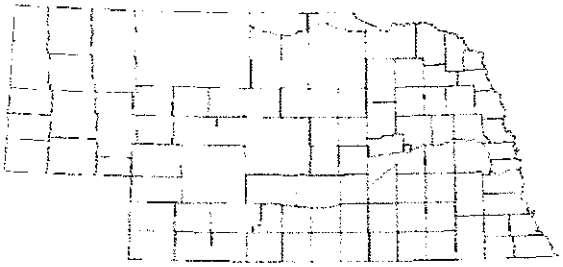
Findings:

The most prevalent crops for Sarpy County are corn and soybeans. These crops also comprise a large portion of the crops produced in the comparable counties. These maps also show clear distinctions, similar to the county topography maps, of the differences that occur within counties as to soil associations and crops grown.

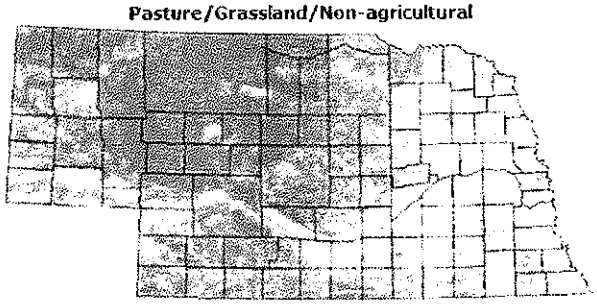
4. NE Cropland Data Layer



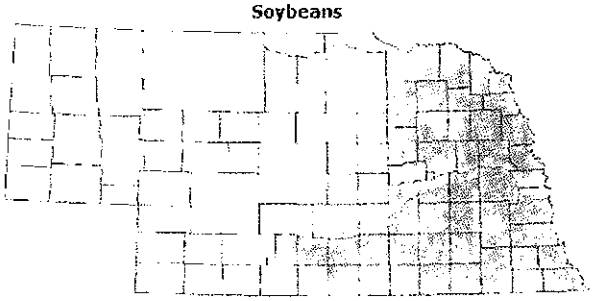
Corn



Pasture/Grassland/Non-agricultural



Soybeans



5. 2012 Abstract of Assessment Form 45

Sarpy

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	1,585.78	4,614,764	1,585.78	4,614,764
77. Dry Land	0.00	0	21,440.79	55,214,514	211,232.94	534,683,647	232,673.73	589,898,161
78. Grass	0.00	0	7,066.96	6,272,886	69,966.01	60,264,705	77,032.97	66,537,591
79. Waste	0.00	0	1,364.02	136,402	14,859.76	1,485,351	16,223.78	1,621,753
80. Other	0.00	0	0.62	62	205.47	46,799	206.09	46,861
81. Exempt	0.00	0	27.96	0	2,190.53	0	2,218.49	0
82. Total	0.00	0	29,872.39	61,623,864	297,849.96	601,095,266	327,722.35	662,719,130

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	1,585.78	0.48%	4,614,764	0.70%	2,910.09
Dry Land	232,673.73	71.00%	589,898,161	89.01%	2,535.30
Grass	77,032.97	23.51%	66,537,591	10.04%	863.75
Waste	16,223.78	4.95%	1,621,753	0.24%	99.96
Other	206.09	0.06%	46,861	0.01%	227.38
Exempt	2,218.49	0.68%	0	0.00%	0.00
Total	327,722.35	100.00%	662,719,130	100.00%	2,022.20

Burt

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,211.00	6,725,005	53,832.95	158,492,490	56,043.95	165,217,495
77. Dry Land	142.06	462,160	10,021.11	29,629,420	174,409.73	499,459,380	184,572.90	529,550,960
78. Grass	0.00	0	2,290.89	3,027,610	31,892.31	39,837,700	34,183.20	42,865,310
79. Waste	0.00	0	331.54	32,110	3,815.88	371,900	4,147.42	404,010
80. Other	0.00	0	648.94	533,850	13,015.27	10,994,190	13,664.21	11,528,040
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	142.06	462,160	15,503.48	39,947,995	276,966.14	709,155,660	292,611.68	749,565,815

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,043.95	19.15%	165,217,495	22.04%	2,948.00
Dry Land	184,572.90	63.08%	529,550,960	70.65%	2,869.06
Grass	34,183.20	11.68%	42,865,310	5.72%	1,253.99
Waste	4,147.42	1.42%	404,010	0.05%	97.41
Other	13,664.21	4.67%	11,528,040	1.54%	843.67
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,611.68	100.00%	749,565,815	100.00%	2,561.64

Cass

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	142.79	453,459	2,717.46	6,920,950	2,860.25	7,374,409
77. Dry Land	26.45	68,988	25,963.04	63,858,165	230,897.38	563,561,243	256,886.87	627,488,396
78. Grass	17.02	13,099	4,902.21	3,814,004	33,450.98	26,278,331	38,370.21	30,105,434
79. Waste	0.00	0	9.19	919	932.16	495,033	941.35	495,952
80. Other	0.00	0	171.54	17,154	1,432.29	144,214	1,603.83	161,368
81. Exempt	0.00	0	6.76	0	33.42	0	40.18	0
82. Total	43.47	82,087	31,188.77	68,143,701	269,430.27	597,399,771	300,662.51	665,625,559

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	2,860.25	0.95%	7,374,409	1.11%	2,578.24
Dry Land	256,886.87	85.44%	627,488,396	94.27%	2,442.66
Grass	38,370.21	12.76%	30,105,434	4.52%	784.60
Waste	941.35	0.31%	495,952	0.07%	526.85
Other	1,603.83	0.53%	161,368	0.02%	100.61
Exempt	40.18	0.01%	0	0.00%	0.00
Total	300,662.51	100.00%	665,625,559	100.00%	2,213.86

Nemaha

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	672.51	1,885,100	6,826.90	16,208,300	7,499.41	18,093,400
77. Dry Land	367.69	838,785	11,258.97	25,190,905	169,608.89	365,394,110	181,235.55	391,423,800
78. Grass	145.35	181,455	3,521.91	3,743,385	41,494.82	48,893,070	45,162.08	52,817,910
79. Waste	0.19	20	294.97	29,535	2,335.06	233,525	2,630.22	263,080
80. Other	0.00	0	65.70	1,765	569.83	28,555	635.53	30,320
81. Exempt	0.00	0	331.39	0	92.30	0	423.69	0
82. Total	513.23	1,020,260	15,814.06	30,850,690	220,835.50	430,757,560	237,162.79	462,628,510

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	7,499.41	3.16%	18,093,400	3.91%	2,412.64
Dry Land	181,235.55	76.42%	391,423,800	84.61%	2,159.75
Grass	45,162.08	19.04%	52,817,910	11.42%	1,169.52
Waste	2,630.22	1.11%	263,080	0.06%	100.02
Other	635.53	0.27%	30,320	0.01%	47.71
Exempt	423.69	0.18%	0	0.00%	0.00
Total	237,162.79	100.00%	462,628,510	100.00%	1,950.68

Otoe

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	621.85	1,648,040	3,629.12	10,181,660	4,250.97	11,829,700
77. Dry Land	21.08	60,100	29,259.66	70,306,140	246,496.36	596,413,200	275,777.10	666,779,440
78. Grass	0.00	0	6,565.09	6,751,060	61,751.35	65,870,000	68,316.44	72,621,060
79. Waste	0.00	0	629.65	63,040	2,782.17	278,960	3,411.82	342,000
80. Other	0.00	0	2.27	230	7.73	770	10.00	1,000
81. Exempt	0.00	0	79.51	0	144.40	0	223.91	0
82. Total	21.08	60,100	37,078.52	78,768,510	314,666.73	672,744,590	351,766.33	751,573,200

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	4,250.97	1.21%	11,829,700	1.57%	2,782.82
Dry Land	275,777.10	78.40%	666,779,440	88.72%	2,417.82
Grass	68,316.44	19.42%	72,621,060	9.66%	1,063.01
Waste	3,411.82	0.97%	342,000	0.05%	100.24
Other	10.00	0.00%	1,000	0.00%	100.00
Exempt	223.91	0.06%	0	0.00%	0.00
Total	351,766.33	100.00%	751,573,200	100.00%	2,136.57

Richardson

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	1,585.78	4,614,764	1,585.78	4,614,764
77. Dry Land	0.00	0	21,440.79	55,214,514	211,232.94	534,683,647	232,673.73	589,898,161
78. Grass	0.00	0	7,066.96	6,272,886	69,966.01	60,264,705	77,032.97	66,537,591
79. Waste	0.00	0	1,364.02	136,402	14,859.76	1,485,351	16,223.78	1,621,753
80. Other	0.00	0	0.62	62	205.47	46,799	206.09	46,861
81. Exempt	0.00	0	27.96	0	2,190.53	0	2,218.49	0
82. Total	0.00	0	29,872.39	61,623,864	297,849.96	601,095,266	327,722.35	662,719,130

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	1,585.78	0.48%	4,614,764	0.70%	2,910.09
Dry Land	232,673.73	71.00%	589,898,161	89.01%	2,535.30
Grass	77,032.97	23.51%	66,537,591	10.04%	863.75
Waste	16,223.78	4.95%	1,621,753	0.24%	99.96
Other	206.09	0.06%	46,861	0.01%	227.38
Exempt	2,218.49	0.68%	0	0.00%	0.00
Total	327,722.35	100.00%	662,719,130	100.00%	2,022.20

Saunders

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	9,951.59	35,350,560	85,994.38	287,644,960	95,945.97	322,995,520
77. Dry Land	18.74	84,340	19,527.47	50,848,670	240,743.51	587,381,570	260,289.72	638,314,580
78. Grass	0.00	0	2,920.24	2,840,940	52,053.43	55,763,740	54,973.67	58,604,680
79. Waste	0.00	0	719.12	165,730	7,455.27	1,290,780	8,174.39	1,456,510
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	1,450.94	0	14,531.21	0	15,982.15	0
82. Total	18.74	84,340	33,118.42	89,205,900	386,246.59	932,081,050	419,383.75	1,021,371,290

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	95,945.97	22.88%	322,995,520	31.62%	3,366.43
Dry Land	260,289.72	62.06%	638,314,580	62.50%	2,452.32
Grass	54,973.67	13.11%	58,604,680	5.74%	1,066.05
Waste	8,174.39	1.95%	1,456,510	0.14%	178.18
Other	0.00	0.00%	0	0.00%	0.00
Exempt	15,982.15	3.81%	0	0.00%	0.00
Total	419,383.75	100.00%	1,021,371,290	100.00%	2,435.41

Washington

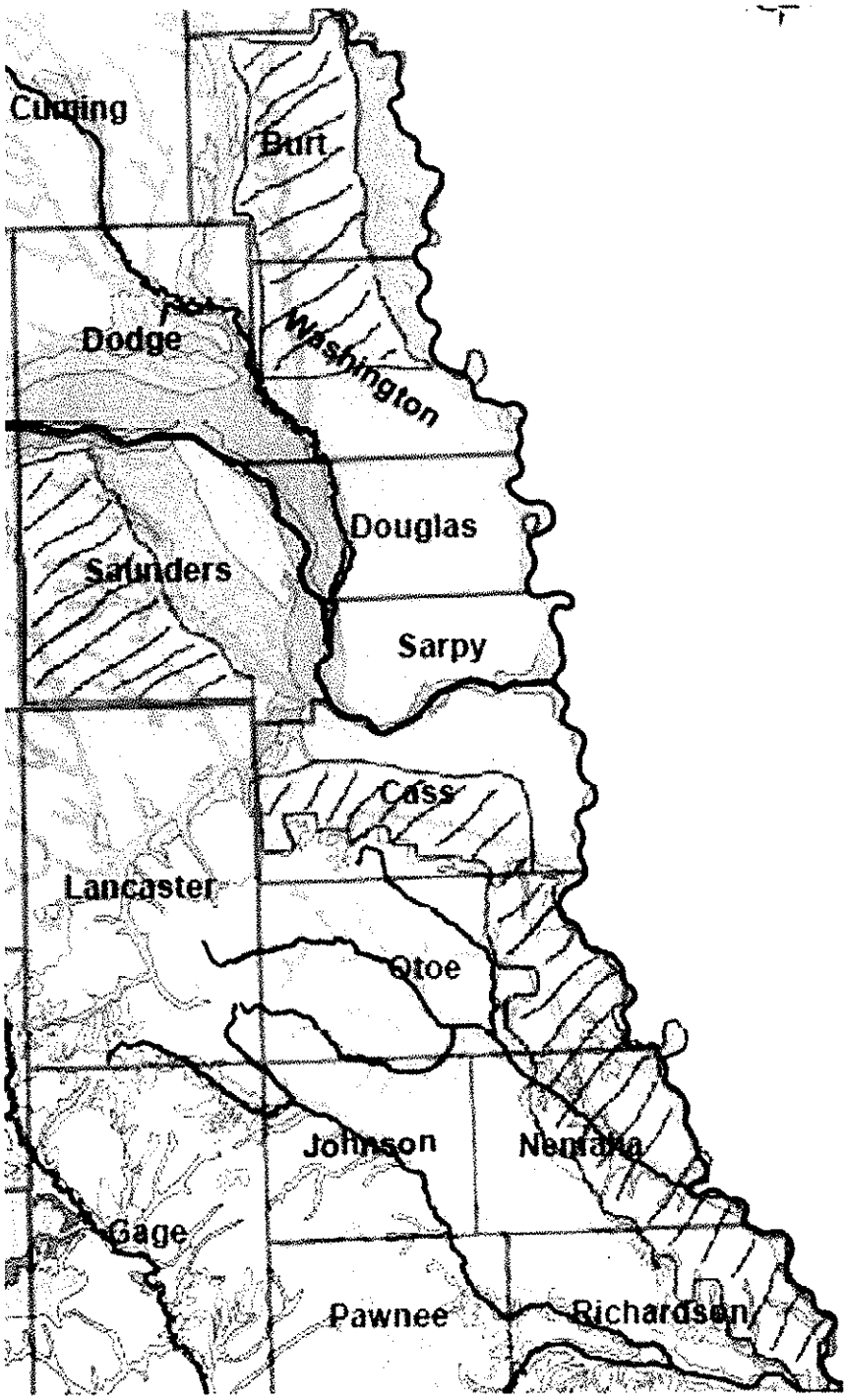
Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,063.05	3,771,780	10,145.55	33,412,255	11,208.60	37,184,035
77. Dry Land	36.14	107,670	11,700.70	36,160,405	162,860.56	494,196,540	174,597.40	530,464,615
78. Grass	0.00	0	973.00	1,062,775	12,221.25	13,325,975	13,194.25	14,388,750
79. Waste	0.00	0	159.44	19,055	1,014.50	139,345	1,173.94	158,400
80. Other	2.00	3,070	1,428.13	2,201,215	11,239.16	12,938,325	12,669.29	15,142,610
81. Exempt	0.00	0	0.00	0	640.00	0	640.00	0
82. Total	38.14	110,740	15,324.32	43,215,230	197,481.02	554,012,440	212,843.48	597,338,410

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,208.60	5.27%	37,184,035	6.22%	3,317.46
Dry Land	174,597.40	82.03%	530,464,615	88.80%	3,038.22
Grass	13,194.25	6.20%	14,388,750	2.41%	1,090.53
Waste	1,173.94	0.55%	158,400	0.03%	134.93
Other	12,669.29	5.95%	15,142,610	2.54%	1,195.22
Exempt	640.00	0.30%	0	0.00%	0.00
Total	212,843.48	100.00%	597,338,410	100.00%	2,806.47

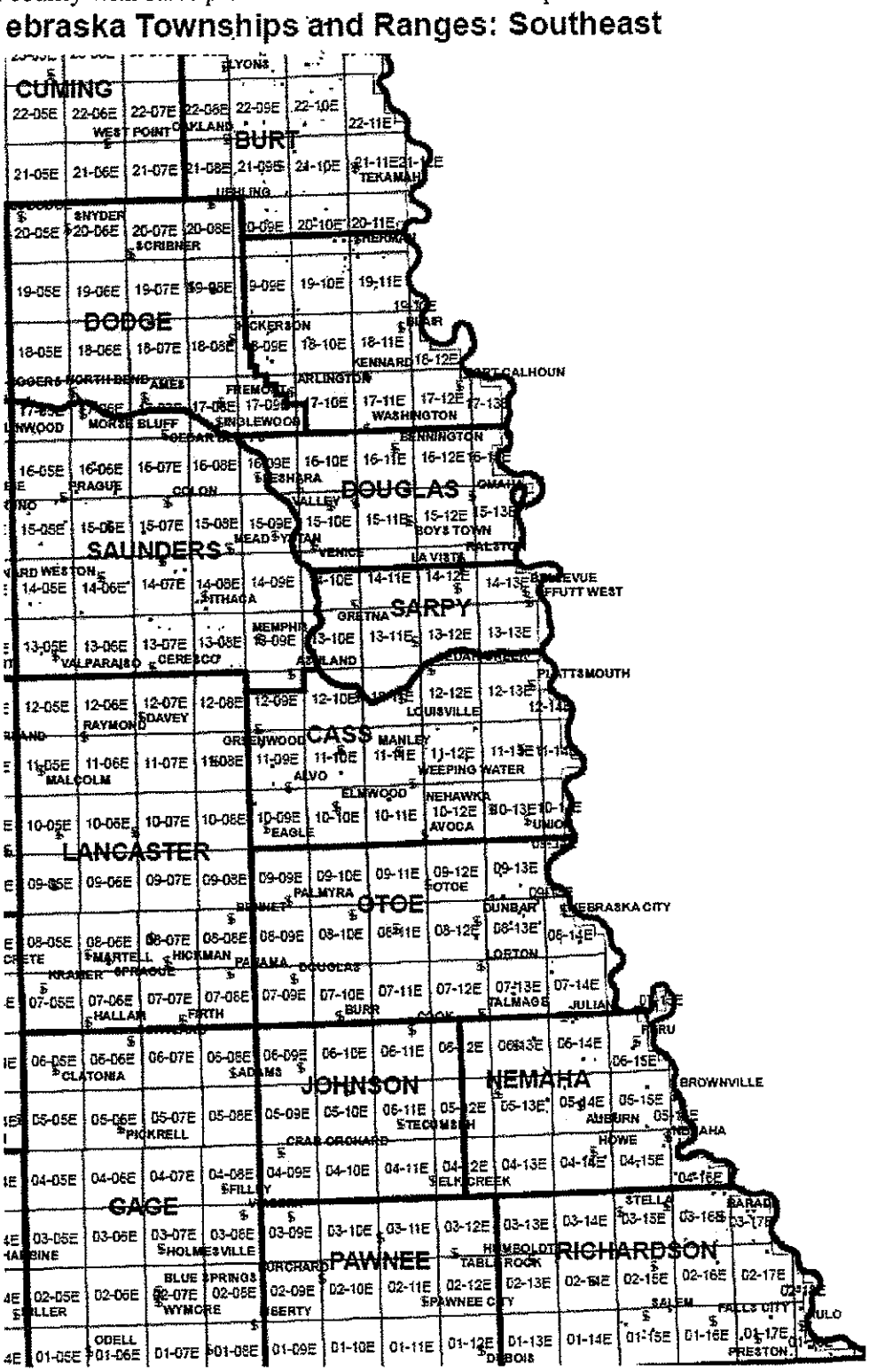
Comparable Land

Based on the topography and productivity, sales within the following marked areas were used in Sarpy County's agricultural analysis.



Sales Used in Analysis of All Counties

Each individual sale used for comparability purposes has been plotted on the following map. A map of each county with sales plotted follow the overview map.



Individual Counties Used

Burt County

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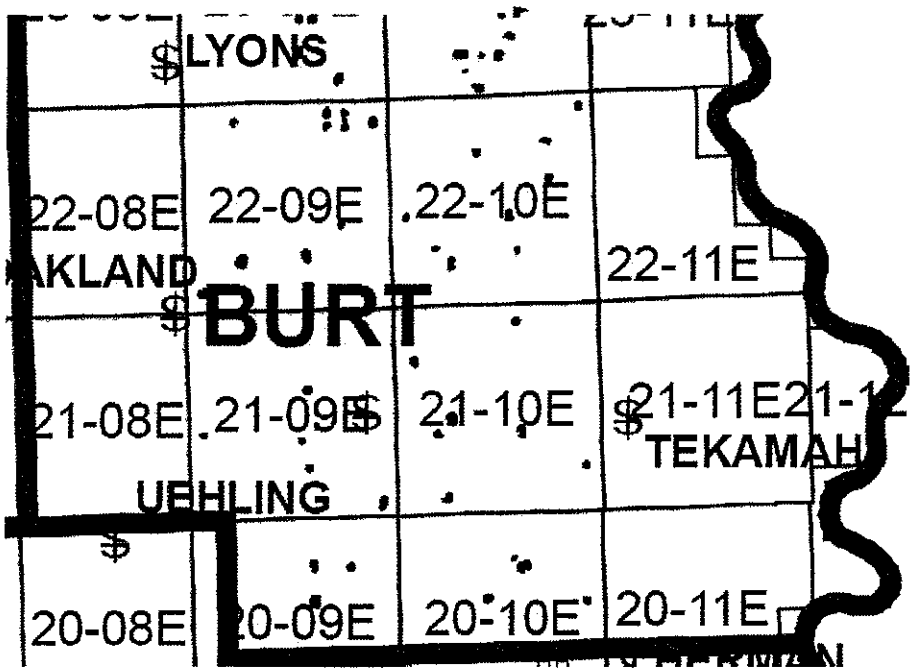
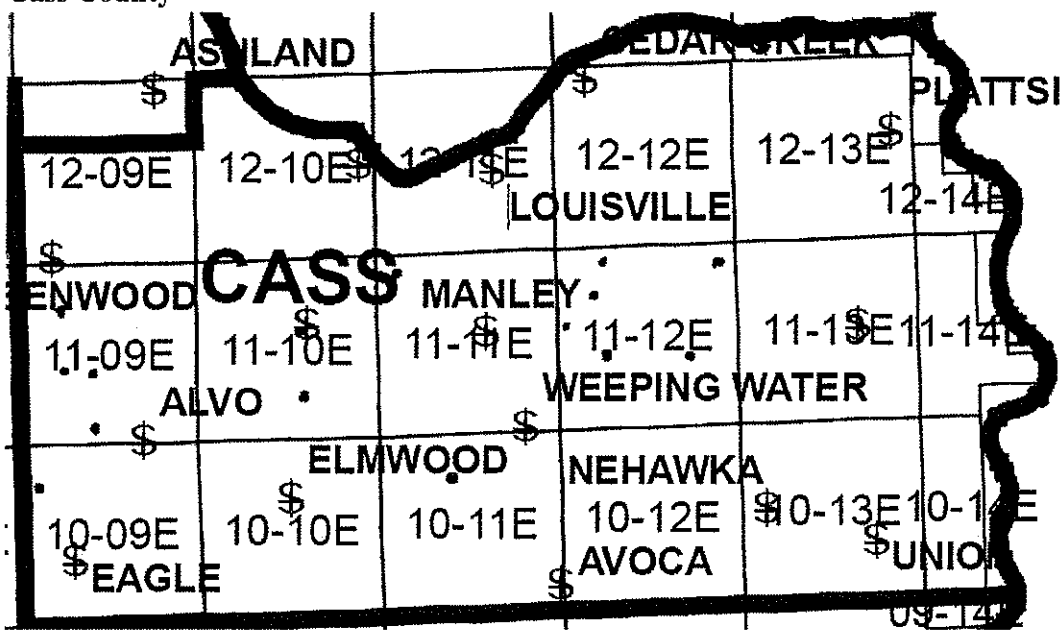
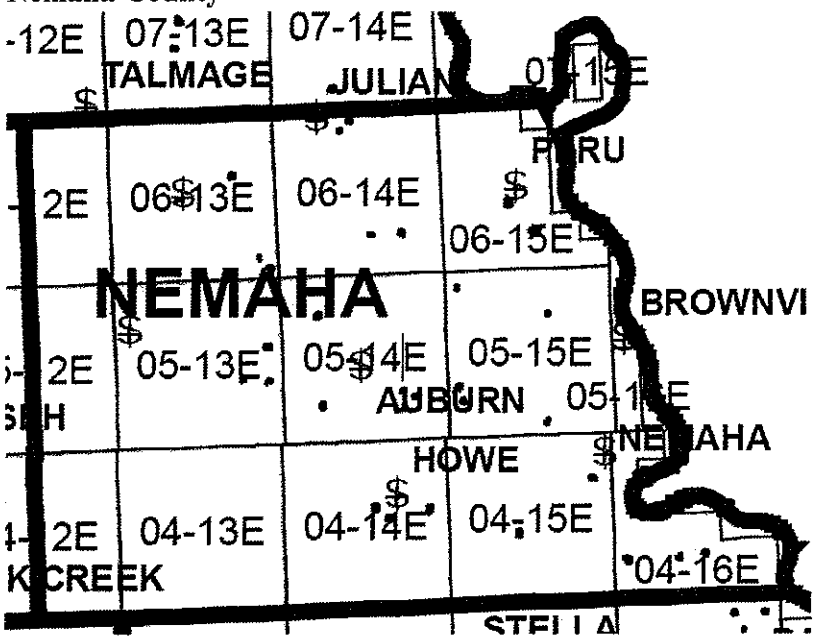


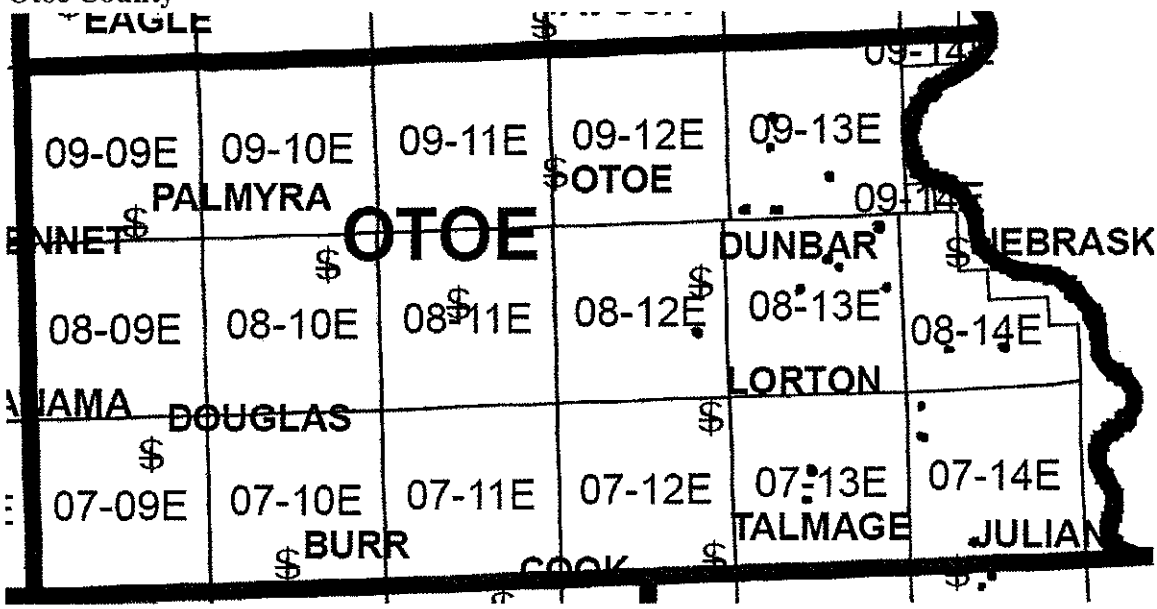
Cass County



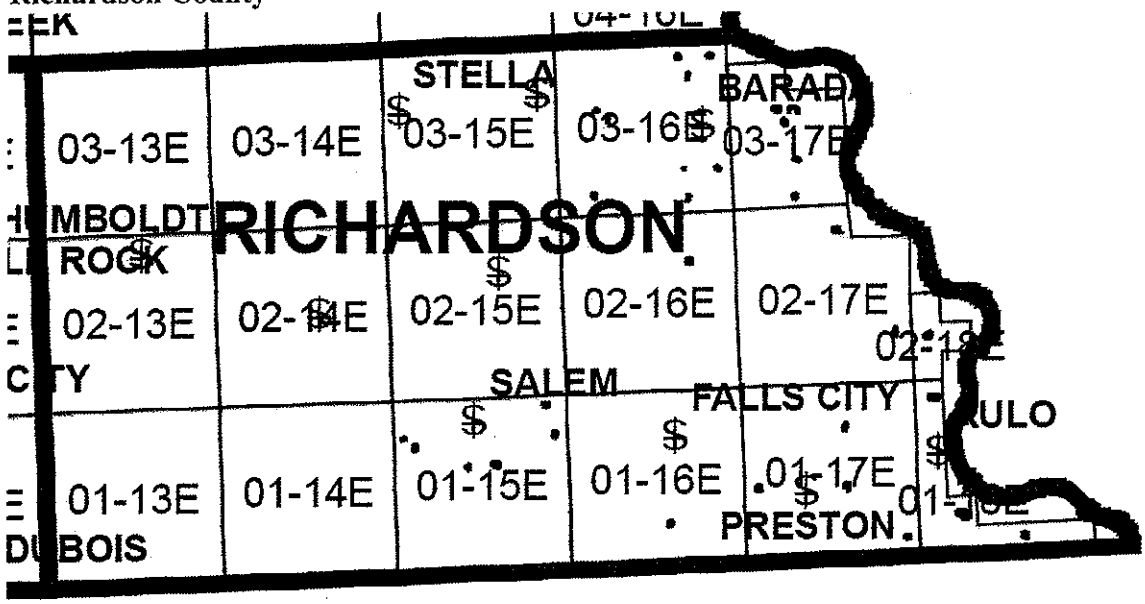
Nemaha County



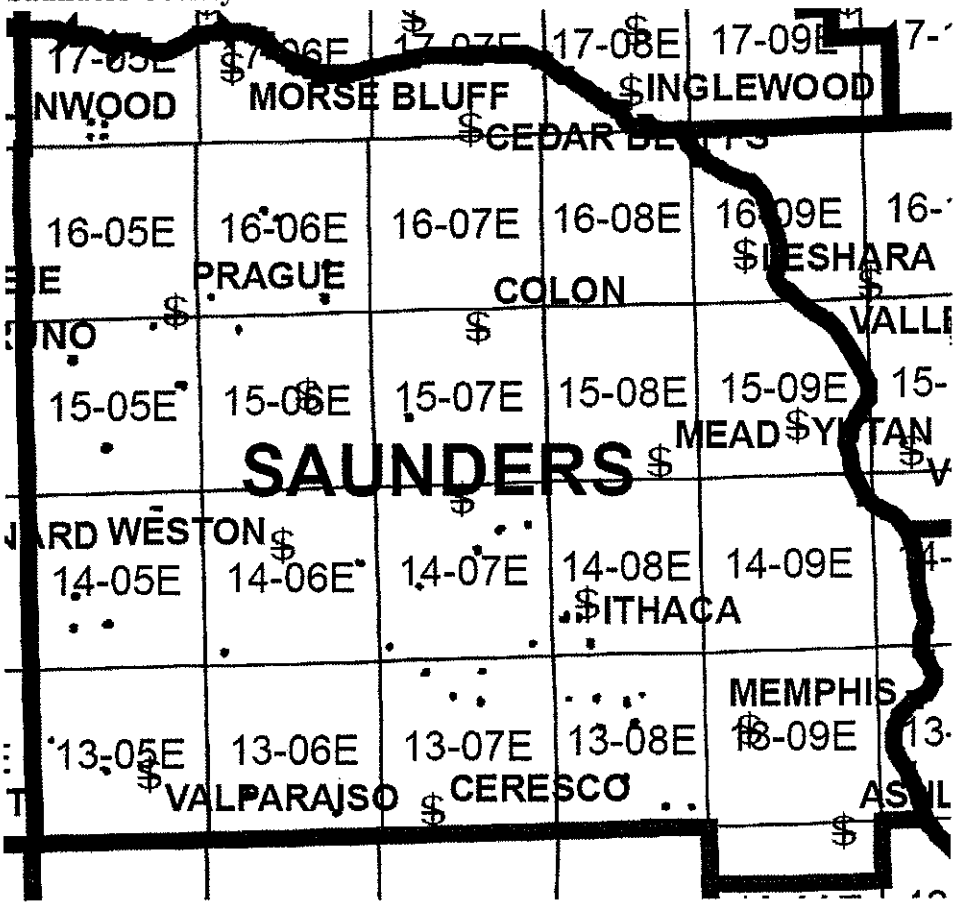
Otoe County



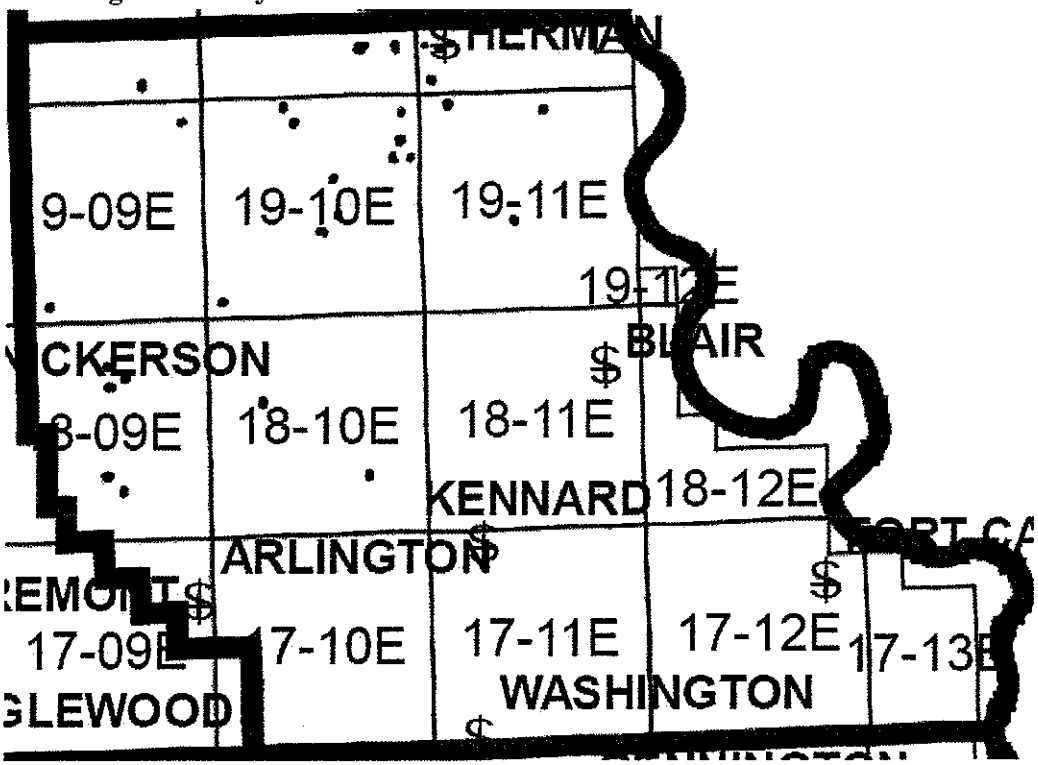
Richardson County



Saunders County



Washington County



Analyses using a constant of 28% increase to Agricultural Land in Sarpy County

1. Analysis using comparable soil types from Burt, Washington, Saunders, Cass, Otoe

Median	64.05%	AAD	20.03%
Mean	71.18%	PRD	108.62%
W/ Mean	65.53%	COD	31.28%

	Irrigated	Dry	Grass	
Count	22	156	21	0
Median	65.01%	66.93%	42.23%	#NUM!

2. Analysis using comparable soil types from Burt, Washington, Saunders, Cass, Otoe, Nemaha, Richardson

Median	67.62%	AAD	23.70%
Mean	76.24%	PRD	109.68%
W/ Mean	69.51%	COD	35.05%

	Irrigated	Dry	Grass	
Count	22	178	21	0
Median	66.02%	71.52%	42.89%	#NUM!

Conclusion:

In Sarpy County, where the total agricultural land use is primarily comprised of dry agricultural land, the Level of Value (LOV) is based on the dry land median. It is our opinion and recommendation that the sales of comparable soil associations in the counties of Burt, Cass, Saunders, Nemaha, Otoe, Richardson and Washington be used as comparable sales to Sarpy County for 2013.