

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Nemaha County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Nemaha County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Mallory Lempka, Nemaha County Assessor

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

Certification to the Commission
Introduction
County Overview
Residential Correlation
Commercial Correlation
Agricultural Land Correlation
PTA's Opinion

Appendices:

Commission Summary

Statistical Reports and Displays:

Residential Statistics
Commercial Statistics
Chart of Net Sales Compared to Commercial Assessed Value
Agricultural Land Statistics
Table-Average Value of Land Capability Groups
Special Valuation Statistics (if applicable)

Market Area Map
Valuation History Charts

County Reports:

County Abstract of Assessment for Real Property, Form 45
County Abstract of Assessment for Real Property Compared to the Prior Year
Certificate of Taxes Levied (CTL).
Assessor Survey
Three-Year Plan of Assessment
Special Value Methodology (if applicable)
Ad Hoc Reports Submitted by County (if applicable)

Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the 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.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

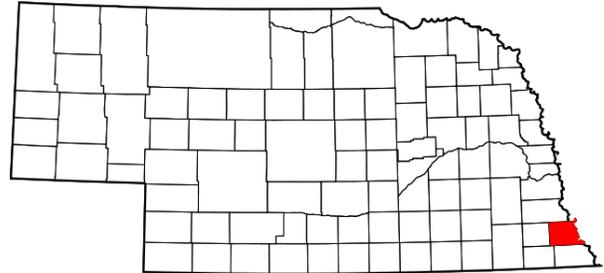
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

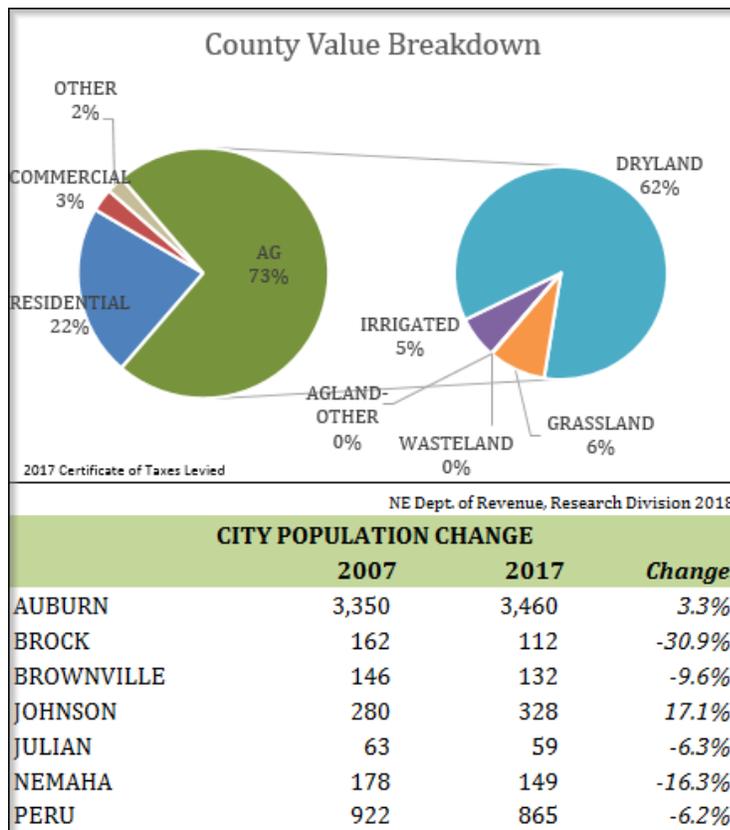
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 miles, Nemaha County had 6,971 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there were 183 employer establishments with total employment of 1,513.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2018 Residential Correlation for Nemaha County

Assessment Actions

For 2018, Nemaha County completed reviewing rural residential and outbuildings. Including all buildings associated with the main structure, new photos of the property, new market analysis and depreciation. Implemented new replacement cost and established new assessed value for 2018. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing five valuation groupings that are based on the county assessor locations in the county. Two of the groupings comprise the residential parcels inside specific towns, and two groupings consist of the combination of smaller villages based on similar attributes that affect the market values. The remaining group is for the rural residential parcels in the County.

Valuation Grouping	Assessor Location
01	Auburn
02	Brock, Julian and Nemaha
03	Brownville
04	Johnson and Peru
05	Rural

For the residential property class, a review of Nemaha's statistical analysis profiles 179 residential sales, representing the valuation groupings. Valuation group 01 (Auburn) constitutes about 60% of the sales in the residential class of property and is the major trade center of the county. Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The mean or arithmetic average is skewed by outlying sales and dramatic improvement is observed when low dollar sales are removed as evident in the statistics of sales with a selling price of less than 30,000. The calculated median for the sales in the file is 96%.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

2018 Residential Correlation for Nemaha County

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is working hard to stay on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Nemaha County revealed that the data was transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Residential Correlation for Nemaha County

Equalization and Quality of Assessment

Of the valuation, groups with an adequate sample all display medians within the acceptable range. A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	102	95.98	103.28	95.06	19.71	108.65
02	10	99.20	104.70	96.95	30.06	107.99
03	5	85.53	104.82	88.63	30.68	118.27
04	34	93.42	94.02	89.55	16.55	104.99
05	28	96.67	100.00	96.36	09.81	103.78
____ALL____	179	95.85	101.13	94.58	18.50	106.93

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Nemaha County is 96%.

2018 Commercial Correlation for Nemaha County

Assessment Actions

For 2018, Nemaha County analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county verified all commercial sales in the county. The county completed the permit and pickup work for the year.

Description of Analysis

Nemaha County has two valuation groupings for the commercial class, which are defined by assessor locations and towns within the county.

VALUATION GROUPING	ASSESSOR LOCATION
01	Auburn
02	Remainder of the County

For the commercial property class, a review of the Nemaha statistical profile includes 23 commercial sales, representing the two valuation groupings. Eighteen sales in grouping 01 and five sales in grouping 02. This is reflective of the commercial reappraisal that went on for 2016. Nemaha County has updated their cost and depreciation tables to 2015 values.

All though the three measures of central tendency are within the acceptable range, the COD and PRD show disparity in the sample. The hypothetical removal of two high ratios moves the median approximately 3 percentage points. While information analyzed suggests the commercial values are acceptable, the median is not reliable to indicate a precise estimate of the level of value for the entire commercial class of property.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Nemaha County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to

2018 Commercial Correlation for Nemaha County

be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

Based on the assessment, practices review and the statistical analysis, the quality of assessment in Nemaha County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	18	98.49	102.52	90.52	22.08	113.28
02	5	75.29	84.89	99.14	20.47	85.63
____ALL____	23	98.49	98.69	91.83	21.71	107.47

Level of Value

Based on analysis of all available information, Nemaha County has achieved the statutory level of 100% for the commercial property class.

2018 Agricultural Correlation for Nemaha County

Assessment Actions

Nemaha County did a systematic review of land use this year. The review was primarily conducted using aerial imagery. When additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county continually verifies sales and completed all pick-up work for the year. After a market analysis of the sales and a review of the statistics were completed, Ag values did not change throughout the county for 2018.

Description of Analysis

The majority of agricultural land in Nemaha county is predominately Dry land with some Grass and very little Irrigated. The county uses a schedule of values based generally on the LCG structure with some variations by soil type. The county has only one market area for the county. The agricultural statistical sample of 43 sales reveals that all three measures of central tendency are within the range. An analysis by majority land use suggests that the dry cropland is below the acceptable range, knowing the county did not adjust values for this year and observing a decreasing agricultural market in the area further analysis was required. A comparison utilizing sales from a broader area (within six miles of the county) resulted in confirmation that the schedule of values utilized in Nemaha County are acceptable.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	2	71.99	71.99	72.22	02.58	99.68
1	2	71.99	71.99	72.22	02.58	99.68
<u> Dry </u>						
County	47	72.17	76.03	72.53	17.65	104.83
1	47	72.17	76.03	72.53	17.65	104.83
<u> Grass </u>						
County	5	67.58	63.25	64.19	13.27	98.54
1	5	67.58	63.25	64.19	13.27	98.54
<u> ALL </u>						
10/01/2014 To 09/30/2017	74	73.71	75.63	73.67	15.38	102.66

A comparison of the acre value comparison table demonstrates that schedule of values is relatively comparable to the adjoining counties.

2018 Agricultural Correlation for Nemaha County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it is received on a timely basis and for accuracy.

The review of Nemaha County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The improvements on agricultural property appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

Using updated aerial imagery photos the county reviews to see if any detectable changes have occurred between the current photos and the previously taken photos. The county reviews all available information, such as Pictometry, GIS, Google Earth, Farm Services Agency (FSA) maps and documents from the NRD.

Agricultural home sites and rural residential home sites are identical. Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. This is determined by the predominate present use of the parcel. There are no parcels classified as recreational land in Johnson County.

Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county Assessor believes there are minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Nemaha County complies with professionally accepted mass appraisal practices.

2018 Agricultural Correlation for Nemaha County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Dry____						
County	28	67.91	73.31	70.72	19.91	103.66
1	28	67.91	73.31	70.72	19.91	103.66
____Grass____						
County	4	70.24	63.51	64.87	14.05	97.90
1	4	70.24	63.51	64.87	14.05	97.90
____ALL____	43	70.93	72.37	71.16	16.40	101.70

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 71%.

2018 Opinions of the Property Tax Administrator for Nemaha County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	179	Median	95.85
Total Sales Price	\$16,365,637	Mean	101.13
Total Adj. Sales Price	\$16,365,637	Wgt. Mean	94.58
Total Assessed Value	\$15,478,704	Average Assessed Value of the Base	\$66,672
Avg. Adj. Sales Price	\$91,428	Avg. Assessed Value	\$86,473

Confidence Interval - Current

95% Median C.I	93.73 to 97.65
95% Wgt. Mean C.I	92.05 to 97.11
95% Mean C.I	97.42 to 104.84
% of Value of the Class of all Real Property Value in the County	19.16
% of Records Sold in the Study Period	5.77
% of Value Sold in the Study Period	7.48

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	179	95	95.06
2016	221	99	99.38
2015	243	99	98.56
2014	208	97	96.92

2018 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	23	Median	95.74
Total Sales Price	\$3,012,122	Mean	94.55
Total Adj. Sales Price	\$3,012,122	Wgt. Mean	82.36
Total Assessed Value	\$2,480,716	Average Assessed Value of the Base	\$70,874
Avg. Adj. Sales Price	\$130,962	Avg. Assessed Value	\$107,857

Confidence Interval - Current

95% Median C.I	75.29 to 109.97
95% Wgt. Mean C.I	56.36 to 108.36
95% Mean C.I	77.99 to 111.11
% of Value of the Class of all Real Property Value in the County	3.01
% of Records Sold in the Study Period	5.01
% of Value Sold in the Study Period	7.63

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	15	100	98.66
2016	16	100	101.59
2015	48	100	91.03
2014	44	95	94.76

**64 Nemaha
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 179
 Total Sales Price : 16,365,637
 Total Adj. Sales Price : 16,365,637
 Total Assessed Value : 15,478,704
 Avg. Adj. Sales Price : 91,428
 Avg. Assessed Value : 86,473

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.50
 PRD : 106.93

COV : 25.02
 STD : 25.30
 Avg. Abs. Dev : 17.73
 MAX Sales Ratio : 192.33
 MIN Sales Ratio : 57.97

95% Median C.I. : 93.73 to 97.65
 95% Wgt. Mean C.I. : 92.05 to 97.11
 95% Mean C.I. : 97.42 to 104.84

Printed:4/4/2018 1:20:19PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-15 To 31-DEC-15	9	97.73	98.65	96.82	13.80	101.89	66.07	131.64	85.53 to 115.34	74,989	72,605
01-JAN-16 To 31-MAR-16	12	94.22	106.50	94.45	22.89	112.76	70.28	192.33	85.08 to 126.05	100,583	94,997
01-APR-16 To 30-JUN-16	33	96.16	102.54	94.65	17.56	108.34	71.31	175.33	91.87 to 99.46	88,042	83,328
01-JUL-16 To 30-SEP-16	37	94.59	96.55	92.85	16.41	103.98	61.68	145.28	87.86 to 104.94	94,818	88,038
01-OCT-16 To 31-DEC-16	15	96.62	94.72	93.86	17.03	100.92	58.82	141.14	83.87 to 101.38	101,152	94,940
01-JAN-17 To 31-MAR-17	12	96.94	107.40	99.86	23.17	107.55	74.29	172.74	81.33 to 133.44	77,333	77,226
01-APR-17 To 30-JUN-17	37	96.33	105.70	96.38	18.41	109.67	70.05	180.45	93.17 to 104.15	85,568	82,474
01-JUL-17 To 30-SEP-17	24	93.48	98.32	92.56	21.20	106.22	57.97	144.27	87.71 to 106.86	102,448	94,823
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	91	95.60	100.24	94.03	17.45	106.60	61.68	192.33	92.01 to 99.22	91,160	85,721
01-OCT-16 To 30-SEP-17	88	96.30	102.05	95.14	19.52	107.26	57.97	180.45	93.11 to 98.37	91,705	87,251
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	97	95.28	99.54	93.80	17.76	106.12	58.82	192.33	92.01 to 98.51	94,206	88,364
<u>ALL</u>	179	95.85	101.13	94.58	18.50	106.93	57.97	192.33	93.73 to 97.65	91,428	86,473

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	102	95.98	103.28	95.06	19.71	108.65	58.82	192.33	92.85 to 101.38	94,339	89,675
02	10	99.20	104.70	96.95	30.06	107.99	59.40	156.72	68.43 to 139.00	29,050	28,164
03	5	85.53	104.82	88.63	30.68	118.27	74.29	167.90	N/A	74,700	66,208
04	34	93.42	94.02	89.55	16.55	104.99	61.68	136.73	85.08 to 97.65	60,003	53,735
05	28	96.67	100.00	96.36	09.81	103.78	57.97	180.45	94.59 to 100.13	144,250	139,006
<u>ALL</u>	179	95.85	101.13	94.58	18.50	106.93	57.97	192.33	93.73 to 97.65	91,428	86,473

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	174	95.67	100.96	94.42	18.29	106.93	57.97	192.33	93.17 to 97.57	93,351	88,142
06											
07	5	114.54	106.94	115.94	15.47	92.24	59.40	130.00	N/A	24,500	28,405
<u>ALL</u>	179	95.85	101.13	94.58	18.50	106.93	57.97	192.33	93.73 to 97.65	91,428	86,473

64 Nemaha
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 179
 Total Sales Price : 16,365,637
 Total Adj. Sales Price : 16,365,637
 Total Assessed Value : 15,478,704
 Avg. Adj. Sales Price : 91,428
 Avg. Assessed Value : 86,473

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.50
 PRD : 106.93

COV : 25.02
 STD : 25.30
 Avg. Abs. Dev : 17.73
 MAX Sales Ratio : 192.33
 MIN Sales Ratio : 57.97

95% Median C.I. : 93.73 to 97.65
 95% Wgt. Mean C.I. : 92.05 to 97.11
 95% Mean C.I. : 97.42 to 104.84

Printed:4/4/2018 1:20:19PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	99.20	99.20	121.31	40.12	81.77	59.40	139.00	N/A	2,250	2,730	
Less Than 15,000	6	124.71	126.38	140.57	30.71	89.91	59.40	192.33	59.40 to 192.33	8,333	11,714	
Less Than 30,000	26	126.76	125.58	125.16	20.79	100.34	59.40	192.33	100.69 to 139.00	19,250	24,093	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	177	95.85	101.15	94.57	18.24	106.96	57.97	192.33	93.73 to 97.65	92,436	87,419	
Greater Than 14,999	173	95.69	100.25	94.44	17.61	106.15	57.97	180.45	93.17 to 97.57	94,310	89,066	
Greater Than 29,999	153	94.59	96.97	93.62	15.38	103.58	57.97	180.45	91.87 to 96.33	103,694	97,074	
<u>Incremental Ranges</u>												
0 TO 4,999	2	99.20	99.20	121.31	40.12	81.77	59.40	139.00	N/A	2,250	2,730	
5,000 TO 14,999	4	136.57	139.97	142.47	27.50	98.25	94.42	192.33	N/A	11,375	16,206	
15,000 TO 29,999	20	126.76	125.34	123.45	17.96	101.53	67.14	175.33	100.69 to 134.82	22,525	27,807	
30,000 TO 59,999	37	105.11	110.87	112.39	20.31	98.65	60.89	180.45	97.41 to 117.00	43,030	48,364	
60,000 TO 99,999	52	93.00	95.03	94.46	15.52	100.60	57.97	144.27	87.11 to 97.64	78,609	74,257	
100,000 TO 149,999	34	92.16	90.34	89.46	12.23	100.98	58.82	126.05	84.58 to 96.26	122,788	109,846	
150,000 TO 249,999	24	91.57	90.60	90.82	07.74	99.76	74.29	106.86	87.64 to 97.15	180,253	163,707	
250,000 TO 499,999	6	92.46	91.22	91.29	03.60	99.92	83.81	96.04	83.81 to 96.04	280,750	256,294	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	179	95.85	101.13	94.58	18.50	106.93	57.97	192.33	93.73 to 97.65	91,428	86,473	

64 Nemaha
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 23
Total Sales Price : 3,012,122
Total Adj. Sales Price : 3,012,122
Total Assessed Value : 2,766,031
Avg. Adj. Sales Price : 130,962
Avg. Assessed Value : 120,262

MEDIAN : 98
WGT. MEAN : 92
MEAN : 99
COD : 21.71
PRD : 107.47

COV : 33.16
STD : 32.73
Avg. Abs. Dev : 21.38
MAX Sales Ratio : 201.25
MIN Sales Ratio : 46.80

95% Median C.I. : 89.20 to 109.97
95% Wgt. Mean C.I. : 71.35 to 112.31
95% Mean C.I. : 84.54 to 112.84

Printed:4/4/2018 1:20:20PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	97.12	97.12	97.94	01.42	99.16	95.74	98.49	N/A	187,500	183,638
01-APR-15 To 30-JUN-15	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	45,000	44,875
01-JUL-15 To 30-SEP-15	2	104.23	104.23	104.46	05.51	99.78	98.49	109.97	N/A	312,361	326,280
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	2	127.81	127.81	121.47	12.71	105.22	111.56	144.06	N/A	41,000	49,803
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	4	84.25	83.40	79.55	25.72	104.84	48.88	116.22	N/A	87,975	69,986
01-OCT-16 To 31-DEC-16	2	145.23	145.23	160.57	38.58	90.45	89.20	201.25	N/A	39,250	63,025
01-JAN-17 To 31-MAR-17	4	106.17	102.17	124.25	20.70	82.23	61.49	134.83	N/A	116,125	144,280
01-APR-17 To 30-JUN-17	4	81.78	78.37	57.25	25.76	136.89	46.80	103.13	N/A	197,875	113,280
01-JUL-17 To 30-SEP-17	2	82.82	82.82	83.16	09.09	99.59	75.29	90.34	N/A	99,500	82,741
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	5	98.49	100.48	101.91	03.14	98.60	95.74	109.97	N/A	208,944	212,942
01-OCT-15 To 30-SEP-16	6	102.74	98.20	87.47	25.05	112.27	48.88	144.06	48.88 to 144.06	72,317	63,259
01-OCT-16 To 30-SEP-17	12	93.04	98.19	86.19	28.33	113.92	46.80	201.25	67.81 to 113.45	127,792	110,148
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	98.49	100.48	101.91	03.14	98.60	95.74	109.97	N/A	208,944	212,942
01-JAN-16 To 31-DEC-16	8	102.74	109.96	98.67	32.42	111.44	48.88	201.25	48.88 to 201.25	64,050	63,200
<u>ALL</u>	23	98.49	98.69	91.83	21.71	107.47	46.80	201.25	89.20 to 109.97	130,962	120,262

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	18	98.49	102.52	90.52	22.08	113.26	46.80	201.25	90.34 to 113.45	141,967	128,514
02	5	75.29	84.89	99.14	20.47	85.63	61.49	109.97	N/A	91,344	90,556
<u>ALL</u>	23	98.49	98.69	91.83	21.71	107.47	46.80	201.25	89.20 to 109.97	130,962	120,262

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	93.92	93.92	93.92	00.00	100.00	93.92	93.92	N/A	189,900	178,345
03	22	98.49	98.91	91.69	22.49	107.87	46.80	201.25	75.29 to 111.56	128,283	117,622
04											
<u>ALL</u>	23	98.49	98.69	91.83	21.71	107.47	46.80	201.25	89.20 to 109.97	130,962	120,262

64 Nemaha
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 23
Total Sales Price : 3,012,122
Total Adj. Sales Price : 3,012,122
Total Assessed Value : 2,766,031
Avg. Adj. Sales Price : 130,962
Avg. Assessed Value : 120,262

MEDIAN : 98
WGT. MEAN : 92
MEAN : 99
COD : 21.71
PRD : 107.47

COV : 33.16
STD : 32.73
Avg. Abs. Dev : 21.38
MAX Sales Ratio : 201.25
MIN Sales Ratio : 46.80

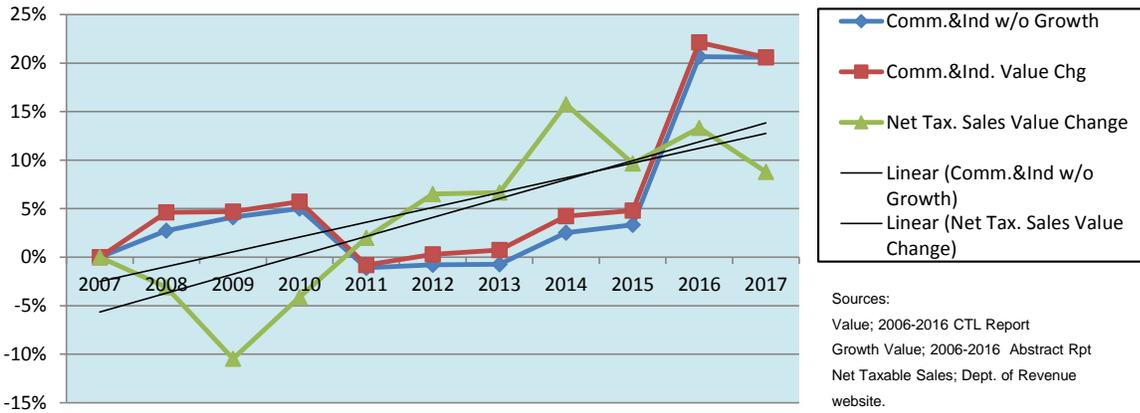
95% Median C.I. : 89.20 to 109.97
95% Wgt. Mean C.I. : 71.35 to 112.31
95% Mean C.I. : 84.54 to 112.84

Printed:4/4/2018 1:20:20PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	1,500	1,547	
Less Than 15,000	2	88.86	88.86	80.29	16.07	110.67	74.58	103.13	N/A	3,750	3,011	
Less Than 30,000	5	89.20	94.49	94.58	24.91	99.90	61.49	144.06	N/A	18,100	17,120	
___Ranges Excl. Low \$___												
Greater Than 4,999	22	97.12	98.49	91.82	22.80	107.26	46.80	201.25	75.29 to 111.56	136,846	125,658	
Greater Than 14,999	21	98.49	99.63	91.86	22.40	108.46	46.80	201.25	89.20 to 111.56	143,077	131,429	
Greater Than 29,999	18	98.49	99.86	91.74	20.95	108.85	46.80	201.25	90.34 to 111.56	162,312	148,913	
___Incremental Ranges___												
0 TO 4,999	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	1,500	1,547	
5,000 TO 14,999	1	74.58	74.58	74.58	00.00	100.00	74.58	74.58	N/A	6,000	4,475	
15,000 TO 29,999	3	89.20	98.25	95.88	30.85	102.47	61.49	144.06	N/A	27,667	26,526	
30,000 TO 59,999	5	111.56	125.53	128.32	21.31	97.83	98.89	201.25	N/A	43,600	55,947	
60,000 TO 99,999	4	95.74	95.06	93.51	09.96	101.66	75.29	113.45	N/A	78,750	73,639	
100,000 TO 149,999	2	69.61	69.61	67.71	29.78	102.81	48.88	90.34	N/A	114,500	77,526	
150,000 TO 249,999	2	80.87	80.87	80.05	16.15	101.02	67.81	93.92	N/A	202,450	162,066	
250,000 TO 499,999	4	104.23	110.45	111.02	11.47	99.49	98.49	134.83	N/A	313,681	348,245	
500,000 TO 999,999	1	46.80	46.80	46.80	00.00	100.00	46.80	46.80	N/A	500,000	233,979	
1,000,000 +												
___ALL___	23	98.49	98.69	91.83	21.71	107.47	46.80	201.25	89.20 to 109.97	130,962	120,262	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	2	98.53	98.53	93.99	04.68	104.83	93.92	103.13	N/A	95,700	89,946	
319	1	90.34	90.34	90.34	00.00	100.00	90.34	90.34	N/A	104,000	93,956	
344	3	109.97	106.81	109.26	03.84	97.76	98.89	111.56	N/A	138,907	151,765	
349	1	46.80	46.80	46.80	00.00	100.00	46.80	46.80	N/A	500,000	233,979	
352	1	61.49	61.49	61.49	00.00	100.00	61.49	61.49	N/A	29,500	18,140	
353	5	116.22	124.77	104.05	31.49	119.91	48.88	201.25	N/A	60,200	62,636	
386	2	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808	
406	2	71.20	71.20	67.99	04.76	104.72	67.81	74.58	N/A	110,500	75,131	
442	2	87.51	87.51	83.14	13.96	105.26	75.29	99.72	N/A	70,000	58,201	
531	2	98.49	98.49	98.49	00.00	100.00	98.49	98.49	N/A	300,000	295,467	
701	1	89.20	89.20	89.20	00.00	100.00	89.20	89.20	N/A	28,500	25,423	
999	1	134.83	134.83	134.83	00.00	100.00	134.83	134.83	N/A	330,000	444,953	
___ALL___	23	98.49	98.69	91.83	21.71	107.47	46.80	201.25	89.20 to 109.97	130,962	120,262	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 26,779,665	\$ 222,275	0.83%	\$ 26,557,390	-	\$ 34,145,842	-
2008	\$ 28,018,010	\$ 509,215	1.82%	\$ 27,508,795	2.72%	\$ 33,094,241	-3.08%
2009	\$ 28,034,850	\$ 151,920	0.54%	\$ 27,882,930	-0.48%	\$ 30,572,024	-7.62%
2010	\$ 28,313,170	\$ 191,795	0.68%	\$ 28,121,375	0.31%	\$ 32,739,367	7.09%
2011	\$ 26,563,740	\$ 76,445	0.29%	\$ 26,487,295	-6.45%	\$ 34,826,264	6.37%
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285	0.02%	\$ 36,370,273	4.43%
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2016	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
Ann %chg	1.89%			Average	0.99%	1.40%	0.99%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.72%	4.62%	-3.08%
2009	4.12%	4.69%	-10.47%
2010	5.01%	5.73%	-4.12%
2011	-1.09%	-0.81%	1.99%
2012	-0.78%	0.29%	6.51%
2013	-0.74%	0.73%	6.66%
2014	2.52%	4.22%	15.75%
2015	3.34%	4.81%	9.66%
2016	20.66%	22.13%	13.32%
2017	20.59%	20.59%	8.80%

County Number: 64
 County Name: Nemaha

64 Nemaha
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 43
Total Sales Price : 21,749,137
Total Adj. Sales Price : 21,749,137
Total Assessed Value : 15,477,331
Avg. Adj. Sales Price : 505,794
Avg. Assessed Value : 359,938

MEDIAN : 71
WGT. MEAN : 71
MEAN : 72
COD : 16.40
PRD : 101.70

COV : 22.63
STD : 16.38
Avg. Abs. Dev : 11.63
MAX Sales Ratio : 125.52
MIN Sales Ratio : 37.55

95% Median C.I. : 67.12 to 75.76
95% Wgt. Mean C.I. : 65.72 to 76.61
95% Mean C.I. : 67.47 to 77.27

Printed:4/4/2018 1:20:21PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	3	71.75	71.45	71.50	11.90	99.93	58.49	84.10	N/A	519,500	371,456
01-JAN-15 To 31-MAR-15	3	73.56	73.56	74.02	05.22	99.38	67.80	79.32	N/A	475,667	352,094
01-APR-15 To 30-JUN-15	1	67.85	67.85	67.85	00.00	100.00	67.85	67.85	N/A	444,000	301,242
01-JUL-15 To 30-SEP-15	3	56.92	56.72	56.58	00.90	100.25	55.85	57.38	N/A	1,000,000	565,803
01-OCT-15 To 31-DEC-15	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	528,000	289,137
01-JAN-16 To 31-MAR-16	10	77.22	79.15	84.40	21.17	93.78	39.69	125.52	60.01 to 91.95	425,255	358,920
01-APR-16 To 30-JUN-16	1	73.59	73.59	73.59	00.00	100.00	73.59	73.59	N/A	400,000	294,353
01-JUL-16 To 30-SEP-16	3	72.89	71.89	71.94	03.90	99.93	67.12	75.65	N/A	662,235	476,403
01-OCT-16 To 31-DEC-16	4	63.96	65.21	63.82	08.94	102.18	59.04	73.87	N/A	609,570	389,024
01-JAN-17 To 31-MAR-17	6	68.94	72.21	71.80	09.78	100.57	62.77	88.37	62.77 to 88.37	433,784	311,465
01-APR-17 To 30-JUN-17	6	79.12	76.82	74.91	23.77	102.55	37.55	115.72	37.55 to 115.72	333,986	250,200
01-JUL-17 To 30-SEP-17	2	74.29	74.29	70.43	10.78	105.48	66.28	82.29	N/A	553,743	390,024
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	10	67.83	67.30	64.85	11.81	103.78	55.85	84.10	56.92 to 79.32	642,950	416,930
01-OCT-15 To 30-SEP-16	15	73.59	75.70	78.16	17.75	96.85	39.69	125.52	67.12 to 89.48	477,817	373,460
01-OCT-16 To 30-SEP-17	18	68.94	72.42	69.99	16.81	103.47	37.55	115.72	62.77 to 82.03	452,910	317,007
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	8	62.59	64.18	61.94	12.70	103.62	54.76	79.32	54.76 to 79.32	674,875	418,009
01-JAN-16 To 31-DEC-16	18	73.24	74.53	75.67	16.02	98.49	39.69	125.52	67.12 to 78.68	504,307	381,603
<u>ALL</u>	43	70.93	72.37	71.16	16.40	101.70	37.55	125.52	67.12 to 75.76	505,794	359,938

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	70.93	72.37	71.16	16.40	101.70	37.55	125.52	67.12 to 75.76	505,794	359,938
<u>ALL</u>	43	70.93	72.37	71.16	16.40	101.70	37.55	125.52	67.12 to 75.76	505,794	359,938

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	15	67.97	72.47	68.79	20.17	105.35	37.55	115.72	59.04 to 89.48	505,217	347,557
1	15	67.97	72.47	68.79	20.17	105.35	37.55	115.72	59.04 to 89.48	505,217	347,557
<u>Grass</u>											
County	4	70.24	63.51	64.87	14.05	97.90	39.69	73.87	N/A	211,000	136,871
1	4	70.24	63.51	64.87	14.05	97.90	39.69	73.87	N/A	211,000	136,871
<u>ALL</u>	43	70.93	72.37	71.16	16.40	101.70	37.55	125.52	67.12 to 75.76	505,794	359,938

64 Nemaha
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 43
 Total Sales Price : 21,749,137
 Total Adj. Sales Price : 21,749,137
 Total Assessed Value : 15,477,331
 Avg. Adj. Sales Price : 505,794
 Avg. Assessed Value : 359,938

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 72
 COD : 16.40
 PRD : 101.70

COV : 22.63
 STD : 16.38
 Avg. Abs. Dev : 11.63
 MAX Sales Ratio : 125.52
 MIN Sales Ratio : 37.55

95% Median C.I. : 67.12 to 75.76
 95% Wgt. Mean C.I. : 65.72 to 76.61
 95% Mean C.I. : 67.47 to 77.27

Printed:4/4/2018 1:20:21PM

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	28	67.91	73.31	70.72	19.91	103.66	37.55	125.52	62.77 to 78.68	559,557	395,722
1	28	67.91	73.31	70.72	19.91	103.66	37.55	125.52	62.77 to 78.68	559,557	395,722
<u> Grass </u>											
County	4	70.24	63.51	64.87	14.05	97.90	39.69	73.87	N/A	211,000	136,871
1	4	70.24	63.51	64.87	14.05	97.90	39.69	73.87	N/A	211,000	136,871
<u> ALL </u>	43	70.93	72.37	71.16	16.40	101.70	37.55	125.52	67.12 to 75.76	505,794	359,938

Nemaha County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	5196
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5212
Richardson	50	5450	5325	4504	4845	4715	4615	3226	3195	4798
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	3172
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	4192
Richardson	50	4675	4585	4258	4209	3797	3400	2498	2500	3801

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	1888
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	2001
Richardson	50	2365	2275	2030	1950	1871	1760	1722	1498	1791

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2479	900	99
Johnson	1	2131	1326	130
Otoe	8000	4013	1104	100
Richardson	50	n/a	832	100

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Type : Qualified

Number of Sales :	74	Median :	74	COV :	20.28	95% Median C.I. :	70.37 to 78.68
Total Sales Price :	41,103,456	Wgt. Mean :	74	STD :	15.34	95% Wgt. Mean C.I. :	69.73 to 77.61
Total Adj. Sales Price :	41,612,198	Mean :	76	Avg. Abs.Dev :	11.34	95% Mean C.I. :	72.13 to 79.13
Total Assessed Value :	30,655,897						
Avg. Adj. Sales Price :	562,327	COD :	15.38	MAX Sales Ratio :	125.51		
Avg. Assessed Value :	414,269	PRD :	102.66	MIN Sales Ratio :	39.69		

Printed : 04/04/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	5	71.74	72.77	67.54	24.44	107.74	43.74	105.79	N/A	733,714	495,555
01/01/2015 To 03/31/2015	7	73.84	77.76	76.72	09.20	101.36	67.79	96.04	67.79 to 96.04	525,351	403,040
04/01/2015 To 06/30/2015	6	65.36	67.78	68.18	08.45	99.41	61.66	80.58	61.66 to 80.58	598,708	408,179
07/01/2015 To 09/30/2015	4	57.14	58.55	58.26	03.80	100.50	55.84	64.07	N/A	968,006	563,921
10/01/2015 To 12/31/2015	6	72.07	70.63	70.94	13.25	99.56	54.75	81.73	54.75 to 81.73	529,521	375,631
01/01/2016 To 03/31/2016	10	77.22	79.18	84.46	21.13	93.75	39.69	125.51	60.34 to 91.94	425,255	359,149
04/01/2016 To 06/30/2016	3	83.64	83.32	83.83	07.64	99.39	73.57	92.75	N/A	599,867	502,873
07/01/2016 To 09/30/2016	4	74.27	79.89	75.69	13.33	105.55	67.10	103.94	N/A	562,677	425,863
10/01/2016 To 12/31/2016	6	69.10	67.72	67.19	07.89	100.79	59.04	75.26	59.04 to 75.26	710,030	477,102
01/01/2017 To 03/31/2017	10	83.22	80.04	79.10	10.07	101.19	62.77	92.81	65.30 to 89.64	487,689	385,749
04/01/2017 To 06/30/2017	8	76.05	82.08	80.17	11.40	102.38	70.75	115.71	70.75 to 115.71	430,865	345,426
07/01/2017 To 09/30/2017	5	69.51	79.78	77.11	18.99	103.46	65.44	115.44	N/A	547,587	422,243
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	22	68.98	70.41	67.55	15.25	104.23	43.74	105.79	61.66 to 79.30	673,195	454,719
10/01/2015 To 09/30/2016	23	75.76	77.61	78.90	16.49	98.37	39.69	125.51	67.58 to 83.64	499,129	393,798
10/01/2016 To 09/30/2017	29	75.26	78.01	75.67	13.47	103.09	59.04	115.71	69.51 to 82.94	528,342	399,818
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	23	67.83	69.96	68.30	12.63	102.43	54.75	96.04	62.89 to 78.98	622,559	425,210
01/01/2016 To 12/31/2016	23	73.87	76.85	76.94	16.20	99.88	39.69	125.51	67.83 to 83.64	546,219	420,268

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	74	73.71	75.63	73.67	15.38	102.66	39.69	125.51	70.37 to 78.68	562,327	414,269

Type : Qualified

Number of Sales :	74	Median :	74	COV :	20.28	95% Median C.I. :	70.37 to 78.68
Total Sales Price :	41,103,456	Wgt. Mean :	74	STD :	15.34	95% Wgt. Mean C.I. :	69.73 to 77.61
Total Adj. Sales Price :	41,612,198	Mean :	76	Avg. Abs.Dev :	11.34	95% Mean C.I. :	72.13 to 79.13
Total Assessed Value :	30,655,897						
Avg. Adj. Sales Price :	562,327	COD :	15.38	MAX Sales Ratio :	125.51		
Avg. Assessed Value :	414,269	PRD :	102.66	MIN Sales Ratio :	39.69		

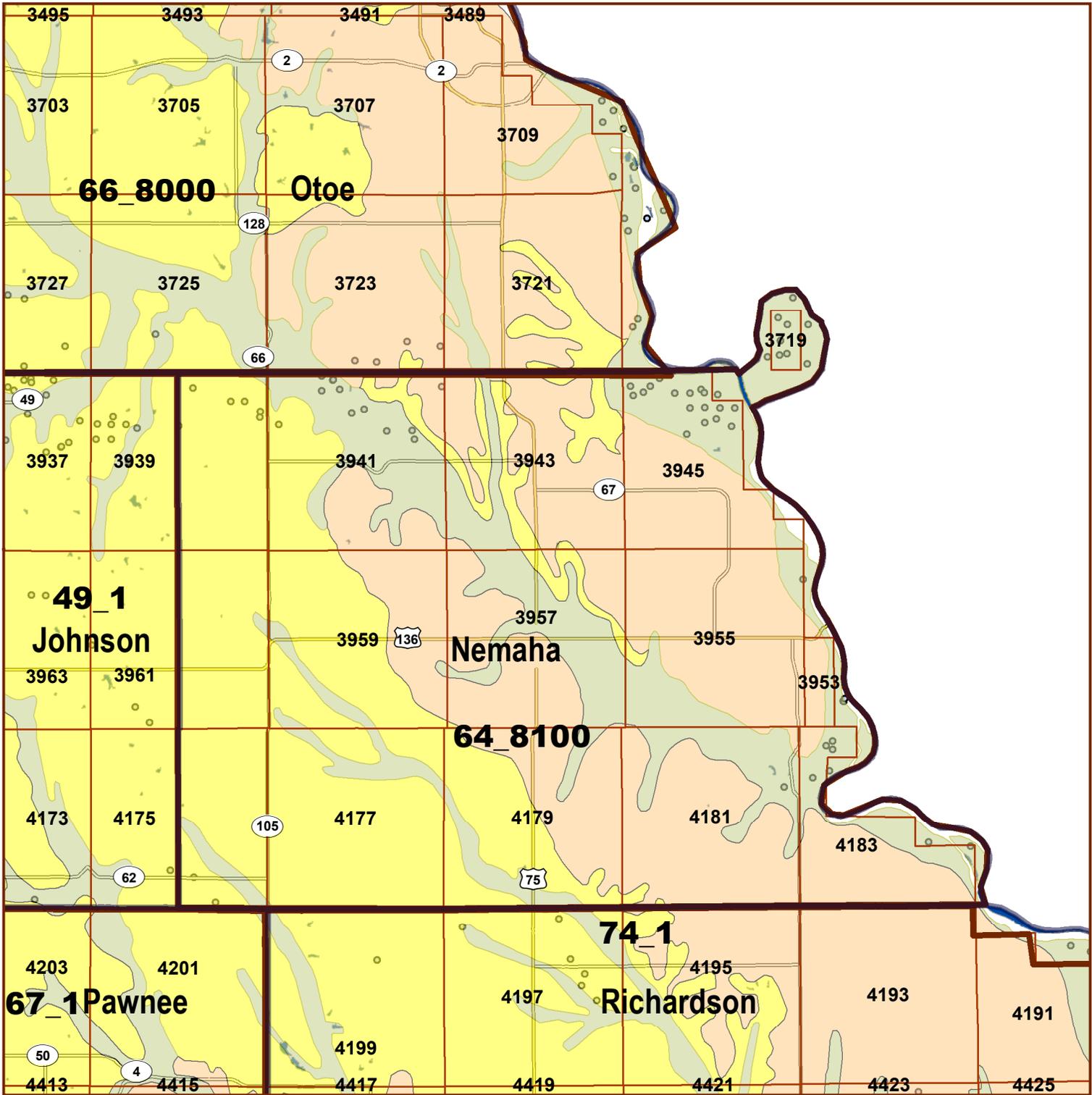
Printed : 04/04/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	24	71.13	73.53	68.60	16.21	107.19	43.74	115.71	64.07 to 78.98	567,351	389,208
1	24	71.13	73.53	68.60	16.21	107.19	43.74	115.71	64.07 to 78.98	567,351	389,208
<u>_____Grass_____</u>											
County	5	67.58	63.25	64.19	13.27	98.54	39.69	73.87	N/A	226,620	145,476
1	5	67.58	63.25	64.19	13.27	98.54	39.69	73.87	N/A	226,620	145,476
<u>_____ALL_____</u>											
10/01/2014 To 09/30/2017	74	73.71	75.63	73.67	15.38	102.66	39.69	125.51	70.37 to 78.68	562,327	414,269

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	2	71.99	71.99	72.22	02.58	99.68	70.13	73.84	N/A	628,500	453,923
1	2	71.99	71.99	72.22	02.58	99.68	70.13	73.84	N/A	628,500	453,923
<u>_____Dry_____</u>											
County	47	72.17	76.03	72.53	17.65	104.83	43.74	125.51	67.79 to 79.82	595,019	431,554
1	47	72.17	76.03	72.53	17.65	104.83	43.74	125.51	67.79 to 79.82	595,019	431,554
<u>_____Grass_____</u>											
County	5	67.58	63.25	64.19	13.27	98.54	39.69	73.87	N/A	226,620	145,476
1	5	67.58	63.25	64.19	13.27	98.54	39.69	73.87	N/A	226,620	145,476
<u>_____ALL_____</u>											
10/01/2014 To 09/30/2017	74	73.71	75.63	73.67	15.38	102.66	39.69	125.51	70.37 to 78.68	562,327	414,269



Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Nemaha County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	148,331,515	--	--	--	26,779,665	--	--	--	264,259,930	--	--	--
2008	154,482,150	6,150,635	4.15%	4.15%	28,018,010	1,238,345	4.62%	4.62%	301,026,100	36,766,170	13.91%	13.91%
2009	162,579,335	8,097,185	5.24%	9.61%	28,034,850	16,840	0.06%	4.69%	328,121,010	27,094,910	9.00%	24.17%
2010	178,100,445	15,521,110	9.55%	20.07%	28,313,170	278,320	0.99%	5.73%	388,748,440	60,627,430	18.48%	47.11%
2011	178,713,840	613,395	0.34%	20.48%	26,563,740	-1,749,430	-6.18%	-0.81%	393,465,705	4,717,265	1.21%	48.89%
2012	180,883,130	2,169,290	1.21%	21.95%	26,856,815	293,075	1.10%	0.29%	461,261,700	67,795,995	17.23%	74.55%
2013	183,621,625	2,738,495	1.51%	23.79%	26,975,655	118,840	0.44%	0.73%	552,215,055	90,953,355	19.72%	108.97%
2014	192,104,890	8,483,265	4.62%	29.51%	27,909,905	934,250	3.46%	4.22%	668,898,125	116,683,070	21.13%	153.12%
2015	196,831,550	4,726,660	2.46%	32.70%	28,068,105	158,200	0.57%	4.81%	784,976,115	116,077,990	17.35%	197.05%
2016	202,084,734	5,253,184	2.67%	36.24%	32,706,651	4,638,546	16.53%	22.13%	806,438,197	21,462,082	2.73%	205.17%
2017	208,950,991	6,866,257	3.40%	40.87%	32,293,864	-412,787	-1.26%	20.59%	786,985,695	-19,452,502	-2.41%	197.81%

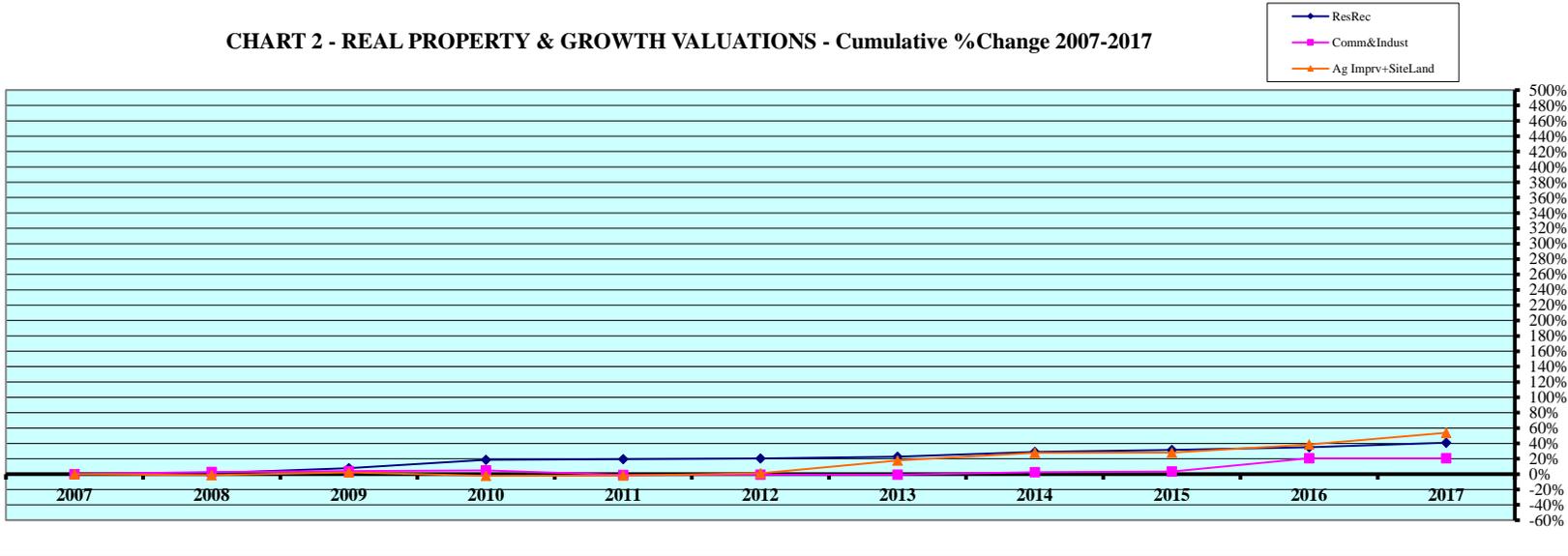
Rate Annual %chg: Residential & Recreational **3.49%** Commercial & Industrial **1.89%** Agricultural Land **11.53%**

Cnty# **64**
County **NEMAHA**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	148,331,515	2,904,005	1.96%	145,427,510	--	--	26,779,665	222,275	0.83%	26,557,390	--	--
2008	154,482,150	4,124,590	2.67%	150,357,560	1.37%	1.37%	28,018,010	509,215	1.82%	27,508,795	2.72%	2.72%
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	7.73%	28,034,850	151,920	0.54%	27,882,930	-0.48%	4.12%
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	18.63%	28,313,170	191,795	0.68%	28,121,375	0.31%	5.01%
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	19.57%	26,563,740	76,445	0.29%	26,487,295	-6.45%	-1.09%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	20.29%	26,856,815	286,530	1.07%	26,570,285	0.02%	-0.78%
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	22.84%	26,975,655	392,985	1.46%	26,582,670	-1.02%	-0.74%
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	28.82%	27,909,905	454,500	1.63%	27,455,405	1.78%	2.52%
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	31.44%	28,068,105	393,865	1.40%	27,674,240	-0.84%	3.34%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	34.99%	32,706,651	393,865	1.20%	32,312,786	15.12%	20.66%
2017	208,950,991	0	0.00%	208,950,991	3.40%	40.87%	32,293,864	0	0.00%	32,293,864	-1.26%	20.59%
Rate Ann%chg	3.49%				2.39%		1.89%			C & I w/o growth 0.99%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	--	--
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	-1.41%	-1.41%
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	-1.22%	2.14%
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	-2.17%
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	-1.77%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	1.17%
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	17.81%
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	27.84%
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	28.02%
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	38.62%
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	53.87%
Rate Ann%chg	3.01%	7.32%	4.40%			Ag Imprv+Site w/o growth	2.50%	

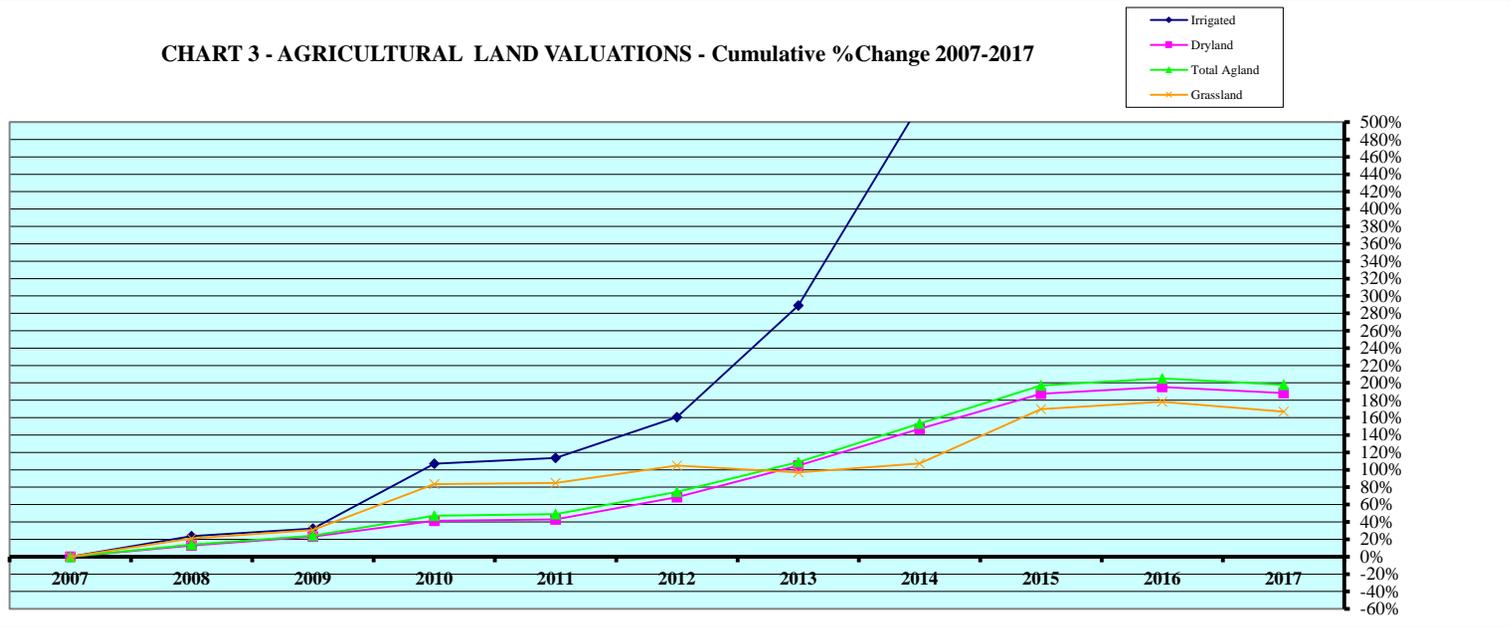
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 64
County NEMAHA

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	6,940,645	--	--	--	231,457,025	--	--	--	25,743,855	--	--	--
2008	8,583,450	1,642,805	23.67%	23.67%	261,113,055	29,656,030	12.81%	12.81%	31,194,050	5,450,195	21.17%	21.17%
2009	9,192,380	608,930	7.09%	32.44%	285,141,730	24,028,675	9.20%	23.19%	33,651,115	2,457,065	7.88%	30.72%
2010	14,374,105	5,181,725	56.37%	107.10%	326,962,960	41,821,230	14.67%	41.26%	47,275,210	13,624,095	40.49%	83.64%
2011	14,818,015	443,910	3.09%	113.50%	330,944,070	3,981,110	1.22%	42.98%	47,566,685	291,475	0.62%	84.77%
2012	18,093,400	3,275,385	22.10%	160.69%	390,098,855	59,154,785	17.87%	68.54%	52,721,930	5,155,245	10.84%	104.79%
2013	27,003,080	8,909,680	49.24%	289.06%	473,995,090	83,896,235	21.51%	104.79%	50,685,785	-2,036,145	-3.86%	96.88%
2014	43,001,065	15,997,985	59.25%	519.55%	572,062,600	98,067,510	20.69%	147.16%	53,345,040	2,659,255	5.25%	107.21%
2015	49,649,995	6,648,930	15.46%	615.35%	665,385,815	93,323,215	16.31%	187.48%	69,450,145	16,105,105	30.19%	169.77%
2016	51,097,016	1,447,021	2.91%	636.20%	683,381,191	17,995,376	2.70%	195.25%	71,632,430	2,182,285	3.14%	178.25%
2017	51,000,991	-96,025	-0.19%	634.82%	666,935,497	-16,445,694	-2.41%	188.15%	68,714,219	-2,918,211	-4.07%	166.92%

Rate Ann.%chg: Irrigated **22.07%** Dryland **11.16%** Grassland **10.32%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	102,030	--	--	--	16,375	--	--	--	264,259,930	--	--	--
2008	119,170	17,140	16.80%	16.80%	16,375	0	0.00%	0.00%	301,026,100	36,766,170	13.91%	13.91%
2009	119,410	240	0.20%	17.03%	16,375	0	0.00%	0.00%	328,121,010	27,094,910	9.00%	24.17%
2010	120,790	1,380	1.16%	18.39%	15,375	-1,000	-6.11%	-6.11%	388,748,440	60,627,430	18.48%	47.11%
2011	121,550	760	0.63%	19.13%	15,385	10	0.07%	-6.05%	393,465,705	4,717,265	1.21%	48.89%
2012	332,190	210,640	173.29%	225.58%	15,325	-60	-0.39%	-6.41%	461,261,700	67,795,995	17.23%	74.55%
2013	531,100	198,910	59.88%	420.53%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	108.97%
2014	489,420	-41,680	-7.85%	379.68%	0	0	0	0	668,898,125	116,683,070	21.13%	153.12%
2015	490,160	740	0.15%	380.41%	0	0	0	0	784,976,115	116,077,990	17.35%	197.05%
2016	327,560	-162,600	-33.17%	221.04%	0	0	0	0	806,438,197	21,462,082	2.73%	205.17%
2017	334,988	7,428	2.27%	228.32%	0	0	0	0	786,985,695	-19,452,502	-2.41%	197.81%

Cnty# **64**
County **NEMAHA**

Rate Ann.%chg: Total Agric Land **11.53%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	7,094,615	5,064	1,401			231,582,980	180,225	1,285			25,768,690	48,619	530		
2008	8,583,450	5,198	1,651	17.86%	17.86%	260,994,395	179,539	1,454	13.13%	13.13%	31,278,365	48,471	645	21.75%	21.75%
2009	9,085,500	5,388	1,686	2.12%	20.35%	285,165,625	179,760	1,586	9.13%	23.46%	33,688,275	47,913	703	8.96%	32.66%
2010	15,497,590	7,269	2,132	26.45%	52.18%	330,444,910	178,327	1,853	16.81%	44.21%	55,373,520	48,641	1,138	61.91%	114.79%
2011	14,789,820	7,563	1,955	-8.29%	39.57%	331,067,510	181,520	1,824	-1.57%	41.94%	47,628,725	45,356	1,050	-7.76%	98.13%
2012	18,093,400	7,499	2,413	23.38%	72.21%	391,423,800	181,236	2,160	18.42%	68.08%	52,817,910	45,162	1,170	11.37%	120.66%
2013	25,703,540	7,545	3,406	41.19%	143.15%	475,620,780	182,243	2,610	20.84%	103.10%	50,865,205	43,805	1,161	-0.71%	119.08%
2014	39,944,350	8,105	4,929	44.68%	251.79%	574,298,850	181,318	3,167	21.36%	146.49%	53,403,410	43,830	1,218	4.93%	129.89%
2015	50,217,315	10,084	4,980	1.04%	255.44%	666,331,450	174,109	3,827	20.83%	197.84%	68,534,295	48,916	1,401	14.99%	164.35%
2016	51,154,819	9,971	5,131	3.03%	266.20%	683,282,421	173,351	3,942	2.99%	206.75%	71,576,616	49,174	1,456	3.89%	174.63%
2017	49,840,036	9,926	5,021	-2.13%	258.38%	667,781,858	173,707	3,844	-2.47%	199.17%	68,578,622	48,663	1,409	-3.18%	165.89%

Rate Annual %chg Average Value/Acre: **13.61%**

11.58%

10.27%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	101,990	3,400	30			22,140	518	43			264,570,415	237,826	1,112		
2008	119,170	3,402	35	16.80%	16.80%	16,375	422	39	-9.20%	-9.20%	300,991,755	237,032	1,270	14.15%	14.15%
2009	119,090	3,399	35	0.00%	16.80%	16,375	422	39	0.00%	-9.20%	328,074,865	236,884	1,385	9.07%	24.50%
2010	118,380	2,363	50	43.00%	67.02%	29,715	771	39	-0.66%	-9.80%	401,464,115	237,371	1,691	22.12%	52.03%
2011	120,775	2,411	50	0.00%	67.01%	22,860	645	35	-8.00%	-17.01%	393,629,690	237,495	1,657	-2.00%	48.99%
2012	263,080	2,630	100	99.66%	233.45%	30,320	636	48	34.54%	11.66%	462,628,510	237,163	1,951	17.69%	75.35%
2013	295,330	3,050	97	-3.18%	222.84%	18,935	344	55	15.49%	28.95%	552,503,790	236,987	2,331	19.52%	109.57%
2014	508,170	3,202	159	63.87%	429.02%	15,705	331	47	-13.90%	11.03%	668,170,485	236,786	2,822	21.04%	153.66%
2015	506,630	3,138	161	1.75%	438.27%	14,330	317	45	-4.79%	5.71%	785,604,020	236,564	3,321	17.69%	198.52%
2016	325,949	3,280	99	-38.44%	231.34%	0	0				806,339,805	235,775	3,420	2.98%	207.42%
2017	330,077	3,322	99	-0.02%	231.26%	0	0				786,530,593	235,619	3,338	-2.39%	200.07%

64
NEMAHA

Rate Annual %chg Average Value/Acre: **11.61%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 6,188	Value : 1,079,905,280	Growth 2,177,712
--	------------------------	------------------------------	-------------------------

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	364	2,400,907	35	226,062	46	150,313	445	2,777,282	
02. Res Improve Land	2,043	17,317,812	119	2,742,698	397	11,523,902	2,559	31,584,412	
03. Res Improvements	2,083	119,689,831	121	10,291,335	411	40,522,937	2,615	170,504,103	
04. Res Total	2,447	139,408,550	156	13,260,095	457	52,197,152	3,060	204,865,797	1,287,573
% of Res Total	79.97	68.05	5.10	6.47	14.93	25.48	49.45	18.97	59.13
05. Com UnImp Land	64	378,457	1	26,215	0	0	65	404,672	
06. Com Improve Land	347	2,871,626	14	403,525	14	431,177	375	3,706,328	
07. Com Improvements	354	19,966,688	20	1,333,928	15	1,810,000	389	23,110,616	
08. Com Total	418	23,216,771	21	1,763,668	15	2,241,177	454	27,221,616	0
% of Com Total	92.07	85.29	4.63	6.48	3.30	8.23	7.34	2.52	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	245,809	0	0	5	362,628	
11. Ind Improvements	1	1,677,480	4	3,269,412	0	0	5	4,946,892	
12. Ind Total	1	1,794,299	4	3,515,221	0	0	5	5,309,520	0
% of Ind Total	20.00	33.79	80.00	66.21	0.00	0.00	0.08	0.49	0.00
13. Rec UnImp Land	0	0	7	414,859	34	1,548,026	41	1,962,885	
14. Rec Improve Land	0	0	2	36,405	1	46,180	3	82,585	
15. Rec Improvements	0	0	2	33,130	1	3,930	3	37,060	
16. Rec Total	0	0	9	484,394	35	1,598,136	44	2,082,530	0
% of Rec Total	0.00	0.00	20.45	23.26	79.55	76.74	0.71	0.19	0.00
Res & Rec Total	2,447	139,408,550	165	13,744,489	492	53,795,288	3,104	206,948,327	1,287,573
% of Res & Rec Total	78.83	67.36	5.32	6.64	15.85	25.99	50.16	19.16	59.13
Com & Ind Total	419	25,011,070	25	5,278,889	15	2,241,177	459	32,531,136	0
% of Com & Ind Total	91.29	76.88	5.45	16.23	3.27	6.89	7.42	3.01	0.00
17. Taxable Total	2,866	164,419,620	190	19,023,378	507	56,036,465	3,563	239,479,463	1,287,573
% of Taxable Total	80.44	68.66	5.33	7.94	14.23	23.40	57.58	22.18	59.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	269	8,577,850	4,510,665	0	0	0
19. Commercial	214	10,038,250	10,994,684	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	2	7,385	2,260	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	269	8,577,850	4,510,665
19. Commercial	0	0	0	214	10,038,250	10,994,684
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	2	7,385	2,260
22. Total Sch II				485	18,623,485	15,507,609

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	257	59	113	429

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	55	1,004,848	148	30,012,891	1,537	451,911,506	1,740	482,929,245
28. Ag-Improved Land	3	231,313	77	21,154,969	783	295,105,110	863	316,491,392
29. Ag Improvements	3	3,813	78	3,071,399	804	37,929,968	885	41,005,180
30. Ag Total							2,625	840,425,817

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	42	43.01	516,120	
33. HomeSite Improvements	1	0.00	900	45	0.00	2,267,988	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	11.06	48,001	
36. FarmSite Improv Land	1	0.46	2,760	58	98.04	550,634	
37. FarmSite Improvements	1	0.00	2,913	71	0.00	803,411	
38. FarmSite Total							
39. Road & Ditches	0	5.21	0	0	263.53	0	
40. Other- Non Ag Use	0	0.00	0	0	57.87	14,969	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	24,000	2	2.00	24,000	
32. HomeSite Improv Land	420	434.14	5,209,680	462	477.15	5,725,800	
33. HomeSite Improvements	425	0.00	26,010,725	471	0.00	28,279,613	863,405
34. HomeSite Total				473	479.15	34,029,413	
35. FarmSite UnImp Land	43	542.00	190,468	45	553.06	238,469	
36. FarmSite Improv Land	628	1,184.64	6,294,877	687	1,283.14	6,848,271	
37. FarmSite Improvements	733	0.00	11,919,243	805	0.00	12,725,567	26,734
38. FarmSite Total				850	1,836.20	19,812,307	
39. Road & Ditches	0	4,398.74	0	0	4,667.48	0	
40. Other- Non Ag Use	0	171.78	28,774	0	229.65	43,743	
41. Total Section VI				1,323	7,212.48	53,885,463	890,139

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	233,000
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	824,821	13	1,001.20	1,057,821

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	339.39	3.34%	1,926,040	3.78%	5,675.01
46. 1A	756.06	7.45%	4,120,547	8.08%	5,450.03
47. 2A1	4,069.50	40.08%	20,957,982	41.09%	5,150.01
48. 2A	1,080.61	10.64%	5,457,099	10.70%	5,050.02
49. 3A1	2,302.55	22.68%	11,397,647	22.35%	4,950.01
50. 3A	805.20	7.93%	3,905,233	7.66%	4,850.02
51. 4A1	723.12	7.12%	2,928,654	5.74%	4,050.02
52. 4A	77.92	0.77%	307,789	0.60%	3,950.06
53. Total	10,154.35	100.00%	51,000,991	100.00%	5,022.58
Dry					
54. 1D1	2,287.05	1.32%	11,023,577	1.65%	4,820.00
55. 1D	16,071.06	9.27%	75,035,850	11.26%	4,669.00
56. 2D1	37,205.60	21.46%	162,536,564	24.39%	4,368.60
57. 2D	13,289.15	7.66%	54,751,287	8.21%	4,120.00
58. 3D1	34,911.12	20.13%	133,358,918	20.01%	3,819.96
59. 3D	42,108.89	24.28%	154,498,934	23.18%	3,669.03
60. 4D1	23,787.63	13.72%	65,884,676	9.88%	2,769.70
61. 4D	3,747.23	2.16%	9,443,016	1.42%	2,520.00
62. Total	173,407.73	100.00%	666,532,822	100.00%	3,843.73
Grass					
63. 1G1	309.31	0.64%	395,042	0.58%	1,277.17
64. 1G	2,497.39	5.13%	4,235,905	6.17%	1,696.13
65. 2G1	6,248.78	12.85%	8,982,082	13.08%	1,437.41
66. 2G	2,006.66	4.13%	3,402,670	4.96%	1,695.69
67. 3G1	3,445.86	7.08%	7,490,863	10.91%	2,173.87
68. 3G	5,193.73	10.68%	7,824,766	11.40%	1,506.58
69. 4G1	13,022.55	26.77%	19,672,536	28.65%	1,510.65
70. 4G	15,921.87	32.73%	16,664,241	24.27%	1,046.63
71. Total	48,646.15	100.00%	68,668,105	100.00%	1,411.58
Irrigated Total					
Irrigated Total	10,154.35	4.31%	51,000,991	6.48%	5,022.58
Dry Total					
Dry Total	173,407.73	73.60%	666,532,822	84.74%	3,843.73
Grass Total					
Grass Total	48,646.15	20.65%	68,668,105	8.73%	1,411.58
72. Waste	3,405.44	1.45%	338,436	0.04%	99.38
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	235.58	0.10%	0	0.00%	0.00
75. Market Area Total	235,613.67	100.00%	786,540,354	100.00%	3,338.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	606.90	3,101,716	9,547.45	47,899,275	10,154.35	51,000,991
77. Dry Land	298.11	1,189,062	10,829.23	42,237,617	162,280.39	623,106,143	173,407.73	666,532,822
78. Grass	29.57	44,320	3,643.94	4,667,467	44,972.64	63,956,318	48,646.15	68,668,105
79. Waste	0.19	19	314.36	31,336	3,090.89	307,081	3,405.44	338,436
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.09	0	8.53	0	226.96	0	235.58	0
82. Total	327.87	1,233,401	15,394.43	50,038,136	219,891.37	735,268,817	235,613.67	786,540,354

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,154.35	4.31%	51,000,991	6.48%	5,022.58
Dry Land	173,407.73	73.60%	666,532,822	84.74%	3,843.73
Grass	48,646.15	20.65%	68,668,105	8.73%	1,411.58
Waste	3,405.44	1.45%	338,436	0.04%	99.38
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.58	0.10%	0	0.00%	0.00
Total	235,613.67	100.00%	786,540,354	100.00%	3,338.26

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Auburn	113	1,596,602	1,345	14,156,674	1,378	90,613,742	1,491	106,367,018	209,379
83.2 Brock	44	60,598	70	132,134	71	1,834,517	115	2,027,249	0
83.3 Brownville	77	334,725	103	544,631	105	5,165,496	182	6,044,852	0
83.4 Johnson	35	277,460	167	1,844,122	167	10,719,460	202	12,841,042	0
83.5 Julian	20	14,325	41	53,275	41	1,021,470	61	1,089,070	0
83.6 Nemaha	23	40,225	92	167,536	95	2,448,943	118	2,656,704	31,283
83.7 Peru	53	90,160	224	418,790	225	7,866,278	278	8,375,228	0
83.8 Rural	121	2,326,072	520	14,349,835	536	50,871,257	657	67,547,164	1,046,911
84 Residential Total	486	4,740,167	2,562	31,666,997	2,618	170,541,163	3,104	206,948,327	1,287,573

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Auburn	30	309,100	243	2,739,924	249	17,518,197	279	20,567,221	0
85.2	Brock	6	22,275	18	44,956	18	1,199,284	24	1,266,515	0
85.3	Brownville	9	21,311	14	68,345	14	762,516	23	852,172	0
85.4	Johnson	3	4,690	26	133,749	26	1,289,998	29	1,428,437	0
85.5	Julian	2	817	6	6,353	7	19,509	9	26,679	0
85.6	Nemaha	2	1,015	13	18,036	13	414,083	15	433,134	0
85.7	Peru	12	19,249	30	40,781	30	705,932	42	765,962	0
85.8	Rural	1	26,215	30	1,016,812	37	6,147,989	38	7,191,016	0
86	Commercial Total	65	404,672	380	4,068,956	394	28,057,508	459	32,531,136	0

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	40.39	0.20%	88,858	0.27%	2,200.00
88. 1G	1,220.15	5.95%	2,501,453	7.52%	2,050.12
89. 2G1	2,304.17	11.24%	4,320,436	12.99%	1,875.05
90. 2G	1,060.40	5.17%	1,882,260	5.66%	1,775.05
91. 3G1	1,817.79	8.87%	3,135,757	9.43%	1,725.04
92. 3G	2,696.49	13.15%	4,516,697	13.58%	1,675.03
93. 4G1	7,269.79	35.46%	11,086,601	33.33%	1,525.02
94. 4G	4,094.40	19.97%	5,732,160	17.23%	1,400.00
95. Total	20,503.58	100.00%	33,264,222	100.00%	1,622.36
CRP					
96. 1C1	26.50	0.42%	88,780	0.56%	3,350.19
97. 1C	251.58	3.94%	811,358	5.13%	3,225.05
98. 2C1	535.65	8.39%	1,593,582	10.07%	2,975.04
99. 2C	347.41	5.44%	981,445	6.20%	2,825.03
100. 3C1	1,628.07	25.51%	4,355,106	27.53%	2,675.01
101. 3C	646.68	10.13%	1,642,565	10.38%	2,540.00
102. 4C1	2,673.26	41.88%	5,814,385	36.75%	2,175.02
103. 4C	273.64	4.29%	533,634	3.37%	1,950.13
104. Total	6,382.79	100.00%	15,820,855	100.00%	2,478.67
Timber					
105. 1T1	242.42	1.11%	217,404	1.11%	896.81
106. 1T	1,025.66	4.71%	923,094	4.71%	900.00
107. 2T1	3,408.96	15.67%	3,068,064	15.67%	900.00
108. 2T	598.85	2.75%	538,965	2.75%	900.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,850.56	8.50%	1,665,504	8.50%	900.00
111. 4T1	3,079.50	14.15%	2,771,550	14.15%	900.00
112. 4T	11,553.83	53.10%	10,398,447	53.10%	900.00
113. Total	21,759.78	100.00%	19,583,028	100.00%	899.96
<hr/>					
Grass Total	20,503.58	42.15%	33,264,222	48.44%	1,622.36
CRP Total	6,382.79	13.12%	15,820,855	23.04%	2,478.67
Timber Total	21,759.78	44.73%	19,583,028	28.52%	899.96
<hr/>					
114. Market Area Total	48,646.15	100.00%	68,668,105	100.00%	1,411.58

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	206,868,461	204,865,797	-2,002,664	-0.97%	1,287,573	-1.59%
02. Recreational	2,082,530	2,082,530	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	31,186,376	34,029,413	2,843,037	9.12%	863,405	6.35%
04. Total Residential (sum lines 1-3)	240,137,367	240,977,740	840,373	0.35%	2,150,978	-0.55%
05. Commercial	26,984,344	27,221,616	237,272	0.88%	0	0.88%
06. Industrial	5,309,520	5,309,520	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	32,293,864	32,531,136	237,272	0.73%	0	0.73%
08. Ag-Farmsite Land, Outbuildings	18,661,756	19,812,307	1,150,551	6.17%	26,734	6.02%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	43,743	43,743	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	18,705,499	19,856,050	1,150,551	6.15%	26,734	6.01%
12. Irrigated	51,000,991	51,000,991	0	0.00%		
13. Dryland	666,935,497	666,532,822	-402,675	-0.06%		
14. Grassland	68,714,219	68,668,105	-46,114	-0.07%		
15. Wasteland	334,988	338,436	3,448	1.03%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	786,985,695	786,540,354	-445,341	-0.06%		
18. Total Value of all Real Property (Locally Assessed)	1,078,122,425	1,079,905,280	1,782,855	0.17%	2,177,712	-0.04%

2018 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$159,305.23
7.	Adopted budget, or granted budget if different from above:
	Adopted budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$3,000 (in case of a new commercial building)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not a separate levied fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$20,931.25 for CAMA \$1,000 for new computer equipment.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$750
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$19,796.87

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	Not being maintained. Just on GIS.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://www.nemaha.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor
8.	Personal Property software:
	Vanguard

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Auburn
4.	When was zoning implemented?
	The County is not aware of the date of zoning for the various communities

D. Contracted Services

1.	Appraisal Services:
	Vanguard if needed.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	No other services.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not currently. We have in the past.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The County requires the appraiser to hold a Certified General license.
4.	Have the existing contracts been approved by the PTA?
	Prior contracts were approved.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:																																	
	County Assessor & Staff																																	
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - rural residential</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Auburn - County seat and the major trade area of the county.	02	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	03	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	04	Johnson & Peru	05	Rural - rural residential																		
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																																	
01	Auburn - County seat and the major trade area of the county.																																	
02	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City																																	
03	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism																																	
04	Johnson & Peru																																	
05	Rural - rural residential																																	
3.	List and describe the approach(es) used to estimate the market value of residential properties.																																	
	The county uses a market approach based on appreciation or depreciation to the cost approach.																																	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																																	
	The county uses depreciation developed from the local market of each valuation group.																																	
5.	Are individual depreciation tables developed for each valuation grouping?																																	
	Yes																																	
6.	Describe the methodology used to determine the residential lot values?																																	
	During the review of the valuation group the county conducts a review of the lot values by using vacant lot sales and also by doing an allocation of value on improved sales.																																	
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																	
	They are valued at current market value based on comparable sales.																																	
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2013	2013	2013	2013	02	2014	2014	2014	2014	03	2014	2014	2014	2014	04	2014	2014	2014	2014	05	2017	2008	2017	2017
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																														
01	2013	2013	2013	2013																														
02	2014	2014	2014	2014																														
03	2014	2014	2014	2014																														
04	2014	2014	2014	2014																														
05	2017	2008	2017	2017																														

The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract.

2018 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:			
	County Assessor (Jon Fritz previously contracted to do a complete review of Commercials) - Vanguard may list a couple of buildings for us.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices.		
	02	Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Market value based on either a depreciated or appreciated cost approach			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The county uses depreciation tables based on the local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2015	2015
	02	2015	2015	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.			

2018 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:						
	County assessor and staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The county assessor considers the entire county as one market area</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The county assessor considers the entire county as one market area	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	The county assessor considers the entire county as one market area	2017					
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference, so the entire county is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification through the use of questionnaires.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county.						

2017-2018-2019 PLAN OF ASSESSMENT FOR NEMAHA COUNTY, NE

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2017:

Residential—

1. Complete review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2018.
2. Pick up new construction and removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2018.
2. Review rural improvements and preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

BUDGET REQUEST FOR 2017-2018:

Requested budget of \$3,000 is needed for the possibility of new commercial construction. Vanguard commercial appraisers would be able to list and price the facility.

TAX YEAR 2018:

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2019.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural—

1. New agricultural land study and value will be applied for 2019.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt (Time Permitting)---

1. Complete review of exempt properties in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

TAX YEAR 2019:

Residential—

5. Complete review of residential properties in Small Towns (Nemaha, Peru, Julian, Brock, and Johnson). This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2020.
6. Pick up new construction and verify removal of buildings.
7. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2020.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.