



NEWS RELEASE

FOR IMMEDIATE RELEASE
April 15, 2011

FOR INFORMATION, CONTACT:
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Real Property Value Percentage Change 2010-2011

The Nebraska Department of Revenue, Property Assessment Division, has processed the 2011 Real Property Abstracts of Assessment filed by the 93 Nebraska county assessors. Preliminary analysis indicates that real property valuations have increased 4.88% from 2010 to 2011, an increase in valuation of approximately \$6.86 billion.

- \$1.33 billion (19.48%) is attributable to growth or new construction values.
- \$5.53 billion (80.52%) is attributable to existing property valuation increases.

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, 2011 to those property owners whose real property valuations changed from 2010 to 2011.

Increases to real property valuations may result in an increase of tax revenue for local governmental subdivisions. If the levy rate from the previous year remains unchanged, additional property taxes would be generated. Local property taxes are the product of spending and budgeting decisions made by local governments, based on the fiscal needs of those local governments. This budgeting process takes place through September of each year. Levy rates must be determined by October 15 of each year.

(Note: Attached to this news release is a document showing percentage changes by county and by major property type. This news release and documentation are available online at <http://www.revenue.ne.gov/PAD/>)

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APPROVED:

Ruth A. Sorensen
Property Tax Administrator

Nebraska Department of Revenue Property Assessment Division
2010 to 2011
Percentage Change in Valuation By County

	Residential+ Recreational % change	Residential+ Recreational % change excl. growth	Commerical + Industrial % change	Commerical + Industrial % change excl. growth	Total Agricultural Land % change	TOTAL REAL PROPERTY % change	TOTAL REAL PROPERTY % change Excl. growth
1 ADAMS	1.75%	0.44%	5.18%	3.92%	13.67%	5.83%	4.90%
2 ANTELOPE	3.06%	1.18%	12.25%	7.83%	6.52%	8.38%	7.54%
3 ARTHUR	2.64%	1.62%	-0.03%	-0.03%	-7.95%	-7.02%	-7.06%
4 BANNER	-10.96%	-14.23%	5.53%	5.53%	10.75%	15.38%	15.22%
5 BLAINE	0.64%	0.64%	0.00%	0.00%	1.63%	1.47%	1.47%
6 BOONE	1.57%	0.12%	9.71%	3.37%	9.58%	7.83%	7.19%
7 BOX BUTTE	0.39%	0.12%	6.86%	3.28%	28.29%	11.09%	10.34%
8 BOYD	3.48%	2.19%	-0.44%	-0.72%	3.57%	3.15%	2.85%
9 BROWN	3.94%	2.00%	2.38%	1.51%	5.28%	4.61%	4.00%
10 BUFFALO	2.58%	2.10%	3.20%	2.19%	28.79%	7.93%	7.40%
11 BURT	0.80%	0.06%	3.28%	1.45%	5.00%	3.83%	3.44%
12 BUTLER	5.26%	3.70%	4.24%	-1.84%	10.04%	8.35%	7.53%
13 CASS	1.79%	0.81%	0.55%	-0.75%	24.49%	6.34%	5.54%
14 CEDAR	1.71%	0.43%	4.55%	0.66%	13.49%	10.31%	9.60%
15 CHASE	2.11%	0.66%	4.45%	-0.45%	11.36%	11.53%	10.41%
16 CHERRY	2.74%	0.79%	30.81%	7.27%	-0.01%	1.73%	0.36%
17 CHEYENNE	6.45%	5.09%	1.48%	-0.36%	13.76%	9.25%	8.10%
18 CLAY	3.43%	3.03%	13.28%	12.50%	13.26%	11.02%	10.72%
19 COLFAX	0.59%	-0.25%	-0.05%	-1.10%	12.08%	7.91%	7.24%
20 CUMING	3.71%	2.36%	1.68%	1.12%	4.30%	3.98%	3.53%
21 CUSTER	1.29%	0.16%	6.06%	1.52%	11.71%	8.92%	8.34%
22 DAKOTA	1.04%	0.27%	4.21%	-0.07%	12.57%	4.77%	3.22%
23 DAWES	3.78%	3.10%	-0.32%	-10.64%	-8.67%	-0.03%	-1.53%
24 DAWSON	2.98%	2.60%	7.80%	7.78%	11.37%	7.25%	6.98%
25 DEUEL	1.16%	0.36%	65.92%	65.92%	8.91%	10.73%	10.24%
26 DIXON	2.14%	0.34%	1.49%	-1.01%	6.08%	4.74%	4.13%
27 DODGE	1.03%	0.18%	3.63%	0.60%	9.75%	4.02%	3.01%
28 DOUGLAS	1.11%	0.11%	6.54%	5.81%	26.80%	2.80%	1.88%
29 DUNDY	1.61%	0.01%	21.95%	14.53%	13.51%	14.96%	13.97%
30 FILLMORE	2.37%	0.99%	4.39%	0.72%	21.97%	17.09%	16.18%
31 FRANKLIN	2.04%	1.75%	1.03%	0.09%	18.37%	14.40%	14.04%
32 FRONTIER	1.60%	1.27%	1.46%	-0.08%	10.02%	11.16%	10.94%
33 FURNAS	1.07%	0.30%	3.03%	2.72%	7.39%	5.28%	4.94%
34 GAGE	0.79%	-0.17%	5.72%	0.11%	11.67%	5.89%	4.79%
35 GARDEN	0.76%	0.11%	0.87%	-0.14%	2.09%	1.86%	1.65%
36 GARFIELD	3.83%	1.09%	1.45%	0.81%	5.06%	4.78%	4.08%
37 GOSPER	6.07%	3.78%	-3.59%	-4.61%	17.52%	13.30%	12.65%
38 GRANT	0.15%	0.10%	0.35%	0.14%	0.00%	-0.17%	-0.18%
39 GREELEY	1.90%	-0.51%	11.71%	6.67%	18.96%	15.30%	14.70%
40 HALL	2.54%	1.21%	6.31%	2.99%	3.38%	3.79%	2.15%
41 HAMILTON	3.20%	0.83%	0.69%	-1.16%	22.87%	13.70%	12.68%
42 HARLAN	1.39%	0.70%	6.27%	1.56%	14.34%	10.12%	9.60%
43 HAYES	0.44%	-1.25%	0.74%	-0.08%	10.98%	9.72%	9.51%
44 HITCHCOCK	1.50%	-0.09%	2.40%	-0.14%	19.23%	18.48%	17.77%
45 HOLT	1.36%	0.20%	2.53%	-0.19%	9.93%	8.10%	7.42%
46 HOOKER	-18.52%	-19.60%	-2.89%	-3.31%	0.12%	-2.46%	-2.68%
47 HOWARD	2.32%	0.64%	3.50%	0.02%	7.54%	5.21%	4.36%
48 JEFFERSON	1.60%	1.07%	20.97%	20.73%	10.50%	8.41%	8.03%
49 JOHNSON	-1.02%	-1.65%	1.35%	0.36%	15.57%	9.80%	9.41%
50 KEARNEY	2.17%	1.84%	1.52%	0.05%	23.54%	14.71%	14.06%
51 KEITH	-0.27%	-1.28%	5.80%	5.11%	6.50%	3.55%	2.84%
52 KEYA PAHA	-0.42%	-7.96%	0.05%	-16.95%	6.17%	5.76%	3.47%
53 KIMBALL	0.89%	0.37%	0.79%	-1.26%	0.70%	8.07%	2.73%
54 KNOX	2.74%	0.56%	4.83%	0.25%	3.00%	2.98%	2.06%
55 LANCASTER	1.12%	-0.04%	0.77%	-0.11%	31.75%	1.99%	0.90%
56 LINCOLN	1.45%	0.66%	2.45%	0.88%	8.17%	3.66%	2.99%
57 LOGAN	2.05%	-0.03%	0.00%	0.00%	1.47%	1.33%	1.15%
58 LOUP	4.97%	2.35%	0.23%	-0.33%	21.04%	17.37%	17.01%

**Nebraska Department of Revenue Property Assessment Division
2010 to 2011
Percentage Change in Valuation By County**

	Residential+ Recreational % change	Residential+ Recreational % change excl. growth	Commerical + Industrial % change	Commerical + Industrial % change excl. growth	Total Agricultural Land % change	TOTAL REAL PROPERTY % change	TOTAL REAL PROPERTY % change Excl. growth
59 MADISON	1.40%	0.34%	-0.64%	-1.29%	9.79%	3.34%	2.59%
60 MCPHERSON	-14.40%	-14.50%	0.07%	0.00%	-12.30%	-12.10%	-12.41%
61 MERRICK	3.25%	1.56%	2.27%	0.20%	10.20%	6.99%	6.14%
62 MORRILL	2.76%	1.74%	1.26%	-0.16%	6.67%	5.17%	4.60%
63 NANCE	1.71%	0.56%	22.09%	5.35%	3.66%	4.02%	2.89%
64 NEMAHA	0.49%	-0.27%	-2.47%	-2.74%	1.26%	0.98%	0.59%
65 NUCKOLLS	2.98%	1.97%	7.56%	-0.53%	12.49%	10.36%	9.52%
66 OTOE	2.51%	1.04%	0.05%	-0.36%	23.35%	10.50%	9.62%
67 PAWNEE	-0.40%	-0.40%	1.59%	1.59%	7.84%	6.33%	6.33%
68 PERKINS	2.85%	1.34%	-1.58%	-3.14%	17.79%	12.91%	12.38%
69 PHELPS	1.06%	0.24%	5.96%	0.06%	22.38%	12.85%	11.88%
70 PIERCE	5.77%	4.22%	1.97%	0.57%	2.58%	3.16%	2.49%
71 PLATTE	5.45%	3.41%	6.00%	4.71%	8.58%	6.66%	5.36%
72 POLK	2.03%	0.91%	2.69%	2.21%	12.17%	9.89%	9.48%
73 RED WILLOW	1.56%	0.83%	1.21%	0.90%	8.82%	6.20%	5.57%
74 RICHARDSON	-1.37%	-2.15%	-1.44%	-3.05%	-12.52%	-9.54%	-9.91%
75 ROCK	3.02%	1.45%	11.37%	3.39%	0.00%	0.47%	0.18%
76 SALINE	2.38%	1.07%	2.90%	0.80%	18.03%	10.57%	9.65%
77 SARPY	1.34%	-0.81%	1.94%	0.35%	33.32%	1.90%	-0.09%
78 SAUNDERS	3.04%	1.79%	2.58%	1.72%	22.63%	10.04%	9.10%
79 SCOTTS BLUFF	1.26%	1.23%	0.37%	0.37%	7.60%	1.67%	1.66%
80 SEWARD	1.88%	0.44%	0.10%	-0.58%	10.92%	5.76%	4.91%
81 SHERIDAN	-3.26%	-3.91%	4.69%	-0.12%	5.10%	3.36%	3.03%
82 SHERMAN	4.13%	2.93%	8.21%	0.24%	8.92%	6.80%	6.22%
83 SIOUX	3.71%	3.71%	163.11%	163.11%	2.80%	6.08%	6.08%
84 STANTON	3.92%	3.17%	1.33%	-1.27%	11.80%	8.73%	8.24%
85 THAYER	2.92%	1.87%	9.59%	5.13%	14.73%	12.10%	11.43%
86 THOMAS	2.73%	2.73%	3.34%	3.34%	-14.63%	-11.82%	-11.82%
87 THURSTON	2.17%	0.97%	0.74%	-0.27%	6.92%	5.63%	5.08%
88 VALLEY	1.43%	0.63%	0.64%	-1.14%	10.06%	7.12%	6.64%
89 WASHINGTON	-0.29%	-1.13%	7.86%	5.14%	21.69%	5.74%	4.71%
90 WAYNE	1.42%	0.80%	2.18%	1.20%	6.08%	4.85%	4.40%
91 WEBSTER	1.39%	1.08%	-0.18%	-0.49%	16.75%	12.41%	12.18%
92 WHEELER	0.10%	-0.21%	0.99%	0.19%	7.10%	6.02%	5.83%
93 YORK	3.63%	2.53%	1.98%	1.17%	23.32%	13.91%	13.30%
STATE TOTAL	1.50%	0.32%	4.23%	2.91%	11.23%	4.88%	3.93%

STATE WIDE FIVE YEAR HISTORICAL HISTORY OF PERCENT CHANGE IN REAL PROPERTY

Year	Residential+ Recreational % change	Residential+ Recreational % change excl. growth	Commerical + Industrial % change	Commerical + Industrial % change excl. growth	Total Agricultural Land % change	TOTAL REAL PROPERTY % change	TOTAL REAL PROPERTY % change Excl. growth
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
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