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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 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

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O 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 information 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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 absolute deviation calculated about 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 [Neb. Rev. Stat. §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 law does 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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 to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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 groups and market areas are also examined to identify whether the groups 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, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

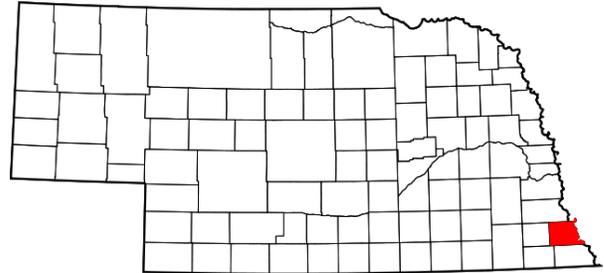
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

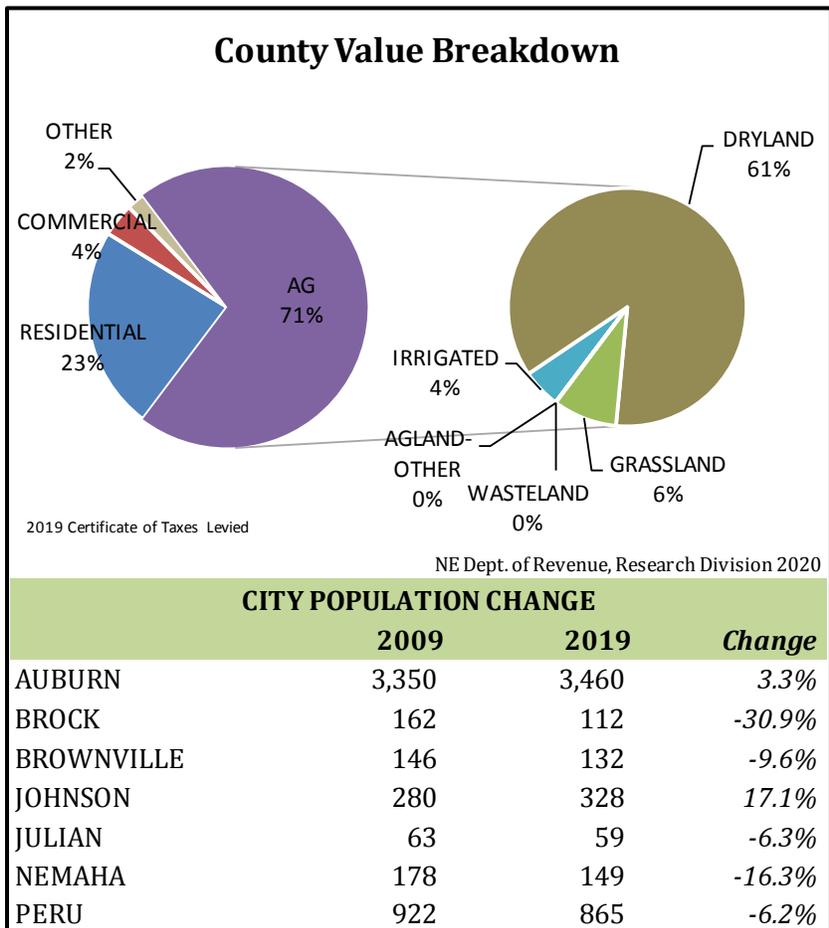
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County had 6,958 residents, per the Census Bureau Quick Facts for 2018, a 4% population decline from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$82,637 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. Information available from the U.S. Census Bureau shows there were 183 employer establishments with total employment of 1,502.



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).

2020 Residential Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor inspected and reviewed Auburn in compliance with the six-year review cycle. The county assessor completed a market analysis in which the communities of Brownville were adjusted 15%, Johnson and Peru were adjusted 12%, and the rural residential home site was increased to \$22,000 for the first acre. All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the state sales file is timely and accurate, were completed.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Currently there are five valuation groups recognized by the county assessor.

The Nemaha County Assessor is current with the required six-year physical inspection and review cycle. The county assessor has good plan and tracking file in place to physically inspect and review each parcel.

Lot values are reviewed during the six-year inspection and review cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model.

The county assessor does have an outline written for the valuation methodology for Nemaha County.

Description of Analysis

The residential parcels are analyzed utilizing five valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Auburn
2	Brock, Julian, Nemaha
3	Brownville
4	Johnson, Peru
5	Rural

2020 Residential Correlation for Nemaha County

The residential property class has a statistical profile of 226 residential sales. All three measures of central tendency for the residential class of property are within the acceptable range, as well as the qualitative measures.

All valuation groups with a sufficient number of sales are within the acceptable ranges. Valuation Group 3 (Brownville) with eight sales has a median of 89.54, which is outside the acceptable range. Further review was conducted, when removing the lowest outlier the median becomes 91.26 and when removing the highest outlier the median becomes 87.82. This review indicates that when either side of the extreme outliers are removed the median fluctuations by 3.44% stating that the median is not representative of the community of Brownville and it is not stable. Brownville is on the Nemaha County Assessor’s six-year physical inspection and review cycle for the 2021 assessment year. A statistical what-if report for the community of Brownville is found in the appendices of this document.

The changes to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) indicates that the population changed in the areas addressed by the county assessor in the 2020 assessment actions.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	149	99.33	101.44	100.13	03.77	101.31
2	12	93.72	99.40	99.67	24.00	99.73
3	8	89.54	86.36	83.37	16.38	103.59
4	25	93.10	95.25	89.40	25.20	106.54
5	32	92.81	93.54	87.90	16.72	106.42
____ALL____	226	98.83	98.99	96.14	09.37	102.96

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nemaha County is 99%.

2020 Commercial Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor completed pick-up work for the commercial class. A market analysis was conducted for all properties.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The county assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and to ensure that all sales that are non-qualified have been properly documented as a non-arm's-length sale. The Nemaha County Assessor has a usability rate compared to the statewide average.

Based on the economic areas and geographic locations within Nemaha County, the county assessor has assigned two valuation groups for the commercial class. The county seat of Auburn and then the rest of the county divide the valuation groups.

The Nemaha County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties are current and were reviewed in 2015. Lot values are current and were inspected and reviewed in 2015 and were done by analyzing vacant lot sales. The depreciation index is 2015 and costing table index being utilized for the commercial properties is 2008.

The Nemaha County Assessor does have an outline valuation methodology for commercial properties.

Description of Analysis

Currently the Nemaha County Assessor recognizes two valuation groups within the commercial class.

Valuation Group	Description
1	Auburn
2	Remainder of the County

The commercial statistical profile shows 27 qualified sales. The profile comprises sales involving 14 different occupancy codes. All commercial properties are valued using the cost approach. All three overall measures of central tendency for the commercial class of property are within the acceptable range. The COD is out of the acceptable range while the PRD is in the not in the acceptable range. The PRD is above the range but can be attributed to a outliers at the

2020 Commercial Correlation for Nemaha County

upper end of the sale price substrata, these include two fast-food restaurants and a large commercial building. Review of the entire sale price substrata does not reflect clearly regressive patterns.

All valuation groups with sufficient sales have a median within the range.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certificate of Taxes Levied (CTL) Report indicated that the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

With only 27 total qualified sales, the sample is too small to base an overall level of value. However, a review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	22	100.32	103.12	93.14	30.49	110.72
2	5	75.29	80.44	77.02	15.63	104.44
____ALL____	27	95.74	98.92	92.37	29.60	107.09

Level of Value

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

2020 Agricultural Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor implemented the Land Capability Group (LCG) conversion. Following the LCG conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated decrease of 7% to irrigated land, 5% to dryland while grassland increased by 15% countywide. The county assessor completed the pick-up work and permits for the agricultural improvements.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

Sales verification and qualification processes are discussed. Sales verification letters are utilized with a high percentage rate of return. Review of the qualified and nonqualified sales rosters indicate that sales are adequately qualified. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

The county assessor keeps land use up to date by aerial imagery comparisons with property records and information from the public.

Agricultural improvements are inspected and reviewed within the six-year cycle. The county's Computer-Assisted Mass Appraisal (CAMA) has its most current costing index of 2008 and the depreciation index is current with a 2017 table. Home sites are valued at \$22,000 for the first acre, and farm sites are valued at \$9,000 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 56 agricultural sales. All three measures of central tendency are within the acceptable range with a spread of four percentage points between all three demonstrating moderate support of each other.

Review of the Majority Land Use (MLU) of the irrigated and grass with sufficient representation are within the acceptable range. Dryland is one percentage point below the acceptable range. Further reviewing the subclass indicates that when the lowest ratio of 21% is removed, the median becomes 69%, which is in the acceptable range. Based on this analysis, dryland is believed to be within the acceptable range.

2020 Agricultural Correlation for Nemaha County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the same statutory level.

A comparison of the Nemaha County values with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Nemaha County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	40	67.81	69.89	66.24	20.07	105.51
1	40	67.81	69.89	66.24	20.07	105.51
____ Grass ____						
County	6	73.31	73.96	74.70	16.08	99.01
1	6	73.31	73.96	74.70	16.08	99.01
____ ALL ____	56	71.73	71.66	68.48	17.52	104.64

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 72%.

2020 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 (Reissue 2018). 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	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	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 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	226	Median	98.83
Total Sales Price	\$24,507,305	Mean	98.99
Total Adj. Sales Price	\$24,507,305	Wgt. Mean	96.14
Total Assessed Value	\$23,560,566	Average Assessed Value of the Base	\$76,369
Avg. Adj. Sales Price	\$108,439	Avg. Assessed Value	\$104,250

Confidence Interval - Current

95% Median C.I	98.40 to 99.41
95% Wgt. Mean C.I	94.03 to 98.24
95% Mean C.I	96.55 to 101.43
% of Value of the Class of all Real Property Value in the County	21.79
% of Records Sold in the Study Period	7.32
% of Value Sold in the Study Period	10.00

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	210	94	93.56
2018	179	96	95.85
2017	179	95	95.06
2016	221	99	99.38

2020 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	27	Median	95.74
Total Sales Price	\$4,058,000	Mean	98.92
Total Adj. Sales Price	\$4,058,000	Wgt. Mean	92.37
Total Assessed Value	\$3,748,423	Average Assessed Value of the Base	\$86,637
Avg. Adj. Sales Price	\$150,296	Avg. Assessed Value	\$138,830

Confidence Interval - Current

95% Median C.I	72.75 to 112.47
95% Wgt. Mean C.I	75.26 to 109.48
95% Mean C.I	82.74 to 115.10
% of Value of the Class of all Real Property Value in the County	3.73
% of Records Sold in the Study Period	5.81
% of Value Sold in the Study Period	9.30

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	27	100	98.89
2018	23	100	98.49
2017	15	100	98.66
2016	16	100	101.59

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RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 226
Total Sales Price : 24,507,305
Total Adj. Sales Price : 24,507,305
Total Assessed Value : 23,560,566
Avg. Adj. Sales Price : 108,439
Avg. Assessed Value : 104,250

MEDIAN : 99
WGT. MEAN : 96
MEAN : 99
COD : 09.37
PRD : 102.96

COV : 18.88
STD : 18.69
Avg. Abs. Dev : 09.26
MAX Sales Ratio : 224.41
MIN Sales Ratio : 43.34

95% Median C.I. : 98.40 to 99.41
95% Wgt. Mean C.I. : 94.03 to 98.24
95% Mean C.I. : 96.55 to 101.43

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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>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	27	101.37	101.52	98.28	14.57	103.30	43.34	224.41	97.71 to 105.28	97,185	95,518
01-JAN-18 To 31-MAR-18	26	99.54	97.49	95.82	06.71	101.74	67.09	118.84	97.75 to 100.68	108,221	103,699
01-APR-18 To 30-JUN-18	36	99.76	100.85	99.42	05.19	101.44	73.14	138.33	98.82 to 100.28	98,997	98,419
01-JUL-18 To 30-SEP-18	32	99.60	98.06	95.36	06.62	102.83	57.10	122.88	97.38 to 101.03	143,188	136,549
01-OCT-18 To 31-DEC-18	26	98.50	99.84	98.39	10.20	101.47	62.52	164.13	96.26 to 99.98	85,365	83,988
01-JAN-19 To 31-MAR-19	15	98.72	94.71	94.15	05.85	100.59	79.07	104.48	87.82 to 100.08	133,650	125,837
01-APR-19 To 30-JUN-19	23	97.79	97.31	94.02	13.65	103.50	46.80	201.69	95.91 to 98.97	90,952	85,517
01-JUL-19 To 30-SEP-19	41	97.87	99.35	94.08	11.02	105.60	53.55	154.38	97.32 to 99.63	112,378	105,723
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	121	99.78	99.54	97.09	08.06	102.52	43.34	224.41	99.03 to 100.26	112,262	108,990
01-OCT-18 To 30-SEP-19	105	97.87	98.36	94.96	10.70	103.58	46.80	201.69	97.40 to 98.72	104,035	98,788
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	120	99.35	99.16	97.07	07.04	102.15	57.10	164.13	98.53 to 99.98	109,826	106,604
<u>ALL</u>	226	98.83	98.99	96.14	09.37	102.96	43.34	224.41	98.40 to 99.41	108,439	104,250

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	149	99.33	101.44	100.13	03.77	101.31	94.53	164.13	98.83 to 99.85	108,874	109,016
2	12	93.72	99.40	99.67	24.00	99.73	43.34	138.33	82.88 to 132.00	33,233	33,122
3	8	89.54	86.36	83.37	16.38	103.59	53.55	114.72	53.55 to 114.72	102,394	85,366
4	25	93.10	95.25	89.40	25.20	106.54	46.80	201.69	72.55 to 105.32	66,000	59,004
5	32	92.81	93.54	87.90	16.72	106.42	53.97	224.41	80.65 to 98.22	169,285	148,804
<u>ALL</u>	226	98.83	98.99	96.14	09.37	102.96	43.34	224.41	98.40 to 99.41	108,439	104,250

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	223	98.83	99.05	96.28	09.38	102.88	43.34	224.41	98.40 to 99.41	107,990	103,976
06											
07	3	97.75	94.63	87.89	08.68	107.67	80.34	105.79	N/A	141,833	124,652
<u>ALL</u>	226	98.83	98.99	96.14	09.37	102.96	43.34	224.41	98.40 to 99.41	108,439	104,250

**64 Nemaha
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 226
 Total Sales Price : 24,507,305
 Total Adj. Sales Price : 24,507,305
 Total Assessed Value : 23,560,566
 Avg. Adj. Sales Price : 108,439
 Avg. Assessed Value : 104,250

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 99
 COD : 09.37
 PRD : 102.96

COV : 18.88
 STD : 18.69
 Avg. Abs. Dev : 09.26
 MAX Sales Ratio : 224.41
 MIN Sales Ratio : 43.34

95% Median C.I. : 98.40 to 99.41
 95% Wgt. Mean C.I. : 94.03 to 98.24
 95% Mean C.I. : 96.55 to 101.43

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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	1	84.46	84.46	84.46	00.00	100.00	84.46	84.46	N/A	2,800	2,365	
Less Than 15,000	7	118.84	124.37	131.68	22.78	94.45	84.46	201.69	84.46 to 201.69	10,079	13,271	
Less Than 30,000	29	101.98	112.78	111.45	21.22	101.19	43.34	224.41	97.38 to 118.84	18,260	20,351	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	225	98.83	99.06	96.14	09.35	103.04	43.34	224.41	98.40 to 99.41	108,909	104,703	
Greater Than 14,999	219	98.79	98.18	96.03	08.71	102.24	43.34	224.41	98.39 to 99.38	111,583	107,158	
Greater Than 29,999	197	98.65	96.96	95.80	07.43	101.21	46.80	164.13	98.23 to 99.25	121,714	116,601	
<u>Incremental Ranges</u>												
0 TO 4,999	1	84.46	84.46	84.46	00.00	100.00	84.46	84.46	N/A	2,800	2,365	
5,000 TO 14,999	6	124.71	131.02	133.63	20.73	98.05	97.38	201.69	97.38 to 201.69	11,292	15,089	
15,000 TO 29,999	22	101.97	109.10	108.34	18.78	100.70	43.34	224.41	96.26 to 117.02	20,864	22,604	
30,000 TO 59,999	39	98.72	98.25	97.78	11.05	100.48	58.11	164.13	97.16 to 100.69	44,160	43,181	
60,000 TO 99,999	58	98.78	98.10	98.14	08.45	99.96	46.80	159.25	97.82 to 100.01	76,817	75,388	
100,000 TO 149,999	43	99.05	97.82	97.75	03.87	100.07	65.11	114.72	97.79 to 99.91	127,417	124,547	
150,000 TO 249,999	42	98.59	95.48	95.41	05.73	100.07	57.10	111.45	97.66 to 99.41	186,885	178,314	
250,000 TO 499,999	15	97.90	90.91	90.99	08.93	99.91	53.97	101.60	84.96 to 99.73	298,133	271,275	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	226	98.83	98.99	96.14	09.37	102.96	43.34	224.41	98.40 to 99.41	108,439	104,250	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	90	COV :	22.61	95% Median C.I. :	53.55 to 114.72
Total Sales Price :	819,150	Wgt. Mean :	83	STD :	19.53	95% Wgt. Mean C.I. :	64.49 to 102.25
Total Adj. Sales Price :	819,150	Mean :	86	Avg. Abs. Dev :	14.67	95% Mean C.I. :	70.03 to 102.69
Total Assessed Value :	682,925						
Avg. Adj. Sales Price :	102,394	COD :	16.38	MAX Sales Ratio :	114.72		
Avg. Assessed Value :	85,366	PRD :	103.59	MIN Sales Ratio :	53.55		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	67.09	67.09	67.09	100.00	67.09	67.09	N/A		249,000	167,062
01/01/2018 To 03/31/2018	1	78.31	78.31	78.31	100.00	78.31	78.31	N/A		85,000	66,566
04/01/2018 To 06/30/2018	1	100.28	100.28	100.28	100.00	100.28	100.28	N/A		128,000	128,361
07/01/2018 To 09/30/2018	1	114.72	114.72	114.72	100.00	114.72	114.72	N/A		100,000	114,723
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	1	87.82	87.82	87.82	100.00	87.82	87.82	N/A		49,250	43,253
04/01/2019 To 06/30/2019	1	91.26	91.26	91.26	100.00	91.26	91.26	N/A		89,900	82,042
07/01/2019 To 09/30/2019	2	75.71	75.71	68.57	29.27	110.41	53.55	97.87	N/A	59,000	40,459
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	4	89.30	90.10	84.82	19.48	106.22	67.09	114.72	N/A	140,500	119,178
10/01/2018 To 09/30/2019	4	89.54	82.63	80.19	13.33	103.04	53.55	97.87	N/A	64,288	51,553
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	3	100.28	97.77	98.93	12.11	98.83	78.31	114.72	N/A	104,333	103,217

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	8	89.54	86.36	83.37	16.38	103.59	53.55	114.72	53.55 to 114.72	102,394	85,366

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	90	COV :	22.61	95% Median C.I. :	53.55 to 114.72
Total Sales Price :	819,150	Wgt. Mean :	83	STD :	19.53	95% Wgt. Mean C.I. :	64.49 to 102.25
Total Adj. Sales Price :	819,150	Mean :	86	Avg. Abs. Dev :	14.67	95% Mean C.I. :	70.03 to 102.69
Total Assessed Value :	682,925						
Avg. Adj. Sales Price :	102,394	COD :	16.38	MAX Sales Ratio :	114.72		
Avg. Assessed Value :	85,366	PRD :	103.59	MIN Sales Ratio :	53.55		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	8	89.54	86.36	83.37	16.38	103.59	53.55	114.72	53.55 to 114.72	102,394	85,366
Greater Than 15,000	8	89.54	86.36	83.37	16.38	103.59	53.55	114.72	53.55 to 114.72	102,394	85,366
Greater Than 30,000	8	89.54	86.36	83.37	16.38	103.59	53.55	114.72	53.55 to 114.72	102,394	85,366
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	92.85	92.85	92.32	05.42	100.57	87.82	97.87	N/A	44,625	41,200
60,000 TO 99,999	3	78.31	74.37	75.28	16.05	98.79	53.55	91.26	N/A	84,300	63,460
100,000 TO 149,999	2	107.50	107.50	106.62	06.72	100.83	100.28	114.72	N/A	114,000	121,542
150,000 TO 249,999	1	67.09	67.09	67.09		100.00	67.09	67.09	N/A	249,000	167,062
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

64 Nemaha
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 27
 Total Sales Price : 4,058,000
 Total Adj. Sales Price : 4,058,000
 Total Assessed Value : 3,748,423
 Avg. Adj. Sales Price : 150,296
 Avg. Assessed Value : 138,830

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 99
 COD : 29.60
 PRD : 107.09

COV : 41.34
 STD : 40.89
 Avg. Abs. Dev : 28.34
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.48

95% Median C.I. : 72.75 to 112.47
 95% Wgt. Mean C.I. : 75.26 to 109.48
 95% Mean C.I. : 82.74 to 115.10

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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>Qrtrs</u>											
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	3	98.89	91.28	98.27	17.51	92.89	61.49	113.45	N/A	44,833	44,056
01-APR-17 To 30-JUN-17	3	69.24	70.59	57.55	23.56	122.66	46.80	95.74	N/A	263,333	151,548
01-JUL-17 To 30-SEP-17	2	88.52	88.52	89.12	14.95	99.33	75.29	101.75	N/A	99,500	88,672
01-OCT-17 To 31-DEC-17	1	134.55	134.55	134.55	00.00	100.00	134.55	134.55	N/A	55,000	74,001
01-JAN-18 To 31-MAR-18	2	90.46	90.46	97.56	32.98	92.72	60.63	120.29	N/A	52,500	51,221
01-APR-18 To 30-JUN-18	2	135.97	135.97	89.67	62.10	151.63	51.53	220.41	N/A	77,500	69,492
01-JUL-18 To 30-SEP-18	3	102.77	98.75	102.45	04.51	96.39	89.79	103.70	N/A	696,167	713,202
01-OCT-18 To 31-DEC-18	5	100.46	102.55	108.44	14.74	94.57	76.71	130.71	N/A	43,300	46,956
01-JAN-19 To 31-MAR-19	2	100.99	100.99	106.11	28.15	95.17	72.56	129.42	N/A	30,500	32,365
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	2	59.62	59.62	59.24	22.04	100.64	46.48	72.75	N/A	87,500	51,838
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	10	92.47	95.31	74.06	29.10	128.69	46.80	201.25	61.49 to 113.45	120,200	89,020
01-OCT-17 To 30-SEP-18	8	103.24	110.46	102.14	33.20	108.15	51.53	220.41	51.53 to 220.41	300,438	306,879
01-OCT-18 To 30-SEP-19	9	92.42	92.66	89.10	24.59	104.00	46.48	130.71	72.56 to 129.42	50,278	44,798
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9	95.74	88.58	71.12	22.73	124.55	46.80	134.55	61.49 to 113.45	130,944	93,128
01-JAN-18 To 31-DEC-18	12	101.62	105.16	101.98	26.15	103.12	51.53	220.41	76.71 to 120.29	213,750	217,984
<u>ALL</u>	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	22	100.32	103.12	93.14	30.49	110.72	46.48	220.41	72.75 to 120.29	175,614	163,574
2	5	75.29	80.44	77.02	15.63	104.44	61.49	100.46	N/A	38,900	29,959
<u>ALL</u>	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830

**64 Nemaha
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 27
 Total Sales Price : 4,058,000
 Total Adj. Sales Price : 4,058,000
 Total Assessed Value : 3,748,423
 Avg. Adj. Sales Price : 150,296
 Avg. Assessed Value : 138,830

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 99
 COD : 29.60
 PRD : 107.09

COV : 41.34
 STD : 40.89
 Avg. Abs. Dev : 28.34
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.48

95% Median C.I. : 72.75 to 112.47
 95% Wgt. Mean C.I. : 75.26 to 109.48
 95% Mean C.I. : 82.74 to 115.10

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	26	94.08	98.77	82.27	30.99	120.06	46.48	220.41	72.75 to 112.47	79,154	65,118
04	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
<u>ALL</u>	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	5,000	5,023
Less Than 30,000	4	80.88	80.93	75.83	17.19	106.73	61.49	100.46	N/A	22,000	16,682
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830
Greater Than 14,999	26	94.08	98.86	92.36	31.09	107.04	46.48	220.41	72.75 to 112.47	155,885	143,977
Greater Than 29,999	23	98.89	102.05	92.74	30.49	110.04	46.48	220.41	75.29 to 113.45	172,609	160,074
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	100.46	100.46	100.46	00.00	100.00	100.46	100.46	N/A	5,000	5,023
15,000 TO 29,999	3	72.56	74.42	74.34	12.73	100.11	61.49	89.20	N/A	27,667	20,568
30,000 TO 59,999	10	101.30	120.78	121.69	36.61	99.25	60.63	220.41	76.71 to 201.25	41,650	50,684
60,000 TO 99,999	8	104.11	95.90	92.60	22.41	103.56	46.48	130.71	46.48 to 130.71	76,813	71,128
100,000 TO 149,999	2	76.64	76.64	74.85	32.76	102.39	51.53	101.75	N/A	112,000	83,829
150,000 TO 249,999	1	69.24	69.24	69.24	00.00	100.00	69.24	69.24	N/A	215,000	148,858
250,000 TO 499,999											
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 +	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
<u>ALL</u>	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830

**64 Nemaha
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 27
 Total Sales Price : 4,058,000
 Total Adj. Sales Price : 4,058,000
 Total Assessed Value : 3,748,423
 Avg. Adj. Sales Price : 150,296
 Avg. Assessed Value : 138,830

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 99
 COD : 29.60
 PRD : 107.09

COV : 41.34
 STD : 40.89
 Avg. Abs. Dev : 28.34
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.48

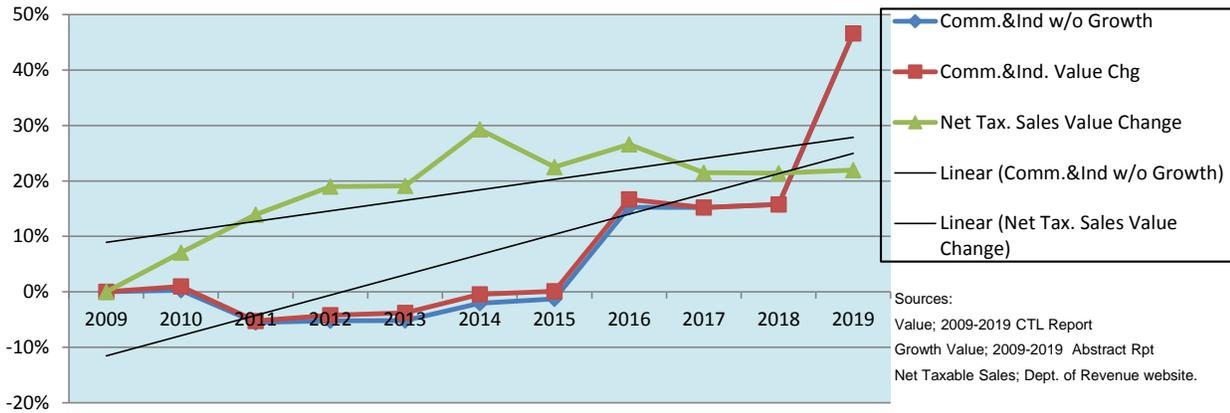
95% Median C.I. : 72.75 to 112.47
 95% Wgt. Mean C.I. : 75.26 to 109.48
 95% Mean C.I. : 82.74 to 115.10

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
104	1	89.20	89.20	89.20	00.00	100.00	89.20	89.20	N/A	28,500	25,423
302	1	120.29	120.29	120.29	00.00	100.00	120.29	120.29	N/A	65,000	78,190
319	1	101.75	101.75	101.75	00.00	100.00	101.75	101.75	N/A	104,000	105,817
344	3	98.89	106.03	103.75	13.36	102.20	89.79	129.42	N/A	41,667	43,229
349	4	62.14	76.41	56.80	43.84	134.52	46.80	134.55	N/A	190,000	107,915
352	3	72.56	75.49	77.51	14.21	97.39	61.49	92.42	N/A	31,500	24,416
353	4	157.35	148.94	144.33	39.34	103.19	60.63	220.41	N/A	48,750	70,359
386	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808
406	3	69.24	72.06	63.13	25.98	114.15	46.48	100.46	N/A	103,333	65,239
410	1	76.71	76.71	76.71	00.00	100.00	76.71	76.71	N/A	37,000	28,383
442	2	89.50	89.50	82.86	15.88	108.01	75.29	103.70	N/A	64,750	53,652
494	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
841	1	130.71	130.71	130.71	00.00	100.00	130.71	130.71	N/A	72,000	94,111
851	1	112.47	112.47	112.47	00.00	100.00	112.47	112.47	N/A	62,500	70,294
<u>ALL</u>	27	95.74	98.92	92.37	29.60	107.09	46.48	220.41	72.75 to 112.47	150,296	138,830

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
2008	\$ 28,018,010	\$ 509,215		\$ 27,508,795	--	\$ 33,094,241	--
2009	\$ 28,034,850	\$ 151,920	0.54%	\$ 27,882,930	--	\$ 30,572,024	--
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%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
2019	\$ 41,095,695	\$ -	0.00%	\$ 41,095,695	26.66%	\$ 37,276,844	0.44%
Ann %chg	3.90%			Average	3.48%	2.00%	2.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.31%	0.99%	7.09%
2011	-5.52%	-5.25%	13.92%
2012	-5.22%	-4.20%	18.97%
2013	-5.18%	-3.78%	19.13%
2014	-2.07%	-0.45%	29.28%
2015	-1.29%	0.12%	22.48%
2016	15.26%	16.66%	26.57%
2017	15.19%	15.19%	21.51%
2018	15.74%	15.74%	21.39%
2019	46.59%	46.59%	21.93%

County Number	64
County Name	Nemaha

64 Nemaha
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 56
Total Sales Price : 26,719,119
Total Adj. Sales Price : 26,719,119
Total Assessed Value : 18,298,097
Avg. Adj. Sales Price : 477,127
Avg. Assessed Value : 326,752

MEDIAN : 72
WGT. MEAN : 68
MEAN : 72
COD : 17.52
PRD : 104.64

COV : 22.34
STD : 16.01
Avg. Abs. Dev : 12.57
MAX Sales Ratio : 107.18
MIN Sales Ratio : 20.76

95% Median C.I. : 64.80 to 75.67
95% Wgt. Mean C.I. : 63.34 to 73.62
95% Mean C.I. : 67.47 to 75.85

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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>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	58.83	57.28	51.80	30.63	110.58	20.76	90.71	N/A	609,570	315,756
01-JAN-17 To 31-MAR-17	6	71.45	73.26	72.34	14.22	101.27	58.43	88.53	58.43 to 88.53	433,784	313,792
01-APR-17 To 30-JUN-17	6	73.07	71.51	69.45	20.19	102.97	37.30	107.18	37.30 to 107.18	333,986	231,952
01-JUL-17 To 30-SEP-17	2	63.71	63.71	64.36	02.13	98.99	62.35	65.07	N/A	553,743	356,410
01-OCT-17 To 31-DEC-17	8	66.53	66.19	62.85	09.74	105.31	56.70	75.67	56.70 to 75.67	595,884	374,532
01-JAN-18 To 31-MAR-18	8	63.37	72.60	71.93	19.11	100.93	58.12	101.93	58.12 to 101.93	411,186	295,783
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	78.10	78.10	79.13	04.98	98.70	74.21	81.98	N/A	408,563	323,291
01-OCT-18 To 31-DEC-18	1	94.50	94.50	94.50	00.00	100.00	94.50	94.50	N/A	284,000	268,375
01-JAN-19 To 31-MAR-19	15	76.42	73.67	70.43	15.69	104.60	50.25	92.92	58.99 to 86.59	550,888	388,017
01-APR-19 To 30-JUN-19	3	85.92	79.86	83.41	09.33	95.74	64.80	88.86	N/A	265,241	221,229
01-JUL-19 To 30-SEP-19	1	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	350,000	286,374
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	18	66.34	68.07	64.40	21.39	105.70	20.76	107.18	59.89 to 78.46	452,910	291,684
01-OCT-17 To 30-SEP-18	18	66.53	70.36	67.72	14.78	103.90	56.70	101.93	60.35 to 74.62	492,983	333,839
01-OCT-18 To 30-SEP-19	20	79.59	76.05	72.62	14.76	104.72	50.25	94.50	69.82 to 86.59	484,652	351,935
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	22	67.81	69.34	66.63	14.73	104.07	37.30	107.18	60.00 to 75.30	476,417	317,434
01-JAN-18 To 31-DEC-18	11	74.08	75.59	74.73	17.85	101.15	58.12	101.93	60.35 to 98.83	399,147	298,292
<u>ALL</u>	56	71.73	71.66	68.48	17.52	104.64	20.76	107.18	64.80 to 75.67	477,127	326,752

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	56	71.73	71.66	68.48	17.52	104.64	20.76	107.18	64.80 to 75.67	477,127	326,752
<u>ALL</u>	56	71.73	71.66	68.48	17.52	104.64	20.76	107.18	64.80 to 75.67	477,127	326,752

64 Nemaha
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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Avg. Abs. Dev : 12.57
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MIN Sales Ratio : 20.76

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95% Wgt. Mean C.I. : 63.34 to 73.62
95% Mean C.I. : 67.47 to 75.85

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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
_____Dry_____											
County	22	62.40	66.17	62.07	22.50	106.61	20.76	107.18	57.77 to 76.42	546,484	339,186
1	22	62.40	66.17	62.07	22.50	106.61	20.76	107.18	57.77 to 76.42	546,484	339,186
_____Grass_____											
County	4	83.27	80.51	82.60	08.65	97.47	64.80	90.71	N/A	234,834	193,964
1	4	83.27	80.51	82.60	08.65	97.47	64.80	90.71	N/A	234,834	193,964
_____ALL_____											
	56	71.73	71.66	68.48	17.52	104.64	20.76	107.18	64.80 to 75.67	477,127	326,752

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
_____Dry_____											
County	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208
1	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208
_____Grass_____											
County	6	73.31	73.96	74.70	16.08	99.01	58.99	90.71	58.99 to 90.71	246,222	183,933
1	6	73.31	73.96	74.70	16.08	99.01	58.99	90.71	58.99 to 90.71	246,222	183,933
_____ALL_____											
	56	71.73	71.66	68.48	17.52	104.64	20.76	107.18	64.80 to 75.67	477,127	326,752

Nemaha County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	3857	n/a	2975	4387	n/a	4650	3847	3750	3655
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Otoe	1	5500	n/a	5400	5400	4900	4900	4200	4200	5162
Richardson	50	5239	5325	3742	4540	n/a	4570	3284	3195	4207

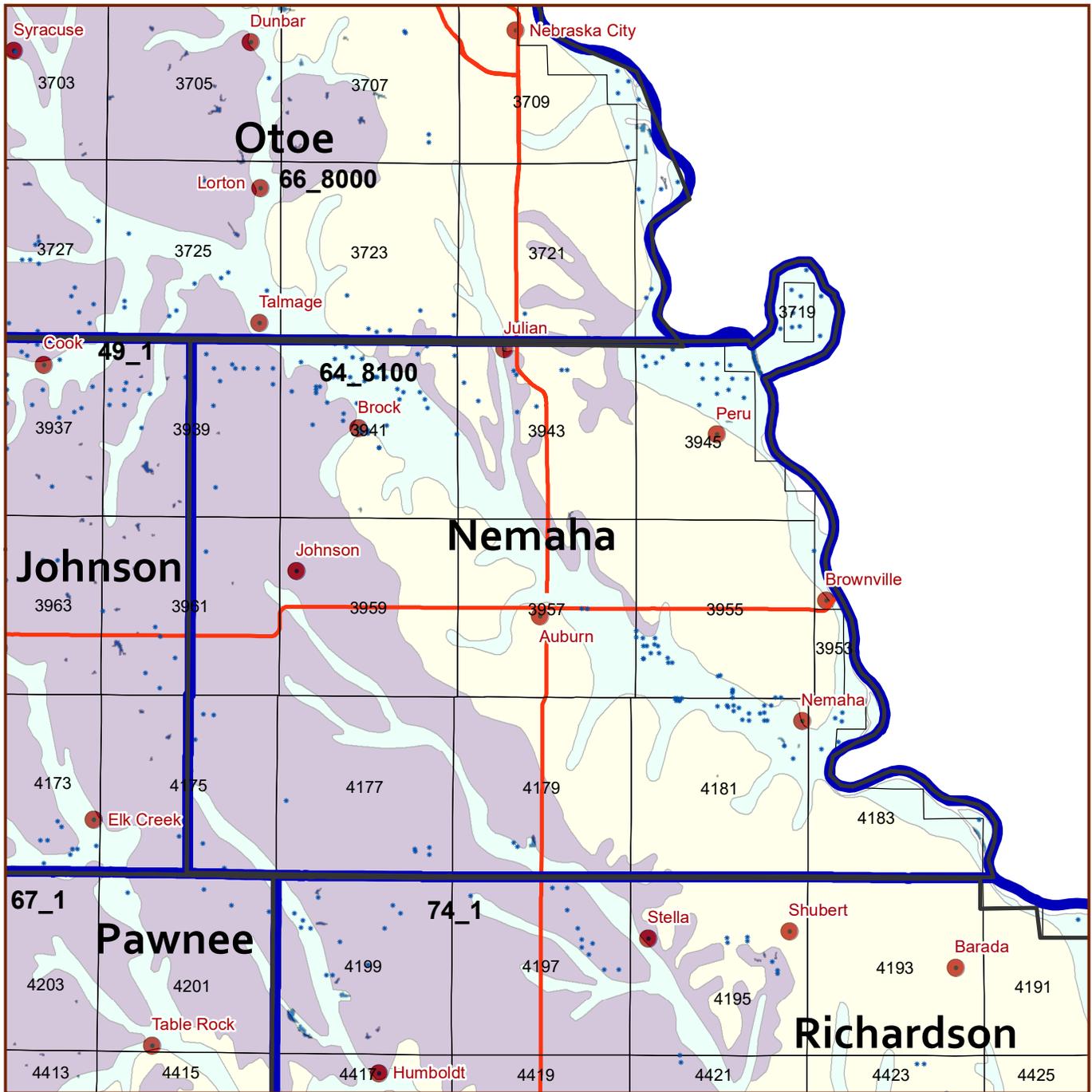
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	4530	4368	3040	3750	2328	3549	2770	2516	3561
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Otoe	1	4400	4400	4099	3980	3900	3850	3300	3000	3957
Richardson	50	4586	4585	3815	4210	3374	3398	2499	2497	3672

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	1981	1924	1800	n/a	1600	1600	n/a	n/a	1918
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Otoe	1	2100	2100	2080	2050	2030	2000	1750	1550	2093
Richardson	50	1875	1643	1825	n/a	1875	1775	n/a	1500	1864

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2955	885	99
Johnson	1	2495	1374	130
Otoe	1	3280	1110	100
Richardson	50	2752	828	100

Source: 2020 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.

NEMAHA COUNTY



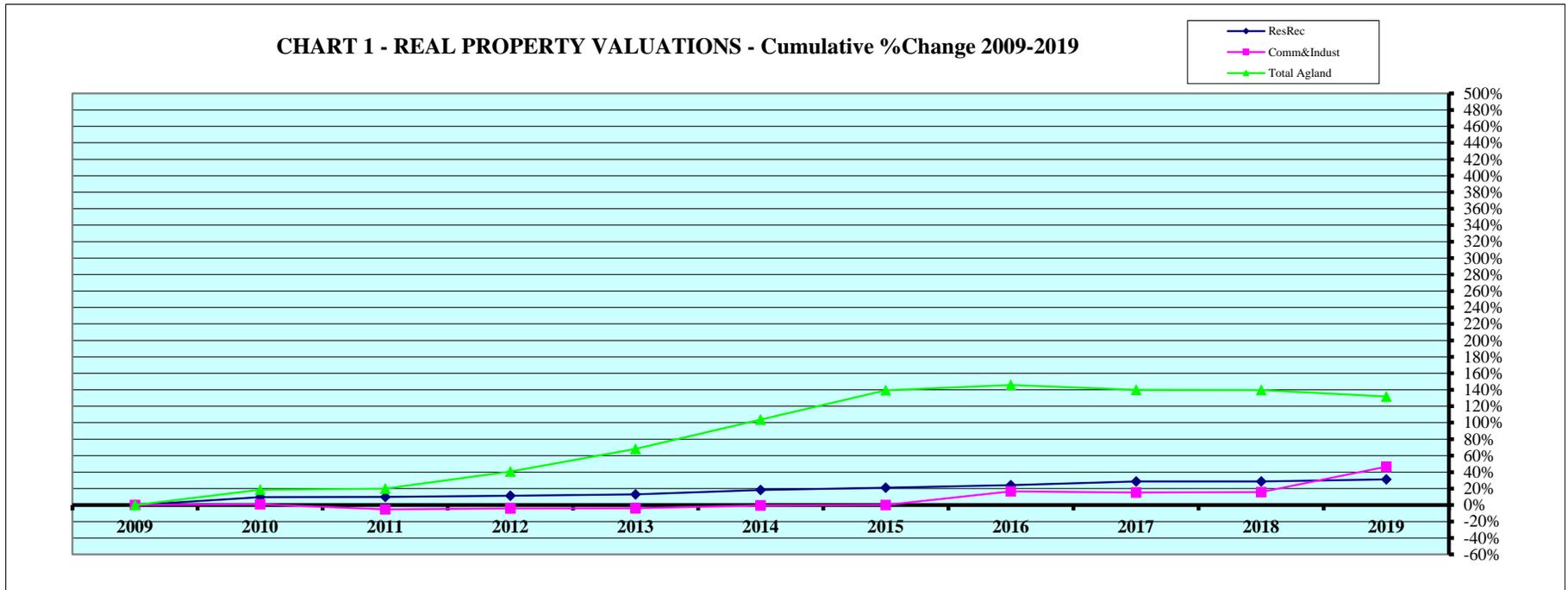
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	162,579,335	--	--	--	28,034,850	--	--	--	328,121,010	--	--	--
2010	178,100,445	15,521,110	9.55%	9.55%	28,313,170	278,320	0.99%	0.99%	388,748,440	60,627,430	18.48%	18.48%
2011	178,713,840	613,395	0.34%	9.92%	26,563,740	-1,749,430	-6.18%	-5.25%	393,465,705	4,717,265	1.21%	19.91%
2012	180,883,130	2,169,290	1.21%	11.26%	26,856,815	293,075	1.10%	-4.20%	461,261,700	67,795,995	17.23%	40.58%
2013	183,621,625	2,738,495	1.51%	12.94%	26,975,655	118,840	0.44%	-3.78%	552,215,055	90,953,355	19.72%	68.30%
2014	192,104,890	8,483,265	4.62%	18.16%	27,909,905	934,250	3.46%	-0.45%	668,898,125	116,683,070	21.13%	103.86%
2015	196,831,550	4,726,660	2.46%	21.07%	28,068,105	158,200	0.57%	0.12%	784,976,115	116,077,990	17.35%	139.23%
2016	202,084,734	5,253,184	2.67%	24.30%	32,706,651	4,638,546	16.53%	16.66%	806,438,197	21,462,082	2.73%	145.77%
2017	208,950,991	6,866,257	3.40%	28.52%	32,293,864	-412,787	-1.26%	15.19%	786,985,695	-19,452,502	-2.41%	139.85%
2018	209,076,009	125,018	0.06%	28.60%	32,446,825	152,961	0.47%	15.74%	786,441,512	-544,183	-0.07%	139.68%
2019	213,297,389	4,221,380	2.02%	31.20%	41,095,695	8,648,870	26.66%	46.59%	760,672,225	-25,769,287	-3.28%	131.83%

Rate Annual %chg: Residential & Recreational **2.75%**

Commercial & Industrial **3.90%**

Agricultural Land **8.77%**

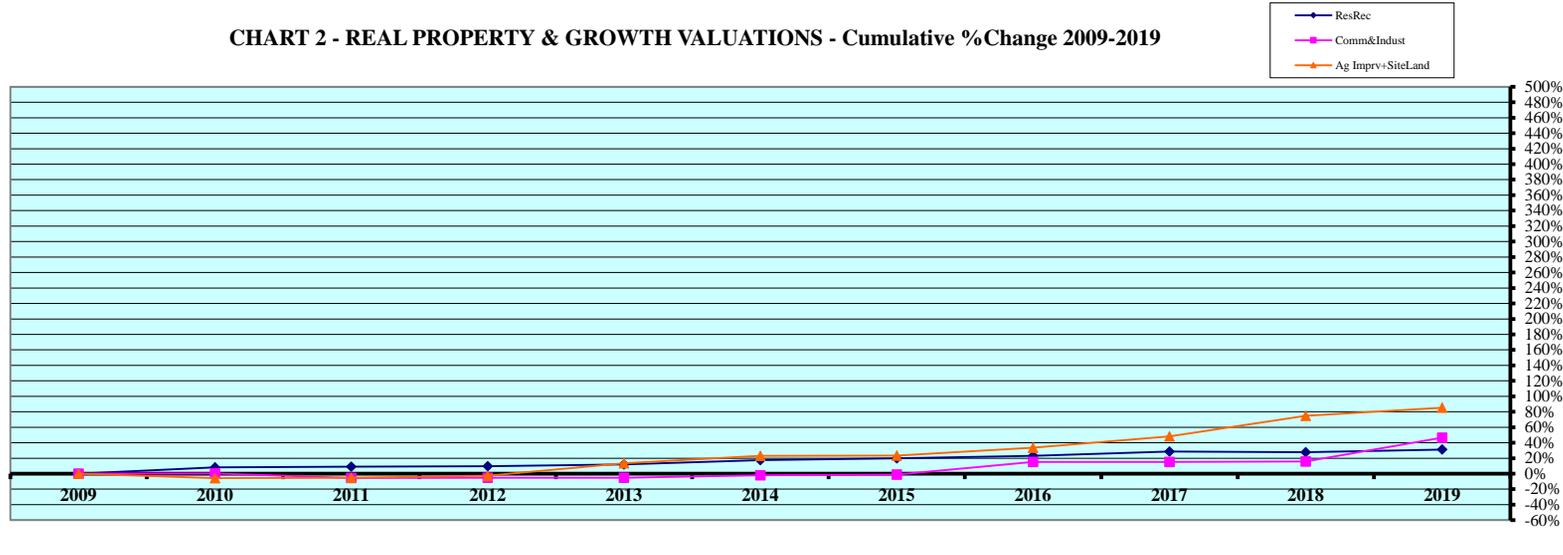
Cnty# **64**
County **NEMAHA**

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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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
2009	162,579,335	2,786,920	1.71%	159,792,415	--	--	28,034,850	151,920	0.54%	27,882,930	--	--
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	8.24%	28,313,170	191,795	0.68%	28,121,375	0.31%	0.31%
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	9.09%	26,563,740	76,445	0.29%	26,487,295	-6.45%	-5.52%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	9.75%	26,856,815	286,530	1.07%	26,570,285	0.02%	-5.22%
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	12.07%	26,975,655	392,985	1.46%	26,582,670	-1.02%	-5.18%
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	17.53%	27,909,905	454,500	1.63%	27,455,405	1.78%	-2.07%
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	19.92%	28,068,105	393,865	1.40%	27,674,240	-0.84%	-1.29%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	23.16%	32,706,651	393,865	1.20%	32,312,786	15.12%	15.26%
2017	208,950,991	0	0.00%	208,950,991	3.40%	28.52%	32,293,864	0	0.00%	32,293,864	-1.26%	15.19%
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	27.81%	32,446,825	0	0.00%	32,446,825	0.47%	15.74%
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	31.14%	41,095,695	0	0.00%	41,095,695	26.66%	46.59%
Rate Ann%chg	2.75%			2.05%			3.90%			C & I w/o growth 3.48%		

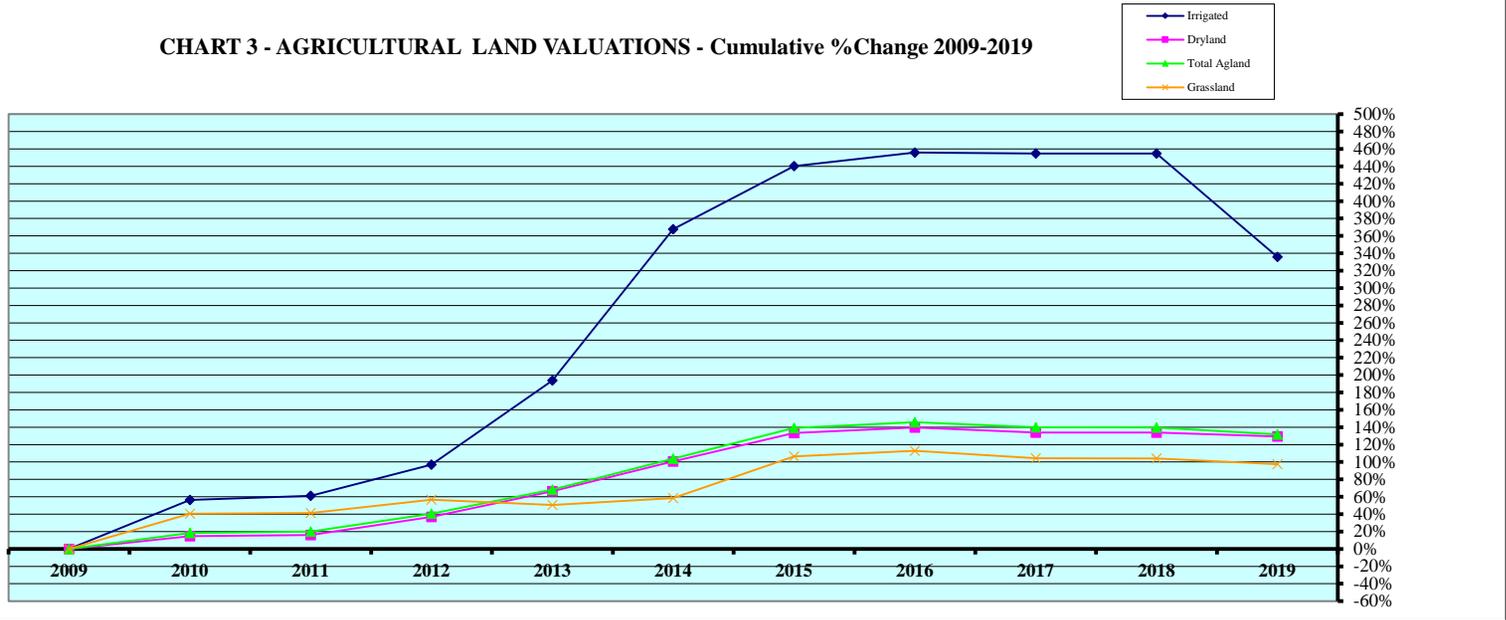
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Value					
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	--	--	
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	-5.76%	
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	-5.37%	
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	-2.54%	
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	13.49%	
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	23.15%	
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	23.33%	
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	33.54%	
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	48.23%	
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	74.85%	
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	85.23%	
Rate Ann%chg	5.42%	8.61%	6.45%	Ag Imprv+Site w/o growth			4.99%		

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 64
County NEMAHA

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	9,192,380	--	--	--	285,141,730	--	--	--	33,651,115	--	--	--
2010	14,374,105	5,181,725	56.37%	56.37%	326,962,960	41,821,230	14.67%	14.67%	47,275,210	13,624,095	40.49%	40.49%
2011	14,818,015	443,910	3.09%	61.20%	330,944,070	3,981,110	1.22%	16.06%	47,566,685	291,475	0.62%	41.35%
2012	18,093,400	3,275,385	22.10%	96.83%	390,098,855	59,154,785	17.87%	36.81%	52,721,930	5,155,245	10.84%	56.67%
2013	27,003,080	8,909,680	49.24%	193.76%	473,995,090	83,896,235	21.51%	66.23%	50,685,785	-2,036,145	-3.86%	50.62%
2014	43,001,065	15,997,985	59.25%	367.79%	572,062,600	98,067,510	20.69%	100.62%	53,345,040	2,659,255	5.25%	58.52%
2015	49,649,995	6,648,930	15.46%	440.12%	665,385,815	93,323,215	16.31%	133.35%	69,450,145	16,105,105	30.19%	106.38%
2016	51,097,016	1,447,021	2.91%	455.86%	683,381,191	17,995,376	2.70%	139.66%	71,632,430	2,182,285	3.14%	112.87%
2017	51,000,991	-96,025	-0.19%	454.82%	666,935,497	-16,445,694	-2.41%	133.90%	68,714,219	-2,918,211	-4.07%	104.20%
2018	51,000,991	0	0.00%	454.82%	666,447,599	-487,898	-0.07%	133.73%	68,654,040	-60,179	-0.09%	104.02%
2019	40,054,419	-10,946,572	-21.46%	335.74%	653,933,898	-12,513,701	-1.88%	129.34%	66,408,454	-2,245,586	-3.27%	97.34%

Rate Ann.%chg: Irrigated **15.86%** Dryland **8.65%** Grassland **7.03%**

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
2009	119,410	--	--	--	16,375	--	--	--	328,121,010	--	--	--
2010	120,790	1,380	1.16%	1.16%	15,375	-1,000	-6.11%	-6.11%	388,748,440	60,627,430	18.48%	18.48%
2011	121,550	760	0.63%	1.79%	15,385	10	0.07%	-6.05%	393,465,705	4,717,265	1.21%	19.91%
2012	332,190	210,640	173.29%	178.19%	15,325	-60	-0.39%	-6.41%	461,261,700	67,795,995	17.23%	40.58%
2013	531,100	198,910	59.88%	344.77%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	68.30%
2014	489,420	-41,680	-7.85%	309.87%	0	0	-100.00%	-100.00%	668,898,125	116,683,070	21.13%	103.86%
2015	490,160	740	0.15%	310.48%	0	0	-100.00%	-100.00%	784,976,115	116,077,990	17.35%	139.23%
2016	327,560	-162,600	-33.17%	174.32%	0	0	-100.00%	-100.00%	806,438,197	21,462,082	2.73%	145.77%
2017	334,988	7,428	2.27%	180.54%	0	0	-100.00%	-100.00%	786,985,695	-19,452,502	-2.41%	139.85%
2018	338,882	3,894	1.16%	183.80%	0	0	-100.00%	-100.00%	786,441,512	-544,183	-0.07%	139.68%
2019	275,454	-63,428	-18.72%	130.68%	0	0	-100.00%	-100.00%	760,672,225	-25,769,287	-3.28%	131.83%

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

Rate Ann.%chg: Total Agric Land **8.77%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	9,085,500	5,388	1,686			285,165,625	179,760	1,586			33,688,275	47,913	703		
2010	15,497,590	7,269	2,132	26.45%	26.45%	330,444,910	178,327	1,853	16.81%	16.81%	55,373,520	48,641	1,138	61.91%	61.91%
2011	14,789,820	7,563	1,955	-8.29%	15.97%	331,067,510	181,520	1,824	-1.57%	14.97%	47,628,725	45,356	1,050	-7.76%	49.35%
2012	18,093,400	7,499	2,413	23.38%	43.09%	391,423,800	181,236	2,160	18.42%	36.14%	52,817,910	45,162	1,170	11.37%	66.34%
2013	25,703,540	7,545	3,406	41.19%	102.03%	475,620,780	182,243	2,610	20.84%	64.52%	50,865,205	43,805	1,161	-0.71%	65.15%
2014	39,944,350	8,105	4,929	44.68%	192.30%	574,298,850	181,318	3,167	21.36%	99.66%	53,403,410	43,830	1,218	4.93%	73.29%
2015	50,217,315	10,084	4,980	1.04%	195.33%	666,331,450	174,109	3,827	20.83%	141.25%	68,534,295	48,916	1,401	14.99%	99.27%
2016	51,154,819	9,971	5,131	3.03%	204.28%	683,282,421	173,351	3,942	2.99%	148.47%	71,576,616	49,174	1,456	3.89%	107.02%
2017	49,840,036	9,926	5,021	-2.13%	197.78%	667,781,858	173,707	3,844	-2.47%	142.33%	68,578,622	48,663	1,409	-3.18%	100.43%
2018	51,000,991	10,154	5,023	0.03%	197.87%	666,532,822	173,408	3,844	-0.01%	142.30%	68,668,105	48,646	1,412	0.17%	100.76%
2019	51,000,892	10,154	5,023	0.00%	197.87%	667,960,743	173,790	3,843	-0.01%	142.28%	68,933,815	48,810	1,412	0.05%	100.86%

Rate Annual %chg Average Value/Acre: 11.53%

9.25%

7.22%

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
2009	119,090	3,399	35			16,375	422	39			328,074,865	236,884	1,385		
2010	118,380	2,363	50	43.00%	43.00%	29,715	771	39	-0.66%	-0.66%	401,464,115	237,371	1,691	22.12%	22.12%
2011	120,775	2,411	50	0.00%	43.00%	22,860	645	35	-8.00%	-8.60%	393,629,690	237,495	1,657	-2.00%	19.67%
2012	263,080	2,630	100	99.66%	185.50%	30,320	636	48	34.54%	22.97%	462,628,510	237,163	1,951	17.69%	40.85%
2013	295,330	3,050	97	-3.18%	176.41%	18,935	344	55	15.49%	42.02%	552,503,790	236,987	2,331	19.52%	68.33%
2014	508,170	3,202	159	63.87%	352.95%	15,705	331	47	-13.90%	22.28%	668,170,485	236,786	2,822	21.04%	103.75%
2015	506,630	3,138	161	1.75%	360.87%	14,330	317	45	-4.79%	16.42%	785,604,020	236,564	3,321	17.69%	139.78%
2016	325,949	3,280	99	-38.44%	183.69%	0	0				806,339,805	235,775	3,420	2.98%	146.93%
2017	330,077	3,322	99	-0.02%	183.63%	0	0				786,530,593	235,619	3,338	-2.39%	141.03%
2018	338,436	3,405	99	0.02%	183.67%	0	0				786,540,354	235,614	3,338	0.00%	141.04%
2019	339,265	3,414	99	0.00%	183.68%	0	0				788,234,715	236,169	3,338	-0.02%	140.99%

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NEMAHA

Rate Annual %chg Average Value/Acre: 9.19%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,248	NEMAHA	39,172,464	10,086,737	17,168,891	211,466,373	35,701,161	5,394,534	1,831,016	760,672,225	40,256,052	22,616,282	0	1,144,365,735
	cnty sector/value % of total value:	3.42%	0.88%	1.50%	18.48%	3.12%	0.47%	0.16%	66.47%	3.52%	1.98%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	7,333,298	1,627,968	692,415	109,903,284	26,886,861	2,091,030	0	101,797	0	0	0	148,636,653
47.74%	%sector of county sector	18.72%	16.14%	4.03%	51.97%	75.31%	38.76%		0.01%				12.99%
	%sector of municipality	4.93%	1.10%	0.47%	73.94%	18.09%	1.41%		0.07%				100.00%
112	BROCK	276,597	76,419	4,087	2,027,249	1,266,253	0	0	171,855	900	0	0	3,823,360
1.55%	%sector of county sector	0.71%	0.76%	0.02%	0.96%	3.55%			0.02%	0.00%			0.33%
	%sector of municipality	7.23%	2.00%	0.11%	53.02%	33.12%			4.49%	0.02%			100.00%
132	BROWNVILLE	97,389	92,551	7,294	6,036,778	826,370	0	0	0	0	0	0	7,060,382
1.82%	%sector of county sector	0.25%	0.92%	0.04%	2.85%	2.31%							0.62%
	%sector of municipality	1.38%	1.31%	0.10%	85.50%	11.70%							100.00%
328	JOHNSON	248,922	194,528	15,870	12,808,450	1,413,414	0	0	0	0	0	0	14,681,184
4.53%	%sector of county sector	0.64%	1.93%	0.09%	6.06%	3.96%							1.28%
	%sector of municipality	1.70%	1.33%	0.11%	87.24%	9.63%							100.00%
59	JULIAN	1,094	116,021	464,671	1,113,331	33,339	0	0	26,851	0	0	0	1,755,307
0.81%	%sector of county sector	0.00%	1.15%	2.71%	0.53%	0.09%			0.00%				0.15%
	%sector of municipality	0.06%	6.61%	26.47%	63.43%	1.90%			1.53%				100.00%
149	NEMAHA	180,915	62,920	3,365	2,662,005	473,551	0	0	278,616	0	0	0	3,661,372
2.06%	%sector of county sector	0.46%	0.62%	0.02%	1.28%	1.33%			0.04%				0.32%
	%sector of municipality	4.94%	1.72%	0.09%	72.71%	12.93%			7.61%				100.00%
865	PERU	227,308	305,676	21,325	8,348,533	775,795	0	0	37,620	0	0	0	9,716,257
11.93%	%sector of county sector	0.58%	3.03%	0.12%	3.95%	2.17%			0.00%				0.85%
	%sector of municipality	2.34%	3.15%	0.22%	85.92%	7.98%			0.39%				100.00%
5,105	Total Municipalities	8,365,523	2,476,083	1,209,027	142,899,630	31,675,583	2,091,030	0	616,739	900	0	0	189,334,515
70.43%	%all municip.sectors of cnty	21.36%	24.55%	7.04%	67.58%	88.72%	38.76%		0.08%	0.00%			16.54%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 6,198	Value : 1,081,350,743	Growth 4,650,002	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	372	2,191,055	38	198,733	52	155,320	462	2,545,108	
02. Res Improve Land	2,019	23,912,514	111	2,896,153	398	12,796,212	2,528	39,604,879	
03. Res Improvements	2,057	133,630,127	113	11,376,507	411	46,799,896	2,581	191,806,530	
04. Res Total	2,429	159,733,696	151	14,471,393	463	59,751,428	3,043	233,956,517	1,602,582
% of Res Total	79.82	68.27	4.96	6.19	15.22	25.54	49.10	21.64	34.46
05. Com UnImp Land	69	380,430	3	45,879	0	0	72	426,309	
06. Com Improve Land	347	3,646,755	14	403,525	13	401,280	374	4,451,560	
07. Com Improvements	354	27,016,526	20	1,352,876	14	1,802,601	388	30,172,003	
08. Com Total	423	31,043,711	23	1,802,280	14	2,203,881	460	35,049,872	96,651
% of Com Total	91.96	88.57	5.00	5.14	3.04	6.29	7.42	3.24	2.08
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	1,518,923	4	3,354,660	0	0	5	4,873,583	
12. Ind Total	1	1,635,742	4	3,600,469	0	0	5	5,236,211	0
% of Ind Total	20.00	31.24	80.00	68.76	0.00	0.00	0.08	0.48	0.00
13. Rec UnImp Land	0	0	8	200,732	33	1,464,247	41	1,664,979	
14. Rec Improve Land	0	0	1	2,194	1	45,817	2	48,011	
15. Rec Improvements	0	0	1	845	1	3,930	2	4,775	
16. Rec Total	0	0	9	203,771	34	1,513,994	43	1,717,765	0
% of Rec Total	0.00	0.00	20.93	11.86	79.07	88.14	0.69	0.16	0.00
Res & Rec Total	2,429	159,733,696	160	14,675,164	497	61,265,422	3,086	235,674,282	1,602,582
% of Res & Rec Total	78.71	67.78	5.18	6.23	16.10	26.00	49.79	21.79	34.46
Com & Ind Total	424	32,679,453	27	5,402,749	14	2,203,881	465	40,286,083	96,651
% of Com & Ind Total	91.18	81.12	5.81	13.41	3.01	5.47	7.50	3.73	2.08
17. Taxable Total	2,853	192,413,149	187	20,077,913	511	63,469,303	3,551	275,960,365	1,699,233
% of Taxable Total	80.34	69.72	5.27	7.28	14.39	23.00	57.29	25.52	36.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	704	36,124,251	14,284,468	0	0	0
19. Commercial	225	16,427,455	3,923,776	0	0	0
20. Industrial	1	1,635,742	0	0	0	0
21. Other	73	145,539	18,601	1	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	704	36,124,251	14,284,468
19. Commercial	1	31,912	173	226	16,459,367	3,923,949
20. Industrial	0	0	0	1	1,635,742	0
21. Other	0	0	0	74	145,539	18,601
22. Total Sch II				1,005	54,364,899	18,227,018

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	261	57	113	431

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	58	921,129	149	27,132,760	1,632	438,539,338	1,839	466,593,227
28. Ag-Improved Land	2	224,488	78	20,674,372	711	265,874,936	791	286,773,796
29. Ag Improvements	2	3,813	79	5,182,730	727	46,836,812	808	52,023,355

30. Ag Total				2,647	805,390,378
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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	41	41.99	923,780	
33. HomeSite Improvements	1	0.00	900	46	0.00	4,120,460	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	12.01	56,701	
36. FarmSite Improv Land	1	0.46	4,140	56	91.78	784,394	
37. FarmSite Improvements	1	0.00	2,913	71	0.00	1,062,270	
38. FarmSite Total							
39. Road & Ditches	0	5.25	0	0	263.53	0	
40. Other- Non Ag Use	0	0.00	0	0	57.87	14,969	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	10.39	206,680	12	10.39	206,680	
32. HomeSite Improv Land	400	406.35	8,939,700	441	448.34	9,863,480	
33. HomeSite Improvements	388	0.00	31,904,725	435	0.00	36,026,085	1,759,617
34. HomeSite Total				447	458.73	46,096,245	
35. FarmSite UnImp Land	74	590.87	459,207	77	602.88	515,908	
36. FarmSite Improv Land	596	1,110.07	9,140,979	653	1,202.31	9,929,513	
37. FarmSite Improvements	690	0.00	14,932,087	762	0.00	15,997,270	1,191,152
38. FarmSite Total				839	1,805.19	26,442,691	
39. Road & Ditches	0	4,406.79	0	0	4,675.57	0	
40. Other- Non Ag Use	0	211.72	57,293	0	269.59	72,262	
41. Total Section VI				1,286	7,209.08	72,611,198	2,950,769

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	227,755
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	801,357	13	1,001.20	1,029,112

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. Market Value	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	485.54	4.78%	1,872,777	5.05%	3,857.10
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,752.06	46.80%	14,136,547	38.09%	2,974.83
48. 2A	3,291.16	32.41%	14,439,091	38.90%	4,387.23
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	525.75	5.18%	2,444,749	6.59%	4,650.02
51. 4A1	1,040.97	10.25%	4,004,539	10.79%	3,846.93
52. 4A	58.85	0.58%	220,693	0.59%	3,750.09
53. Total	10,154.33	100.00%	37,118,396	100.00%	3,655.43
Dry					
54. 1D1	2,287.50	1.32%	10,361,640	1.67%	4,529.68
55. 1D	32,657.23	18.79%	142,662,022	23.05%	4,368.47
56. 2D1	28,150.16	16.20%	85,584,597	13.83%	3,040.29
57. 2D	32,471.26	18.68%	121,767,542	19.68%	3,750.01
58. 3D1	5,177.95	2.98%	12,056,528	1.95%	2,328.44
59. 3D	59,277.18	34.11%	210,384,739	34.00%	3,549.17
60. 4D1	5,282.05	3.04%	14,631,187	2.36%	2,769.98
61. 4D	8,488.14	4.88%	21,354,172	3.45%	2,515.77
62. Total	173,791.47	100.00%	618,802,427	100.00%	3,560.60
Grass					
63. 1G1	30,796.89	64.27%	54,894,961	71.82%	1,782.48
64. 1G	7,524.74	15.70%	10,285,109	13.46%	1,366.84
65. 2G1	360.34	0.75%	462,582	0.61%	1,283.74
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,785.63	12.07%	6,357,844	8.32%	1,098.90
68. 3G	3,400.11	7.10%	4,317,556	5.65%	1,269.83
69. 4G1	53.24	0.11%	111,804	0.15%	2,100.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	47,920.95	100.00%	76,429,856	100.00%	1,594.92
Irrigated Total					
Irrigated Total	10,154.33	4.30%	37,118,396	5.07%	3,655.43
Dry Total					
Dry Total	173,791.47	73.59%	618,802,427	84.45%	3,560.60
Grass Total					
Grass Total	47,920.95	20.29%	76,429,856	10.43%	1,594.92
72. Waste	4,309.85	1.82%	428,501	0.06%	99.42
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	236,176.60	100.00%	732,779,180	100.00%	3,102.67

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	2,374,888	9,547.43	34,743,508	10,154.33	37,118,396
77. Dry Land	298.11	1,081,912	10,829.21	38,407,462	162,664.15	579,313,053	173,791.47	618,802,427
78. Grass	34.49	59,522	3,599.54	5,208,423	44,286.92	71,161,911	47,920.95	76,429,856
79. Waste	0.43	43	366.15	36,515	3,943.27	391,943	4,309.85	428,501
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	333.03	1,141,477	15,401.80	46,027,288	220,441.77	685,610,415	236,176.60	732,779,180

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,154.33	4.30%	37,118,396	5.07%	3,655.43
Dry Land	173,791.47	73.59%	618,802,427	84.45%	3,560.60
Grass	47,920.95	20.29%	76,429,856	10.43%	1,594.92
Waste	4,309.85	1.82%	428,501	0.06%	99.42
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.58	0.10%	0	0.00%	0.00
Total	236,176.60	100.00%	732,779,180	100.00%	3,102.67

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	1,355,565	1,330	20,781,343	1,362	101,803,261	1,475	123,940,169	1,086,151
83.2 Brock	44	60,598	70	132,134	71	1,835,944	115	2,028,676	0
83.3 Brownville	76	332,314	102	547,578	104	5,929,541	180	6,809,433	0
83.4 Johnson	36	291,673	166	1,829,842	166	11,953,957	202	14,075,472	0
83.5 Julian	20	15,400	41	52,255	41	1,025,101	61	1,092,756	0
83.6 Nemaha	24	40,817	92	165,975	94	2,467,948	118	2,674,740	0
83.7 Peru	59	97,351	217	402,737	218	8,594,450	277	9,094,538	85,637
83.8 Rural	131	2,016,369	512	15,741,026	527	58,201,103	658	75,958,498	430,794
84 Residential Total	503	4,210,087	2,530	39,652,890	2,583	191,811,305	3,086	235,674,282	1,602,582

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	33	317,996	243	3,515,441	249	24,296,030	282	28,129,467	0
85.2	Brock	6	22,275	18	44,956	18	1,199,022	24	1,266,253	0
85.3	Brownville	9	21,311	14	68,345	14	736,714	23	826,370	0
85.4	Johnson	4	5,544	26	131,999	26	1,275,871	30	1,413,414	0
85.5	Julian	2	817	5	5,903	6	26,619	8	33,339	0
85.6	Nemaha	2	1,015	14	19,300	14	551,154	16	571,469	96,651
85.7	Peru	14	19,249	30	41,329	30	715,217	44	775,795	0
85.8	Rural	2	38,102	29	986,915	36	6,244,959	38	7,269,976	0
86	Commercial Total	72	426,309	379	4,814,188	393	35,045,586	465	40,286,083	96,651

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	14,877.80	73.79%	29,468,560	76.22%	1,980.71
88. 1G	2,225.54	11.04%	4,282,071	11.08%	1,924.06
89. 2G1	94.59	0.47%	170,262	0.44%	1,800.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,452.79	7.21%	2,323,864	6.01%	1,599.59
92. 3G	1,510.51	7.49%	2,416,816	6.25%	1,600.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	20,161.23	100.00%	38,661,573	100.00%	1,917.62
CRP					
96. 1C1	5,404.92	84.77%	16,195,652	85.96%	2,996.46
97. 1C	652.10	10.23%	1,886,120	10.01%	2,892.38
98. 2C1	29.79	0.47%	80,433	0.43%	2,700.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	102.40	1.61%	245,760	1.30%	2,400.00
101. 3C	133.40	2.09%	320,160	1.70%	2,400.00
102. 4C1	53.24	0.84%	111,804	0.59%	2,100.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	6,375.85	100.00%	18,839,929	100.00%	2,954.89
Timber					
105. 1T1	10,514.17	49.17%	9,230,749	48.77%	877.93
106. 1T	4,647.10	21.73%	4,116,918	21.75%	885.91
107. 2T1	235.96	1.10%	211,887	1.12%	897.98
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	4,230.44	19.78%	3,788,220	20.01%	895.47
110. 3T	1,756.20	8.21%	1,580,580	8.35%	900.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	21,383.87	100.00%	18,928,354	100.00%	885.17
<hr/>					
Grass Total	20,161.23	42.07%	38,661,573	50.58%	1,917.62
CRP Total	6,375.85	13.30%	18,839,929	24.65%	2,954.89
Timber Total	21,383.87	44.62%	18,928,354	24.77%	885.17
<hr/>					
114. Market Area Total	47,920.95	100.00%	76,429,856	100.00%	1,594.92

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	211,466,373	233,956,517	22,490,144	10.64%	1,602,582	9.88%
02. Recreational	1,831,016	1,717,765	-113,251	-6.19%	0	-6.19%
03. Ag-Homesite Land, Ag-Res Dwelling	40,256,052	46,096,245	5,840,193	14.51%	1,759,617	10.14%
04. Total Residential (sum lines 1-3)	253,553,441	281,770,527	28,217,086	11.13%	3,362,199	9.80%
05. Commercial	35,701,161	35,049,872	-651,289	-1.82%	96,651	-2.10%
06. Industrial	5,394,534	5,236,211	-158,323	-2.93%	0	-2.93%
07. Total Commercial (sum lines 5-6)	41,095,695	40,286,083	-809,612	-1.97%	96,651	-2.21%
08. Ag-Farmsite Land, Outbuildings	22,538,616	26,442,691	3,904,075	17.32%	1,191,152	12.04%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	77,666	72,262	-5,404	-6.96%		
11. Total Non-Agland (sum lines 8-10)	22,616,282	26,514,953	3,898,671	17.24%	1,191,152	11.97%
12. Irrigated	40,054,419	37,118,396	-2,936,023	-7.33%		
13. Dryland	653,933,898	618,802,427	-35,131,471	-5.37%		
14. Grassland	66,408,454	76,429,856	10,021,402	15.09%		
15. Wasteland	275,454	428,501	153,047	55.56%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	760,672,225	732,779,180	-27,893,045	-3.67%		
18. Total Value of all Real Property (Locally Assessed)	1,077,937,643	1,081,350,743	3,413,100	0.32%	4,650,002	-0.11%

2020 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 part-time temporary
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$166,587.87
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:
	\$0
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:
	\$21,156.25 for CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$806

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?
	Nemaha.nebraskaassessors.com
7.	Who maintains the GIS software and maps?
	Assessor
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
9.	When was the aerial imagery last updated?
	2019
10.	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:
	gWorks
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

2020 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:												
	County Assessor & Staff												
2.	List the valuation group 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 Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">2</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;">3</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;">4</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - rural residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and the major trade area of the county.	2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	4	Johnson & Peru	5	Rural - rural residential
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Auburn - County seat and the major trade area of the county.												
2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City												
3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism												
4	Johnson & Peru												
5	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.	For the cost approach does the County develop the deprecation study(ies) based on the 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 group?												
	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.	How are rural residential site values developed?												
	They are valued at current market value based on comparable sales.												
8.	Are there form 191 applications on file?												
	No												
9.	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.												

10.	<u>Valuation Group</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>
	1	2019	2008	2019	2019
	2	2014	2008	2014	2014
	3	2014	2008	2014	2014
	4	2014	2008	2014	2014
	5	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. Vanguard current costing table is 2008.

2020 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:				
	County Assessor. Vanguard may list a couple of buildings for us.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices.			
	2	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.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?				
	CAMA vendor but make changes to fit local market.				
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 Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2008	2015	2015
	2	2015	2008	2015	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class. Vanguard current costing manual is 2008.				

2020 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 puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.						
7.	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.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	None						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019-2020-2021
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 2019:

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 2020.
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 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.

Exempt (Time Permitting)---

1. Complete review of exempt properties in Auburn. 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 2020:

Residential—

1. 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 2021.
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 Land—

1. New agricultural land study and value will be applied for 2021.
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 the Small Towns. 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 2021:

Residential—

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.

Commercial/Recreational—

1. Review all commercial and industrial properties. 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 values for 2022.
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.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2022.
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.