



NEWS RELEASE

FOR IMMEDIATE RELEASE
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The Nebraska Department of Revenue Property Assessment Division has received the 2009 Real Property Abstracts of Assessment from assessors throughout the state. Preliminary analysis indicates that real property valuations have increased 5.04% from 2008 to 2009. The preliminary figures show an increase in real property valuations of approximately \$6.5 billion. Of the \$6.5 billion increase in assessed valuation, \$1.9 billion or 29.36% is attributable to growth or new construction. The remainder of the increase, \$4.6 billion, is a valuation increase to existing real property. This means that existing real property valuations have increased 3.56% from 2008 to 2009.

These valuations, as set by the county assessors, are subject to statewide equalization by the Tax Equalization and Review Commission. After completing statewide equalization, county assessors will mail valuation notices by June 1 to all property owners whose valuations have changed from 2008 to 2009.

Locally assessed real property makes up approximately 92.45% of the overall property valuation base. Personal property and centrally assessed property make up the remaining 7.55% of the property valuation base. Centrally assessed property is the real and personal property of railroads and public service entities. The 2009 personal property returns are required to be filed by May 1. Centrally assessed valuations will be finalized in August.

Increases to assessed valuations result in an increased fiscal capacity for local governmental subdivisions. Using static analysis, this would mean that if the tax rate from the previous year remains unchanged, this would generate additional property taxes. However, local property taxes are the product of spending and budgeting decisions made by local governments based on the fiscal needs of those local governments, the fiscal capacity available to them and the decisions they make in determining the property tax rate to be applied to local property values. This process takes place through September of each year and the levy rates to be applied locally must be determined by October 15 of each year.

(Note: Attached to this release is a document showing percentage changes by county by major property type. This news release and documentation is also available on our web site. <http://pat.ne.gov>)

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APPROVED:

/s

Ruth A. Sorensen
Property Tax Administrator

Nebraska Department of Revenue Property Assessment Division
2008 to 2009
% Change in Valuation
By County

	Res+Rec 2008-2009 % change	Res+Rec % change excl. growth	Com+Ind 2008-2009 % change	Com+Ind % change excl. growth	Total Agland % change	2008-2009 TOTAL REAL % change	2008-2009 TOTAL REAL % change Excl. growth
1 ADAMS	1.78%	0.45%	2.95%	-0.15%	10.43%	4.23%	2.91%
2 ANTELOPE	4.53%	4.05%	0.00%	0.00%	9.23%	7.72%	7.66%
3 ARTHUR	1.04%	1.04%	1.60%	0.00%	26.65%	23.06%	22.83%
4 BANNER	9.25%	8.45%	0.00%	0.00%	1.38%	2.61%	2.42%
5 BLAINE	16.24%	11.79%	-13.16%	-13.16%	0.28%	1.51%	1.29%
6 BOONE	5.83%	3.31%	2.95%	-0.83%	29.95%	21.67%	20.91%
7 BOX BUTTE	3.58%	2.66%	9.38%	7.83%	13.36%	7.54%	6.78%
8 BOYD	-4.33%	-5.97%	2.83%	-0.75%	11.16%	10.02%	9.58%
9 BROWN	0.29%	-0.78%	17.49%	-1.63%	12.91%	10.10%	8.08%
10 BUFFALO	2.37%	1.16%	8.24%	5.45%	9.14%	5.00%	3.63%
11 BURT	2.38%	1.76%	3.34%	2.95%	13.11%	8.82%	8.57%
12 BUTLER	2.96%	0.75%	21.29%	-0.17%	19.09%	13.83%	11.83%
13 CASS	2.32%	0.66%	7.49%	6.11%	0.15%	2.75%	1.45%
14 CEDAR	4.67%	2.87%	4.94%	0.72%	10.52%	8.99%	8.14%
15 CHASE	3.07%	2.21%	5.07%	4.97%	10.66%	8.36%	7.90%
16 CHERRY	1.99%	0.94%	-0.57%	-1.42%	6.22%	5.00%	4.76%
17 CHEYENNE	3.09%	1.12%	10.20%	7.55%	7.46%	5.22%	3.57%
18 CLAY	3.08%	1.91%	2.58%	1.48%	14.38%	10.98%	10.09%
19 COLFAX	6.04%	5.25%	1.97%	-0.42%	14.63%	8.69%	7.88%
20 CUMING	2.41%	1.42%	11.97%	5.15%	10.41%	8.69%	7.85%
21 CUSTER	2.29%	1.37%	9.15%	2.46%	6.26%	6.14%	5.16%
22 DAKOTA	0.85%	-0.04%	2.98%	-0.44%	14.95%	4.48%	3.00%
23 DAWES	9.86%	7.68%	10.13%	0.45%	-1.90%	1.34%	-0.75%
24 DAWSON	3.95%	2.37%	0.94%	-1.27%	8.69%	5.36%	4.01%
25 DEUEL	1.85%	0.89%	0.00%	0.00%	4.55%	4.22%	3.69%
26 DIXON	3.71%	2.20%	1.62%	0.55%	11.59%	8.32%	7.55%
27 DODGE	1.12%	0.36%	1.75%	-0.35%	10.63%	3.89%	3.04%
28 DOUGLAS	-0.21%	-1.54%	11.07%	8.88%	9.58%	3.10%	1.53%
29 DUNDY	0.86%	-0.07%	10.86%	-0.33%	4.43%	3.48%	2.29%
30 FILLMORE	-0.48%	-1.83%	5.25%	4.38%	14.91%	10.79%	10.30%
31 FRANKLIN	0.37%	-3.03%	1.31%	0.57%	9.14%	7.04%	6.58%
32 FRONTIER	15.08%	13.53%	4.73%	-1.52%	10.96%	10.34%	9.45%
33 FURNAS	1.85%	1.23%	1.14%	-1.50%	22.23%	16.63%	16.07%
34 GAGE	4.26%	2.89%	1.74%	0.08%	26.47%	11.79%	10.74%
35 GARDEN	-0.69%	-1.48%	14.99%	13.58%	17.89%	13.30%	12.91%
36 GARFIELD	16.95%	13.69%	4.89%	0.18%	23.17%	19.36%	17.87%
37 GOSPER	5.50%	4.32%	2.32%	2.32%	6.60%	5.90%	5.39%
38 GRANT	6.97%	5.02%	0.07%	0.07%	13.80%	12.26%	11.90%
39 GREELEY	1.46%	-0.60%	-0.33%	-0.33%	14.27%	11.08%	10.73%
40 HALL	2.71%	1.07%	6.14%	2.82%	15.32%	5.31%	3.47%
41 HAMILTON	1.97%	0.62%	27.10%	6.46%	12.07%	9.63%	7.03%
42 HARLAN	4.24%	2.89%	4.64%	0.23%	22.41%	14.89%	14.02%
43 HAYES	-7.68%	-11.39%	20.23%	7.96%	10.97%	8.39%	7.61%
44 HITCHCOCK	7.42%	5.91%	15.98%	11.44%	9.21%	5.04%	4.19%
45 HOLT	8.05%	6.12%	9.26%	0.43%	8.90%	8.37%	7.39%
46 HOOKER	2.48%	-1.65%	0.50%	-5.32%	50.38%	34.58%	32.95%
47 HOWARD	14.31%	11.86%	21.28%	19.01%	12.25%	12.69%	11.30%
48 JEFFERSON	4.32%	3.58%	-0.02%	-1.42%	20.30%	13.15%	12.61%
49 JOHNSON	2.69%	1.77%	-0.40%	-0.45%	3.67%	3.45%	2.95%
50 KEARNEY	0.38%	0.17%	57.04%	55.43%	5.61%	6.16%	5.89%

Nebraska Department of Revenue Property Assessment Division
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51 KEITH	2.52%	1.69%	11.25%	10.53%	33.41%	14.20%	13.48%
52 KEYA PAHA	2.10%	-5.03%	0.58%	-9.50%	12.15%	11.63%	9.31%
53 KIMBALL	1.94%	0.34%	-0.78%	-4.05%	14.09%	8.50%	0.03%
54 KNOX	6.21%	6.21%	3.41%	3.16%	13.01%	11.61%	11.60%
55 LANCASTER	-2.48%	-3.70%	4.46%	2.00%	12.77%	-0.21%	-1.73%
56 LINCOLN	3.65%	2.37%	3.25%	1.35%	11.29%	5.63%	4.56%
57 LOGAN	23.17%	21.19%	39.86%	39.86%	20.26%	19.74%	19.08%
58 LOUP	5.37%	-0.90%	0.00%	0.00%	0.13%	0.98%	0.18%
59 MADISON	2.29%	1.00%	2.41%	0.43%	10.05%	4.25%	3.10%
60 MCPHERSON	4.39%	4.26%	28.35%	1.21%	23.07%	20.92%	20.76%
61 MERRICK	4.98%	3.04%	3.01%	0.39%	13.78%	8.92%	7.78%
62 MORRILL	40.02%	37.38%	12.19%	11.05%	60.95%	53.00%	51.39%
63 NANCE	11.41%	9.60%	11.15%	5.31%	10.88%	10.93%	10.14%
64 NEMAHA	5.00%	3.19%	-0.14%	-0.68%	8.99%	6.89%	6.22%
65 NUCKOLLS	0.67%	0.14%	16.07%	12.10%	17.52%	14.03%	13.52%
66 OTOE	2.65%	1.22%	5.42%	4.61%	8.80%	5.19%	4.27%
67 PAWNEE	9.76%	7.13%	11.26%	9.70%	10.42%	9.46%	9.14%
68 PERKINS	7.04%	5.76%	22.00%	7.74%	9.38%	9.73%	7.88%
69 PHELPS	2.84%	2.03%	9.36%	6.16%	6.33%	5.37%	4.71%
70 PIERCE	6.25%	4.22%	4.12%	0.60%	1.76%	3.28%	2.29%
71 PLATTE	5.65%	3.02%	11.56%	-1.61%	22.37%	11.67%	7.72%
72 POLK	3.49%	2.52%	-3.54%	-3.80%	5.08%	4.19%	3.71%
73 RED WILLOW	2.19%	1.02%	8.15%	6.15%	4.47%	3.37%	2.35%
74 RICHARDSON	1.96%	1.16%	1.45%	-0.21%	6.70%	5.22%	4.79%
75 ROCK	14.08%	11.61%	-0.39%	-0.41%	20.24%	17.81%	17.28%
76 SALINE	0.05%	-0.90%	3.45%	-0.10%	10.07%	4.96%	4.05%
77 SARPY	0.79%	-1.59%	6.64%	1.33%	9.06%	2.70%	-0.34%
78 SAUNDERS	4.37%	2.79%	4.60%	0.31%	13.00%	6.90%	5.81%
79 SCOTTS BLUFF	6.10%	4.94%	5.05%	4.05%	11.55%	6.10%	5.06%
80 SEWARD	2.91%	0.76%	6.01%	4.24%	7.90%	5.23%	3.86%
81 SHERIDAN	1.90%	1.64%	1.31%	0.84%	9.25%	7.67%	7.60%
82 SHERMAN	12.92%	11.19%	5.10%	2.00%	12.29%	11.37%	10.68%
83 SIOUX	-0.05%	-0.05%	0.00%	0.00%	15.80%	13.66%	13.48%
84 STANTON	2.27%	0.29%	11.68%	11.28%	17.85%	12.20%	11.38%
85 THAYER	5.07%	3.17%	1.02%	0.34%	10.94%	8.82%	8.33%
86 THOMAS	2.69%	2.69%	-0.61%	-0.61%	28.80%	22.22%	22.22%
87 THURSTON	6.60%	5.44%	6.76%	-3.01%	17.50%	15.59%	14.77%
88 VALLEY	7.27%	6.06%	2.91%	0.41%	13.82%	11.34%	10.78%
89 WASHINGTON	3.57%	1.42%	1.68%	0.66%	11.94%	5.20%	3.46%
90 WAYNE	0.69%	0.05%	1.49%	-0.22%	12.49%	7.60%	7.00%
91 WEBSTER	8.31%	6.75%	0.59%	0.35%	19.27%	15.63%	15.13%
92 WHEELER	2.06%	-0.07%	0.14%	0.14%	6.08%	5.27%	4.96%
93 YORK	3.89%	2.23%	20.58%	13.71%	1.13%	4.68%	3.08%
94 STATE TOTAL	0.80%	-0.67%	7.86%	4.85%	12.05%	5.04%	3.56%

2008	3.69	1.67	7.42	3.78	10.09	5.94	4.10
2007	6.71	4.38	11.00	8.23	3.35	6.51	4.64
2006	7.99	4.84	17.01	13.91	8.43	9.74	7.39
2005	5.86	3.55	10.37	7.63	1.97	5.45	3.69
2004	6.48	3.60	4.91	2.23	4.81	5.61	3.49
2003	7.78	4.77	9.68	6.06	4.94	7.36	4.99