

Nebraska Department of Revenue, Property Assessment Division
Instructions for Certified School Adjusted Valuation Reports
October 8, 2010

On or before October 10 of each year, the Property Assessment Division (Division) determines the amount of “adjusted value” for each school system for purposes of the school aid formula. The Division prepares a certification report for each school system which itemizes the 2010 unadjusted valuation, levels of value, adjustment amounts, and adjusted valuations for each county and each school district within the local school system. Totals are displayed at the end of each school system’s report. The Division also prepares a report for each county which displays the adjusted value for each school in the county.

Specifics of the Certification Report

COLUMN headings are displayed at the top of each class of property as follows:

Personal property: net book personal property value of commercial, industrial, and agricultural business equipment.

Centrally assessed personal property: net book personal property portion of value for railroads and public service companies such as telecommunication companies, pipelines, etc.

Centrally assessed real property: real property portion of value for railroads and public service companies such as telecommunication companies, pipelines, etc.

Residential real property: valuation of real property classified as residential, recreational, and the residential dwellings and farm home site land situated upon an agricultural parcel.

Commercial & industrial real property: valuation of real property classified as commercial and/or industrial.

Agricultural improvements & farm sites: valuation of the agricultural improvements (other than the residential dwelling) and farm site land, situated within an agricultural parcel.

Agricultural land: valuation of the real property classified as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359(1), or special value for agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1363.

Minerals: valuation of real property mineral interests, both producing and non-producing.

Totals: summation of the valuations by property type from left to right.

ROW headings are displayed at the far left for each row of data as follows:

Unadjusted value: Unadjusted value is the same as taxable valuation, by property class, as certified by the assessor. The “total unadjusted” value represents the amount the school district gets to levy upon for property tax purposes.

Level of value: the Property Assessment Division’s determination of the relationship of assessed value to actual value for the particular property class of property in the county

* **Factor:** State Aid Required Level of Value for real property divided by the Division’s determined level of value. **For example:**

Residential	96% ÷ 93% = 1.03225806
Commercial	96% ÷ 92% = 1.04347826
Agricultural Land	72% ÷ 74% = .97297297

**Note: Factors are displayed minus 1 on the report to facilitate the mathematical calculation used to determine the dollar amount of adjusted value to add to the unadjusted value.*

For purposes of state aid, Neb. Rev. Stat. §79-1016 requires the adjusted value be calculated such that: 1) all real property other than agricultural land and horticultural land is adjusted to **96% of actual value; 2) all agricultural and horticultural land is adjusted to **72%** of actual value and land that receives special valuation is adjusted to **72%** of the special value of the land for its agricultural and horticultural purposes only, and 3) Personal property is at **100%** of depreciated net book value as defined by statute.*

Adjustment amount: Factor multiplied by the unadjusted valuation

TIF (tax increment financing) Base Value: TIF base value is included in the taxable/unadjusted value. However, pursuant to Neb. Rev. Stat. §18-2149, the base value is maximum “assessable” value for property in a TIF; therefore, this amount is backed out prior to calculating the adjustment amount and then added back into the total adjusted school value. TIF excess value is never included as assessable value for school districts.

County’s total adjusted value: Sum of unadjusted value plus the adjustment amount, by property class, for each respective county and base school district within the school system.

System unadjusted total value: Sum of unadjusted valuations, by property class, for all counties and base school districts within the school system.

System adjustment amounts: Sum of adjustment amounts, by property class, for all counties and base school districts within the school system.

System adjusted total value: Sum of unadjusted value plus the adjustment amount, by property class, for all counties and base school districts within the school system.

Questions regarding the **adjusted valuations** may be directed to the following staff:

Ruth A. Sorensen, Property Tax Administrator	(402) 471-5962
Elaine Thompson, Tax Specialist Senior	(402) 471-5987