



NEWS RELEASE

FOR IMMEDIATE RELEASE
April 14, 2014

FOR INFORMATION, CONTACT:
Ruth A. Sorensen, Property Tax Administrator
402-471-5962, Mobile 402-430-8446

Real Property Value Percentage Change 2013-2014

The Nebraska Department of Revenue, Property Assessment Division, has processed the 2014 Real Property Abstracts of Assessment filed by the 93 Nebraska county assessors. Preliminary analysis indicates that real property valuations have increased 12.45% from 2013 to 2014, resulting in an increase in valuation of approximately \$20.93 billion.

- \$ 1.99 billion (9.5%) is attributable to newly-constructed real property.
- \$18.94 billion (90.5%) is attributable to existing property valuation increases.

The real property value percentage change by property type is based on the total property reported in each county. The real property value of individual property in each county may not be affected by the same percentage change.

Real property valuations are set by the county assessors and are subject to review during the statewide equalization proceedings before the Tax Equalization and Review Commission. Real property valuation change notices will be mailed on or before June 1, 2014 to real property owners who had real property values that increased or decreased from 2013 to 2014.

Increases to real property valuations may result in an increase of tax revenue for local governmental subdivisions. If the tax rates from the previous year remain unchanged, additional property taxes would be generated. Local property taxes are the product of spending and budgeting decisions made by local governments, based on their fiscal needs. The final budgets must be approved by September 20 of each year. Tax rates must be determined by October 15 of each year.

Attached to this news release are the percentage changes by county and by major property type. This news release and attachment are available at revenue.nebraska.gov/PAD.

##

APPROVED:

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

Ruth A. Sorensen
Property Tax Administrator

**Nebraska Department of Revenue, Property Assessment Division
2013 to 2014 Real Property Value Percentage Change by County**

County	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
1 Adams	5.25%	3.91%	2.43%	1.38%	36.79%	17.65%	16.81%
2 Antelope	3.83%	2.56%	25.67%	21.62%	47.50%	39.34%	38.76%
3 Arthur	2.80%	0.02%	0.02%	0.02%	11.56%	10.27%	10.14%
4 Banner	2.04%	2.04%	-21.63%	-21.63%	10.67%	7.57%	7.53%
5 Blaine	23.64%	21.45%	0.00%	0.00%	18.38%	20.95%	17.40%
6 Boone	4.45%	2.04%	31.22%	16.85%	30.64%	26.05%	25.17%
7 Box Butte	6.81%	6.52%	2.52%	1.70%	24.75%	13.99%	13.64%
8 Boyd	14.02%	12.35%	2.05%	-0.78%	24.20%	22.14%	21.57%
9 Brown	3.36%	1.15%	7.41%	0.04%	12.82%	10.58%	9.26%
10 Buffalo	9.91%	8.20%	6.92%	2.99%	34.16%	16.48%	14.85%
11 Burt	2.10%	0.52%	1.70%	0.76%	16.79%	12.88%	12.51%
12 Butler	4.71%	3.21%	5.19%	1.14%	13.35%	11.01%	10.41%
13 Cass	2.61%	1.50%	1.37%	-0.06%	17.38%	7.28%	6.47%
14 Cedar	5.36%	2.77%	7.82%	1.48%	25.46%	21.34%	20.56%
15 Chase	18.10%	16.62%	4.13%	-0.18%	58.48%	44.27%	43.10%
16 Cherry	1.63%	0.58%	1.69%	-0.45%	7.01%	6.13%	5.46%
17 Cheyenne	11.53%	9.51%	6.21%	0.87%	26.32%	15.53%	13.45%
18 Clay	3.89%	2.60%	1.83%	-0.56%	49.95%	39.47%	38.79%
19 Colfax	2.67%	1.20%	4.20%	0.76%	38.88%	26.29%	25.38%
20 Cuming	0.26%	-1.33%	15.07%	13.42%	27.12%	20.54%	19.92%
21 Custer	6.18%	4.96%	6.70%	0.50%	29.34%	24.59%	23.65%
22 Dakota	1.53%	0.30%	0.73%	-0.24%	23.71%	9.35%	8.65%
23 Dawes	0.90%	-0.04%	17.88%	13.60%	17.39%	8.86%	8.00%
24 Dawson	1.96%	0.64%	3.50%	2.14%	38.02%	20.21%	19.37%
25 Deuel	2.18%	1.57%	12.18%	1.85%	27.70%	19.24%	17.98%
26 Dixon	0.79%	0.39%	2.91%	2.91%	35.84%	27.36%	27.25%
27 Dodge	0.17%	-0.53%	2.11%	0.01%	20.76%	8.22%	7.48%
28 Douglas	1.95%	0.61%	1.26%	0.36%	20.30%	1.78%	0.58%
29 Dundy	2.94%	1.44%	6.19%	1.78%	33.72%	28.62%	25.11%
30 Fillmore	5.26%	3.01%	10.75%	3.82%	24.68%	21.63%	20.84%
31 Franklin	10.80%	10.26%	0.67%	0.47%	44.46%	38.64%	38.28%
32 Frontier	0.91%	0.16%	10.13%	3.77%	35.72%	27.96%	27.51%
33 Furnas	2.93%	2.26%	7.23%	5.18%	31.61%	24.97%	24.66%
34 Gage	2.44%	1.65%	4.80%	2.47%	23.56%	13.52%	12.81%
35 Garden	4.81%	4.18%	3.77%	-0.05%	22.13%	18.89%	18.45%
36 Garfield	18.10%	16.14%	1.37%	-0.55%	20.41%	18.70%	17.99%
37 Gosper	1.86%	0.32%	0.89%	-1.58%	45.66%	34.20%	33.74%
38 Grant	2.67%	1.85%	0.00%	0.00%	6.89%	7.24%	6.67%
39 Greeley	6.01%	2.24%	7.47%	-0.75%	38.38%	33.31%	32.69%
40 Hall	3.34%	2.07%	2.68%	-0.31%	40.73%	11.57%	10.18%
41 Hamilton	1.99%	-0.70%	8.69%	0.40%	37.37%	27.91%	26.59%
42 Harlan	1.79%	0.79%	3.93%	2.33%	45.13%	33.38%	32.98%
43 Hayes	3.52%	0.94%	0.00%	-0.18%	29.18%	26.18%	25.93%
44 Hitchcock	4.10%	0.90%	12.10%	-0.45%	40.86%	30.03%	20.39%
45 Holt	2.16%	0.65%	1.92%	0.12%	26.01%	21.22%	20.63%
46 Hooker	1.19%	0.27%	2.17%	2.11%	4.86%	4.32%	4.19%
47 Howard	6.04%	4.46%	7.68%	-3.10%	37.32%	25.82%	24.76%
48 Jefferson	2.77%	1.86%	12.81%	-0.86%	16.96%	13.78%	12.71%
49 Johnson	3.34%	2.99%	7.35%	1.54%	22.87%	17.61%	17.18%
50 Kearney	4.54%	2.83%	1.61%	0.15%	49.91%	34.25%	33.59%
51 Keith	2.72%	0.87%	1.86%	0.82%	30.30%	15.60%	14.48%
52 Keya Paha	1.27%	-8.65%	-0.10%	-28.94%	15.28%	14.29%	13.20%
53 Kimball	-3.11%	-3.94%	4.39%	-0.29%	27.95%	9.63%	8.74%

**Nebraska Department of Revenue, Property Assessment Division
2013 to 2014 Real Property Value Percentage Change by County**

County	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
54 Knox	7.92%	5.92%	-4.10%	-4.34%	13.24%	10.94%	10.49%
55 Lancaster	1.78%	0.05%	1.86%	-0.83%	0.01%	1.70%	-0.19%
56 Lincoln	2.92%	2.24%	6.45%	2.77%	23.83%	10.73%	9.74%
57 Logan	4.07%	3.73%	98.39%	4.93%	28.45%	25.47%	24.49%
58 Loup	34.24%	30.27%	12.24%	10.00%	19.05%	20.42%	19.58%
59 Madison	5.42%	4.24%	1.03%	0.02%	37.15%	16.18%	15.43%
60 McPherson	2.99%	2.00%	-9.82%	-9.82%	14.23%	13.26%	12.99%
61 Merrick	6.40%	2.88%	2.60%	0.25%	28.06%	20.43%	19.38%
62 Morrill	6.93%	5.63%	2.45%	-1.69%	23.76%	16.61%	16.00%
63 Nance	1.66%	0.08%	0.31%	0.31%	36.18%	28.03%	27.57%
64 Nemaha	4.87%	4.31%	3.94%	2.26%	21.00%	15.76%	15.57%
65 Nuckolls	0.57%	0.29%	8.12%	3.86%	47.80%	39.42%	38.65%
66 Otoe	4.10%	2.06%	2.26%	-1.58%	16.18%	10.35%	9.10%
67 Pawnee	1.20%	0.35%	0.30%	0.08%	13.04%	11.19%	10.94%
68 Perkins	8.07%	6.60%	-0.60%	-3.27%	43.26%	33.68%	33.14%
69 Phelps	11.15%	9.59%	4.37%	0.94%	36.07%	27.05%	26.23%
70 Pierce	11.21%	9.69%	6.16%	-0.42%	40.99%	32.23%	31.37%
71 Platte	4.87%	2.66%	2.46%	0.15%	31.30%	15.46%	14.14%
72 Polk	4.36%	2.87%	0.93%	-0.31%	25.94%	20.62%	20.28%
73 Red Willow	4.86%	3.88%	2.22%	0.28%	48.72%	22.96%	22.27%
74 Richardson	7.54%	6.42%	5.61%	4.25%	20.62%	16.90%	16.47%
75 Rock	0.17%	-0.17%	15.74%	12.78%	16.58%	14.65%	14.39%
76 Saline	0.96%	0.36%	0.92%	0.43%	39.72%	23.89%	23.56%
77 Sarpy	4.02%	1.17%	3.88%	1.63%	14.42%	4.25%	1.63%
78 Saunders	8.09%	6.50%	2.71%	1.81%	14.75%	9.71%	8.95%
79 ScottsBluff	3.12%	2.75%	1.61%	0.53%	24.99%	6.27%	5.73%
80 Seward	6.30%	4.83%	5.55%	0.56%	34.82%	20.97%	19.95%
81 Sheridan	4.90%	4.20%	3.81%	-0.89%	21.48%	18.41%	17.41%
82 Sherman	5.27%	3.76%	46.57%	46.32%	35.79%	31.26%	30.95%
83 Sioux	1.75%	1.10%	3.90%	3.34%	23.10%	19.51%	19.17%
84 Stanton	8.29%	6.61%	3.56%	1.90%	41.54%	30.87%	30.42%
85 Thayer	4.17%	1.59%	2.39%	0.31%	45.97%	37.67%	37.07%
86 Thomas	10.25%	8.63%	10.73%	10.73%	9.23%	10.11%	9.65%
87 Thurston	-4.00%	-6.53%	5.15%	0.94%	37.01%	30.13%	29.48%
88 Valley	2.23%	0.46%	10.86%	0.08%	45.30%	32.99%	31.66%
89 Washington	1.14%	0.15%	1.83%	-1.06%	10.12%	4.16%	3.12%
90 Wayne	2.28%	0.97%	-1.51%	-3.96%	45.59%	31.93%	31.39%
91 Webster	-0.14%	-1.09%	26.75%	24.60%	35.77%	31.52%	31.05%
92 Wheeler	12.00%	9.15%	44.21%	44.21%	35.15%	30.73%	30.47%
93 York	5.19%	3.64%	4.90%	0.32%	22.90%	16.91%	15.90%
State Totals	3.06%	1.48%	2.58%	0.53%	29.12%	12.45%	11.26%

State-Wide Five-Year Historical Percent Change in Real Property

Year	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
2013	1.62	0.22	3.50	1.71	22.82	8.76	7.65
2012	1.78	0.67	4.41	2.69	12.76	5.66	4.65
2011	1.50	0.32	4.23	2.91	11.21	4.88	4.01
2010	0.88	-0.41	3.59	1.82	11.85	4.29	3.27
2009	0.80	-0.67	7.86	4.85	12.05	5.04	3.56