

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

56 Lincoln

Residential Real Property - Current

Number of Sales	1542	COD	9.17
Total Sales Price	\$163,152,566	PRD	103.05
Total Adj. Sales Price	\$163,088,766	COV	32.31
Total Assessed Value	\$157,600,955	STD	32.18
Avg. Adj. Sales Price	\$105,764	Avg. Abs. Dev.	8.94
Avg. Assessed Value	\$102,206	Min	11.83
Median	97.52	Max	726.20
Wgt. Mean	96.64	95% Median C.I.	97.20 to 97.77
Mean	99.58	95% Wgt. Mean C.I.	95.78 to 97.50
		95% Mean C.I.	97.97 to 101.18
% of Value of the Class of all Real Property Value in the County			49.85
% of Records Sold in the Study Period			10.36
% of Value Sold in the Study Period			13.02
Average Assessed Value of the Base			81,350

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	1542	97.52	9.17	103.05
2007	1654	97.78	8.40	101.99
2006	1517	97.99	7.35	100.76
2005	1,579	94.34	11.08	102.87
2004	1577	94.69	14.87	104.61
2003	1,379	97	14.8	103.96
2002	1,345	99	16.19	105.36
2001	1,532	94	16.7	105.72

2008 Commission Summary

56 Lincoln

Commercial Real Property - Current

Number of Sales	112	COD	6.62
Total Sales Price	\$23,943,242	PRD	100.76
Total Adj. Sales Price	\$23,797,742	COV	11.70
Total Assessed Value	\$23,684,220	STD	11.73
Avg. Adj. Sales Price	\$212,480	Avg. Abs. Dev.	6.62
Avg. Assessed Value	\$211,466	Min	38.32
Median	99.89	Max	137.94
Wgt. Mean	99.52	95% Median C.I.	99.03 to 101.29
Mean	100.28	95% Wgt. Mean C.I.	97.36 to 101.68
		95% Mean C.I.	98.11 to 102.45
% of Value of the Class of all Real Property Value in the County			17.71
% of Records Sold in the Study Period			7.81
% of Value Sold in the Study Period			5.51
Average Assessed Value of the Base			299,960

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	112	99.89	6.62	100.76
2007	152	98.28	5.18	99.38
2006	153	97.76	11.70	99.42
2005	139	97.44	10.26	98.81
2004	124	97.60	9.45	100.89
2003	137	98	11.57	99.7
2002	134	96	25.88	110.09
2001	133	97	21.94	110.72

2008 Opinions of the Property Tax Administrator for Lincoln County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Lincoln County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Lincoln County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Lincoln County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Lincoln County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1567	MEDIAN:	96	COV:	14.80	95% Median C.I.:	95.99 to 96.75	(! : Derived)
TOTAL Sales Price:	165,103,266	WGT. MEAN:	93	STD:	13.95	95% Wgt. Mean C.I.:	91.97 to 93.57	
TOTAL Adj.Sales Price:	165,039,466	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.56 to 94.95	
TOTAL Assessed Value:	153,103,620							
AVG. Adj. Sales Price:	105,321	COD:	8.61	MAX Sales Ratio:	228.57			
AVG. Assessed Value:	97,704	PRD:	101.60	MIN Sales Ratio:	10.86			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	233	97.29	95.84	96.32	5.42	99.50	37.27	139.62	96.72 to 97.77	98,510	94,886
10/01/05 TO 12/31/05	179	97.81	97.41	95.73	6.14	101.75	10.86	146.64	96.83 to 98.74	89,812	85,976
01/01/06 TO 03/31/06	187	97.09	95.46	93.25	8.21	102.36	24.53	144.51	96.12 to 97.73	102,647	95,721
04/01/06 TO 06/30/06	212	97.10	96.79	94.66	6.91	102.25	42.91	228.57	96.41 to 97.77	105,577	99,938
07/01/06 TO 09/30/06	222	96.55	95.90	94.43	5.76	101.55	50.37	136.35	95.88 to 97.42	112,178	105,933
10/01/06 TO 12/31/06	175	96.81	97.02	95.10	8.08	102.02	51.84	175.18	96.12 to 98.22	97,862	93,065
01/01/07 TO 03/31/07	155	88.89	88.28	87.47	12.34	100.93	11.83	141.39	85.63 to 92.19	119,290	104,342
04/01/07 TO 06/30/07	204	85.75	86.32	85.90	15.14	100.49	28.24	167.00	82.77 to 89.20	117,221	100,693
<u>Study Years</u>											
07/01/05 TO 06/30/06	811	97.28	96.34	95.01	6.62	101.40	10.86	228.57	96.96 to 97.59	99,392	94,433
07/01/06 TO 06/30/07	756	94.49	92.01	90.63	10.60	101.53	11.83	175.18	93.68 to 95.17	111,683	101,214
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	796	96.97	96.28	94.36	7.15	102.04	24.53	228.57	96.52 to 97.37	105,033	99,108
<u>ALL</u>											
	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	29	98.49	96.47	97.21	7.59	99.23	57.37	120.00	96.55 to 99.82	54,762	53,235
HERSHEY	30	95.40	94.91	93.53	10.16	101.47	58.70	175.18	93.45 to 99.18	66,080	61,805
MAXWELL	7	96.94	92.76	97.58	6.61	95.06	71.70	100.82	71.70 to 100.82	63,952	62,402
NORTH PLATTE	1073	96.42	94.78	93.86	7.61	100.98	11.83	228.57	96.01 to 96.84	99,765	93,644
RURAL RES	356	95.43	92.07	89.69	11.33	102.65	10.86	148.00	94.40 to 96.54	132,860	119,168
SUTHERLAND	60	97.62	96.08	95.31	8.48	100.81	46.88	161.00	95.54 to 99.18	104,746	99,833
WALLACE	10	94.58	96.08	95.53	18.91	100.58	56.00	140.29	72.44 to 119.00	33,000	31,524
WELLFLEET	2	99.13	99.13	99.13	4.80	100.00	94.37	103.88	N/A	30,000	29,737
<u>ALL</u>											
	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1208	96.57	94.91	93.99	7.82	100.98	11.83	228.57	96.14 to 96.95	97,071	91,239
2	40	95.32	95.69	94.32	6.85	101.45	72.41	121.98	94.32 to 97.33	131,462	123,991
3	319	95.35	91.58	89.20	11.83	102.67	10.86	148.00	94.31 to 96.73	133,286	118,893
<u>ALL</u>											
	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1312	96.41	94.79	93.63	7.11	101.23	28.24	175.18	96.09 to 96.78	114,491	107,200
2	213	94.82	91.14	78.25	18.10	116.48	10.86	228.57	91.56 to 97.69	37,950	29,695
3	42	97.05	93.36	90.92	8.11	102.68	60.44	144.51	94.31 to 98.39	160,560	145,988
<u>ALL</u>	<u>1567</u>	<u>96.34</u>	<u>94.25</u>	<u>92.77</u>	<u>8.61</u>	<u>101.60</u>	<u>10.86</u>	<u>228.57</u>	<u>95.99 to 96.75</u>	<u>105,321</u>	<u>97,704</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1538	96.34	94.32	92.93	8.55	101.49	10.86	228.57	95.98 to 96.75	105,059	97,633
06	29	96.37	90.75	85.09	11.67	106.66	36.96	144.51	92.63 to 98.39	119,256	101,473
07											
<u>ALL</u>	<u>1567</u>	<u>96.34</u>	<u>94.25</u>	<u>92.77</u>	<u>8.61</u>	<u>101.60</u>	<u>10.86</u>	<u>228.57</u>	<u>95.99 to 96.75</u>	<u>105,321</u>	<u>97,704</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	49.59	49.59	49.59			49.59	49.59	N/A	230,000	114,065
21-0089	1	104.60	104.60	104.60			104.60	104.60	N/A	100,000	104,600
24-0020	1	94.15	94.15	94.15			94.15	94.15	N/A	100,000	94,145
32-0046	11	95.08	96.10	93.03	8.86	103.30	75.60	116.80	79.78 to 110.43	97,536	90,742
32-0095											
32-0125	1	99.33	99.33	99.33			99.33	99.33	N/A	180,000	178,790
51-0006											
56-0001	1318	96.27	94.28	92.88	8.23	101.51	10.86	228.57	95.88 to 96.69	107,811	100,135
56-0006	56	97.53	95.76	93.51	7.69	102.40	42.91	136.35	96.55 to 98.67	92,714	86,701
56-0007	23	95.35	86.55	92.06	12.12	94.01	29.46	100.82	79.61 to 96.97	67,639	62,271
56-0037	76	94.40	92.71	89.44	11.00	103.65	51.76	175.18	93.14 to 98.08	98,447	88,055
56-0055	65	98.20	96.66	94.99	9.67	101.76	46.88	161.00	95.93 to 99.18	100,484	95,448
56-0565	12	96.53	99.38	100.35	18.93	99.04	56.00	140.29	83.98 to 119.00	32,333	32,445
57-0501	1	49.12	49.12	49.12			49.12	49.12	N/A	97,987	48,130
60-0090	1	102.68	102.68	102.68			102.68	102.68	N/A	14,000	14,375
68-0020											
NonValid School	1	49.59	49.59	49.59			49.59	49.59	N/A	230,000	114,065
<u>ALL</u>	<u>1567</u>	<u>96.34</u>	<u>94.25</u>	<u>92.77</u>	<u>8.61</u>	<u>101.60</u>	<u>10.86</u>	<u>228.57</u>	<u>95.99 to 96.75</u>	<u>105,321</u>	<u>97,704</u>

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	220	94.83	91.36	77.34	18.28	118.13	10.86	228.57	91.67 to 97.69	36,185	27,984
Prior TO 1860											
1860 TO 1899	5	95.68	97.43	97.77	3.09	99.65	94.16	104.94	N/A	92,480	90,422
1900 TO 1919	129	98.35	97.63	95.27	6.96	102.48	58.50	160.37	97.19 to 99.30	66,139	63,010
1920 TO 1939	202	97.93	96.37	94.74	7.49	101.71	57.37	175.18	97.10 to 98.70	71,931	68,150
1940 TO 1949	157	96.27	94.30	93.32	8.18	101.05	55.16	140.29	94.96 to 97.35	76,044	70,963
1950 TO 1959	152	95.97	93.04	91.78	7.30	101.38	28.24	117.69	94.21 to 97.13	102,035	93,647
1960 TO 1969	158	94.32	92.12	92.02	7.16	100.11	64.37	146.64	93.26 to 95.25	123,576	113,720
1970 TO 1979	243	96.01	94.48	93.03	6.59	101.55	62.42	161.00	95.47 to 96.72	127,574	118,688
1980 TO 1989	57	97.05	94.77	93.87	5.56	100.96	67.62	105.89	95.42 to 98.53	164,504	154,417
1990 TO 1994	32	96.26	93.42	93.76	6.11	99.63	76.07	103.67	91.20 to 98.82	185,084	173,543
1995 TO 1999	67	95.88	94.18	93.88	5.59	100.32	71.42	123.47	93.03 to 97.47	161,321	151,442
2000 TO Present	145	96.63	95.78	94.71	6.28	101.13	29.46	139.82	96.10 to 97.64	203,256	192,506
ALL	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	100.55	108.79	108.73	13.16	100.06	88.89	148.00	88.89 to 148.00	3,137	3,411
5000 TO 9999	30	97.41	95.18	94.82	21.40	100.38	40.30	228.57	87.27 to 100.00	7,267	6,891
Total \$											
1 TO 9999	38	98.14	98.05	96.26	19.86	101.86	40.30	228.57	91.67 to 100.54	6,397	6,158
10000 TO 29999	194	99.10	98.29	98.06	12.99	100.23	42.90	175.18	97.26 to 100.00	20,700	20,298
30000 TO 59999	221	98.25	96.89	96.81	9.45	100.08	37.27	160.37	96.95 to 99.16	45,350	43,906
60000 TO 99999	427	96.56	94.19	94.26	6.48	99.93	28.24	139.82	95.97 to 97.17	80,252	75,643
100000 TO 149999	337	95.26	92.39	92.41	7.09	99.98	58.50	146.64	94.36 to 95.76	123,099	113,760
150000 TO 249999	278	95.69	92.26	92.31	7.06	99.95	11.83	116.06	94.91 to 96.48	186,378	172,045
250000 TO 499999	65	95.17	90.34	90.00	10.63	100.37	10.86	131.68	93.35 to 97.14	299,345	269,425
500000 +	7	92.97	87.71	87.02	7.03	100.80	73.35	95.60	73.35 to 95.60	533,565	464,305
ALL	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1567	MEDIAN:	96	COV:	14.80	95% Median C.I.:	95.99 to 96.75	(! : Derived)
TOTAL Sales Price:	165,103,266	WGT. MEAN:	93	STD:	13.95	95% Wgt. Mean C.I.:	91.97 to 93.57	
TOTAL Adj.Sales Price:	165,039,466	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.56 to 94.95	
TOTAL Assessed Value:	153,103,620							
AVG. Adj. Sales Price:	105,321	COD:	8.61	MAX Sales Ratio:	228.57			
AVG. Assessed Value:	97,704	PRD:	101.60	MIN Sales Ratio:	10.86			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	15	87.27	81.54	70.76	23.59	115.22	40.30	120.00	56.00 to 100.00	4,868	3,445
5000 TO 9999	30	96.52	89.09	83.13	15.95	107.16	42.90	148.00	80.00 to 99.50	9,153	7,609
Total \$ _____											
1 TO 9999	45	91.67	86.57	80.54	19.14	107.49	40.30	148.00	80.00 to 98.59	7,724	6,221
10000 TO 29999	203	98.08	95.69	87.34	14.52	109.56	11.83	228.57	95.83 to 99.50	23,733	20,729
30000 TO 59999	257	97.01	95.45	90.77	10.86	105.16	10.86	160.37	95.77 to 98.28	51,382	46,637
60000 TO 99999	451	96.28	93.80	92.01	7.15	101.95	24.53	144.51	95.49 to 96.80	87,373	80,389
100000 TO 149999	330	95.54	92.75	91.49	6.52	101.38	42.91	123.47	94.43 to 96.08	134,597	123,140
150000 TO 249999	233	96.78	95.83	95.19	4.85	100.67	64.37	146.64	96.14 to 97.53	198,341	188,803
250000 TO 499999	48	97.10	96.04	94.67	5.91	101.44	73.35	131.68	94.48 to 98.60	346,512	328,054
ALL _____	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	223	94.82	91.04	77.15	18.45	118.00	10.86	228.57	91.67 to 97.59	36,439	28,112
10	95	98.03	97.33	93.24	8.06	104.39	56.17	161.00	96.81 to 98.86	44,393	41,391
15	39	97.41	97.11	94.34	10.71	102.93	60.25	175.18	94.02 to 99.13	80,604	76,044
20	277	97.35	96.43	94.83	7.11	101.68	57.37	144.51	96.64 to 98.34	69,828	66,219
25	137	96.49	94.93	93.48	8.53	101.55	28.24	160.37	95.23 to 97.85	78,801	73,664
30	531	95.43	92.92	91.98	7.02	101.02	49.59	146.64	94.81 to 96.01	118,294	108,804
35	116	96.14	95.46	95.26	3.77	100.22	81.46	110.85	95.57 to 96.69	174,914	166,616
40	110	97.32	95.32	94.64	5.31	100.72	64.37	121.21	96.83 to 98.13	219,218	207,471
45	15	94.86	98.19	98.27	6.44	99.92	87.08	131.68	91.73 to 100.47	262,920	258,367
50	21	97.06	94.96	93.28	6.00	101.79	73.35	105.89	91.44 to 99.57	320,496	298,968
55	2	93.90	93.90	93.90	0.62	100.00	93.32	94.48	N/A	505,625	474,777
60	1	92.97	92.97	92.97			92.97	92.97	N/A	510,000	474,135
ALL _____	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75	105,321	97,704

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1567	MEDIAN:	96	COV:	14.80	95% Median C.I.:	95.99 to 96.75	(!: Derived)
TOTAL Sales Price:	165,103,266	WGT. MEAN:	93	STD:	13.95	95% Wgt. Mean C.I.:	91.97 to 93.57	
TOTAL Adj.Sales Price:	165,039,466	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.56 to 94.95	
TOTAL Assessed Value:	153,103,620							
AVG. Adj. Sales Price:	105,321	COD:	8.61	MAX Sales Ratio:	228.57			
AVG. Assessed Value:	97,704	PRD:	101.60	MIN Sales Ratio:	10.86			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	218	94.83	91.52	78.77	18.09	116.18	10.86	228.57	91.67 to 97.59		37,203	29,305
100	19	96.97	95.21	92.77	8.43	102.63	67.62	123.82	93.45 to 100.00		36,950	34,278
101	1006	96.28	94.76	93.46	6.98	101.39	28.24	175.18	95.93 to 96.66		110,915	103,661
102	74	96.82	95.31	94.91	4.62	100.42	61.63	113.13	95.26 to 97.53		173,054	164,245
103	56	96.07	93.15	92.51	7.62	100.68	66.00	146.64	91.78 to 97.16		153,819	142,305
104	136	97.59	95.47	94.03	7.90	101.54	57.37	160.37	95.42 to 98.59		117,121	110,124
106	11	96.97	83.05	84.82	19.00	97.92	29.46	107.14	36.96 to 104.12		104,602	88,724
111	23	96.07	91.00	90.06	9.49	101.04	63.03	115.56	87.17 to 97.93		149,169	134,343
301	14	98.34	97.55	96.40	2.37	101.18	86.32	101.66	95.93 to 100.02		121,085	116,731
302	1	100.83	100.83	100.83			100.83	100.83	N/A		115,000	115,950
304	7	96.92	94.42	93.79	5.26	100.67	77.65	100.65	77.65 to 100.65		101,857	95,527
305	1	119.62	119.62	119.62			119.62	119.62	N/A		17,000	20,335
308	1	99.47	99.47	99.47			99.47	99.47	N/A		176,000	175,065
ALL												
	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75		105,321	97,704

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	223	94.82	91.04	77.15	18.45	118.00	10.86	228.57	91.67 to 97.59		36,439	28,112
10	60	99.50	99.94	97.99	7.99	101.98	28.24	132.95	98.22 to 100.46		38,758	37,980
20	99	98.80	101.23	98.91	9.82	102.35	64.70	175.18	97.64 to 99.70		58,872	58,229
25	26	98.23	95.45	96.40	6.87	99.02	67.75	113.81	93.80 to 100.36		88,505	85,316
30	477	97.12	95.44	94.48	6.15	101.01	51.76	141.39	96.63 to 97.54		131,208	123,970
35	130	95.67	93.26	92.57	6.94	100.74	61.63	115.01	94.63 to 97.05		119,887	110,982
40	484	95.10	92.89	92.51	6.83	100.41	49.59	140.29	94.49 to 95.76		122,437	113,266
45	1	100.31	100.31	100.31			100.31	100.31	N/A		155,000	155,475
50	66	94.06	92.28	90.51	6.01	101.95	71.59	103.35	92.09 to 95.80		133,678	120,989
60	1	100.17	100.17	100.17			100.17	100.17	N/A		49,000	49,085
ALL												
	1567	96.34	94.25	92.77	8.61	101.60	10.86	228.57	95.99 to 96.75		105,321	97,704

Lincoln County 2008 Assessment Actions taken to address the following property classes/subclasses:

Residential

The Lincoln County Appraisal staff continually reviews residential sales throughout the county. After a market analyses was completed some subdivisions supported increased land values for 2008 and some remained the same according to market data. After condominiums were reappraised in 2007, the subclass was reviewed for 2008. A shift of land valuation was placed on the improvement value side due to the ownership interest in the total properties. New Rural residential land values were applied to new rural residential subdivisions based on market information. Valuations in the villages outside of North Platte remained the same for the current assessment year. An area between streets A and E in North Platte received new improvement valuations for 2008 which was warranted due to neighborhood sales. Lincoln County Staff Appraisers review and monitor rapid growth areas to reflect market conditions for land and improvement values annually. Lincoln County conducts an on-going sales questionnaire process to ensure sales verification on every sale.

2008 Assessment Survey for Lincoln County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Appraisal Staff/Assessor
3.	Pickup work done by whom:
	Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	January 1, 2006
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	A sales comparison approach has not been used to date (the current software is not perfected for this approach for improvements). Land values are developed using the sales comparison approach. The sales comparison approach is being developed including regression analyses for possible application in 2009/2010.
7.	Number of market areas/neighborhoods for this property class:
	There are 34 total market areas/neighborhoods in Lincoln County; North Platte-17, Villages-6, and rural areas have 11.
8.	How are these defined?
	By physical and natural boundaries in the rural area and by neighborhoods and delineation in urban areas.
9.	Is “Assessor Location” a usable valuation identity?
	The Assessor Locations defined by Village limits are usable valuation identities, but the City of North Platte and the rural areas are too broad to be usable as one valuation identity.
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)
	Yes; suburban areas in Lincoln County can reflect different values.

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	Generally the market reflects a higher value than rural properties due to their proximity to North Platte whereas the small villages, it does not reflect higher values than rural properties.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
179	0	0	179

Lincoln County also had 12 demolition permits for the assessment year.

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1542	MEDIAN:	98	COV:	32.31	95% Median C.I.:	97.20 to 97.77	(! : Derived)
TOTAL Sales Price:	163,152,566	WGT. MEAN:	97	STD:	32.18	95% Wgt. Mean C.I.:	95.78 to 97.50	
TOTAL Adj.Sales Price:	163,088,766	MEAN:	100	AVG.ABS.DEV:	8.94	95% Mean C.I.:	97.97 to 101.18	
TOTAL Assessed Value:	157,600,955							
AVG. Adj. Sales Price:	105,764	COD:	9.17	MAX Sales Ratio:	726.20			
AVG. Assessed Value:	102,205	PRD:	103.05	MIN Sales Ratio:	11.83			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	231	97.97	98.49	97.74	8.06	100.77	37.70	392.35	96.92 to 98.51	98,922	96,687
10/01/05 TO 12/31/05	174	98.57	102.65	97.96	10.17	104.79	12.31	673.50	97.64 to 99.10	90,806	88,956
01/01/06 TO 03/31/06	183	98.02	97.21	95.15	7.55	102.16	27.56	136.36	97.09 to 98.71	103,604	98,583
04/01/06 TO 06/30/06	210	97.76	107.61	98.38	16.46	109.38	42.82	726.20	96.97 to 98.45	106,133	104,413
07/01/06 TO 09/30/06	217	97.35	99.51	97.37	7.56	102.19	50.37	342.42	96.48 to 98.08	112,535	109,576
10/01/06 TO 12/31/06	173	97.87	98.84	96.95	7.63	101.95	51.84	161.00	96.78 to 99.08	98,259	95,260
01/01/07 TO 03/31/07	152	96.28	95.22	94.25	7.03	101.02	11.83	136.36	95.44 to 97.52	118,170	111,377
04/01/07 TO 06/30/07	202	95.96	95.96	95.06	7.77	100.95	40.30	217.92	95.11 to 97.24	117,865	112,042
<u>Study Years</u>											
07/01/05 TO 06/30/06	798	98.04	101.50	97.35	10.62	104.27	12.31	726.20	97.54 to 98.43	100,124	97,469
07/01/06 TO 06/30/07	744	96.94	97.51	95.95	7.56	101.63	11.83	342.42	96.42 to 97.45	111,814	107,285
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	783	97.64	101.00	97.05	9.98	104.07	27.56	726.20	97.26 to 98.20	105,576	102,459
<u>ALL</u>											
	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	30	98.36	99.13	100.00	5.44	99.14	81.24	136.30	97.24 to 99.69	53,236	53,236
HERSHEY	30	98.06	96.54	95.81	6.61	100.77	58.70	120.75	94.86 to 100.11	66,080	63,310
MAXWELL	7	96.94	93.45	98.28	5.89	95.09	71.70	100.82	71.70 to 100.82	63,952	62,855
NORTH PLATTE	1058	97.64	100.93	98.10	8.61	102.89	11.83	726.20	97.28 to 98.02	100,517	98,603
RURAL RES	346	96.81	96.19	93.10	11.48	103.31	12.31	153.85	96.05 to 97.54	133,164	123,980
SUTHERLAND	60	98.23	97.36	96.78	6.99	100.60	46.88	161.00	96.30 to 99.18	104,746	101,376
WALLACE	9	93.45	92.81	93.62	13.94	99.13	56.00	119.00	83.98 to 117.49	32,777	30,686
WELLFLEET	2	142.70	142.70	142.70	33.76	100.00	94.53	190.87	N/A	30,000	42,810
<u>ALL</u>											
	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1189	97.66	100.60	98.03	8.53	102.62	11.83	726.20	97.39 to 98.05	97,725	95,802
2	40	96.38	98.14	97.64	4.72	100.51	87.23	121.98	95.17 to 98.08	131,462	128,358
3	313	96.81	95.89	92.61	12.17	103.54	12.31	153.85	96.05 to 97.54	133,018	123,184
<u>ALL</u>											
	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	157,600,955							
AVG. Adj. Sales Price:	105,764	COD:	9.17	MAX Sales Ratio:	726.20			
AVG. Assessed Value:	102,205	PRD:	103.05	MIN Sales Ratio:	11.83			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1294	97.54	100.12	97.24	7.56	102.96	31.82	726.20	97.24 to 97.84	115,070	111,899
2	208	97.15	96.94	87.36	20.22	110.97	11.83	228.57	94.46 to 100.00	37,240	32,533
3	40	97.30	95.64	93.71	4.30	102.06	73.63	107.45	95.11 to 98.53	161,038	150,913
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1514	97.54	99.76	96.89	9.17	102.97	11.83	726.20	97.24 to 97.84	105,470	102,188
06	28	96.21	89.56	84.78	9.33	105.65	36.96	101.34	92.63 to 97.52	121,658	103,136
07											
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	53.25	53.25	53.25			53.25	53.25	N/A	230,000	122,470
21-0089	1	110.31	110.31	110.31			110.31	110.31	N/A	100,000	110,310
24-0020	1	94.15	94.15	94.15			94.15	94.15	N/A	100,000	94,145
32-0046	11	96.12	106.61	97.91	19.57	108.88	75.60	190.87	79.78 to 119.61	97,536	95,499
32-0095											
32-0125	1	99.33	99.33	99.33			99.33	99.33	N/A	180,000	178,790
51-0006											
56-0001	1297	97.54	100.24	97.05	9.15	103.29	11.83	726.20	97.20 to 97.87	108,387	105,189
56-0006	56	97.53	97.52	94.95	6.26	102.71	42.82	136.35	96.55 to 98.67	92,714	88,027
56-0007	23	95.35	87.71	92.59	10.90	94.73	31.82	100.82	88.33 to 96.97	67,639	62,626
56-0037	75	96.33	94.90	92.07	8.83	103.08	51.76	139.10	94.26 to 98.43	98,227	90,435
56-0055	63	98.27	98.31	96.82	7.84	101.53	46.88	161.00	96.66 to 99.40	99,158	96,009
56-0565	11	95.71	97.01	99.23	15.19	97.76	56.00	132.30	83.98 to 119.00	32,090	31,844
57-0501	1	49.12	49.12	49.12			49.12	49.12	N/A	97,987	48,130
60-0090	1	102.68	102.68	102.68			102.68	102.68	N/A	14,000	14,375
68-0020											
NonValid School	1	53.25	53.25	53.25			53.25	53.25	N/A	230,000	122,470
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1542	MEDIAN:	98	COV:	32.31	95% Median C.I.:	97.20 to 97.77	(!: Derived)
TOTAL Sales Price:	163,152,566	WGT. MEAN:	97	STD:	32.18	95% Wgt. Mean C.I.:	95.78 to 97.50	
TOTAL Adj.Sales Price:	163,088,766	MEAN:	100	AVG.ABS.DEV:	8.94	95% Mean C.I.:	97.97 to 101.18	
TOTAL Assessed Value:	157,600,955							
AVG. Adj. Sales Price:	105,764	COD:	9.17	MAX Sales Ratio:	726.20			
AVG. Assessed Value:	102,205	PRD:	103.05	MIN Sales Ratio:	11.83			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	217	97.26	97.09	86.70	20.61	111.98	11.83	228.57	94.64 to 100.00	36,222	31,405
Prior TO 1860											
1860 TO 1899	5	95.68	97.18	97.48	2.83	99.69	94.16	103.70	N/A	92,480	90,150
1900 TO 1919	125	98.35	109.54	100.27	14.94	109.24	82.10	673.50	97.62 to 99.06	66,952	67,135
1920 TO 1939	201	98.54	103.12	99.99	8.55	103.12	71.87	414.59	97.73 to 98.92	72,229	72,224
1940 TO 1949	152	96.99	99.93	97.37	7.81	102.63	73.40	459.53	96.27 to 98.30	77,137	75,109
1950 TO 1959	148	98.19	97.25	96.33	4.38	100.96	51.76	115.38	96.63 to 99.01	101,334	97,613
1960 TO 1969	157	96.96	96.87	96.72	4.46	100.16	64.37	149.95	96.17 to 97.75	123,803	119,738
1970 TO 1979	239	96.97	99.93	96.83	8.39	103.20	63.03	726.20	96.12 to 97.56	128,057	123,997
1980 TO 1989	56	97.06	96.69	95.64	4.49	101.10	67.62	122.13	95.93 to 98.97	165,709	158,476
1990 TO 1994	32	97.01	95.93	96.30	4.41	99.62	76.07	109.07	93.75 to 99.17	185,084	178,229
1995 TO 1999	67	96.78	95.97	95.52	4.71	100.48	79.78	123.47	94.92 to 98.02	161,321	154,087
2000 TO Present	143	97.59	97.82	96.99	5.34	100.85	31.82	157.85	96.69 to 98.59	203,515	197,388
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	100.55	108.79	108.73	13.16	100.06	88.89	148.00	88.89 to 148.00	3,137	3,411
5000 TO 9999	30	97.41	96.88	96.34	23.14	100.56	40.30	228.57	87.27 to 100.00	7,267	7,001
Total \$											
1 TO 9999	38	98.14	99.39	97.62	21.23	101.81	40.30	228.57	91.67 to 100.54	6,397	6,245
10000 TO 29999	190	100.03	116.35	112.37	29.11	103.54	42.90	726.20	98.36 to 102.23	20,807	23,382
30000 TO 59999	211	98.28	99.40	99.55	9.76	99.85	37.70	190.87	97.24 to 99.20	45,504	45,300
60000 TO 99999	423	97.54	97.91	97.88	4.69	100.03	31.82	182.12	97.06 to 98.08	80,177	78,477
100000 TO 149999	333	96.82	96.64	96.57	4.01	100.06	75.10	149.95	96.21 to 97.64	123,091	118,874
150000 TO 249999	276	96.91	96.07	96.10	5.72	99.97	11.83	220.61	96.33 to 97.52	186,389	179,113
250000 TO 499999	64	97.26	93.00	92.74	8.72	100.29	12.31	111.64	95.43 to 99.17	300,116	278,317
500000 +	7	96.06	90.04	89.26	7.30	100.88	73.63	98.29	73.63 to 98.29	533,565	476,247
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1542	MEDIAN:	98	COV:	32.31	95% Median C.I.:	97.20 to 97.77	(! : Derived)
TOTAL Sales Price:	163,152,566	WGT. MEAN:	97	STD:	32.18	95% Wgt. Mean C.I.:	95.78 to 97.50	
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TOTAL Assessed Value:	157,600,955							
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AVG. Assessed Value:	102,205	PRD:	103.05	MIN Sales Ratio:	11.83			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	15	87.27	81.54	70.76	23.59	115.22	40.30	120.00	56.00 to 100.00	4,868	3,445
5000 TO 9999	30	96.52	88.93	82.96	16.11	107.19	42.90	148.00	88.09 to 99.50	9,153	7,593
Total \$ _____											
1 TO 9999	45	92.40	86.46	80.40	19.12	107.54	40.30	148.00	80.00 to 98.59	7,724	6,210
10000 TO 29999	168	97.53	96.15	87.95	13.93	109.32	11.83	228.57	95.15 to 99.23	23,592	20,750
30000 TO 59999	239	98.67	104.63	96.60	13.77	108.32	12.31	528.95	97.49 to 99.43	46,990	45,391
60000 TO 99999	437	97.64	101.70	97.47	8.62	104.34	27.56	726.20	97.14 to 98.17	82,275	80,191
100000 TO 149999	349	96.75	98.08	95.62	6.83	102.57	42.82	673.50	96.21 to 97.51	128,562	122,930
150000 TO 249999	245	97.48	97.21	96.78	4.02	100.45	64.37	149.95	96.84 to 98.11	193,280	187,052
250000 TO 499999	58	98.44	101.97	99.21	8.19	102.78	73.63	220.61	97.06 to 99.64	325,200	322,627
500000 +	1	98.29	98.29	98.29			98.29	98.29	N/A	509,000	500,300
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	220	97.00	96.69	86.33	20.79	112.00	11.83	228.57	94.46 to 100.00	36,479	31,494
10	94	98.22	116.33	101.18	23.89	114.98	67.62	726.20	96.83 to 99.29	44,653	45,181
15	39	97.47	99.12	97.58	7.32	101.58	79.78	157.85	94.82 to 99.70	80,604	78,651
20	268	98.18	103.85	99.49	10.74	104.38	63.03	673.50	97.35 to 98.89	69,953	69,597
25	135	98.20	98.60	97.77	4.60	100.86	78.52	139.62	97.29 to 98.76	78,991	77,227
30	521	96.79	96.75	95.97	4.69	100.81	51.76	166.04	96.27 to 97.51	118,447	113,677
35	116	96.94	97.62	97.86	3.31	99.76	87.33	111.64	96.26 to 98.09	174,914	171,164
40	110	97.87	97.32	96.60	3.49	100.74	64.37	110.05	97.15 to 99.08	219,218	211,770
45	15	95.55	97.67	97.57	4.90	100.10	90.64	113.29	92.50 to 101.16	262,920	256,526
50	21	99.24	102.11	98.07	9.77	104.12	74.18	207.69	94.67 to 101.47	320,496	314,308
55	2	95.41	95.41	95.41	0.69	100.00	94.75	96.06	N/A	505,625	482,400
60	1	96.24	96.24	96.24			96.24	96.24	N/A	510,000	490,805
ALL	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77	105,764	102,205

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1542	MEDIAN:	98	COV:	32.31	95% Median C.I.:	97.20 to 97.77	(!: Derived)
TOTAL Sales Price:	163,152,566	WGT. MEAN:	97	STD:	32.18	95% Wgt. Mean C.I.:	95.78 to 97.50	
TOTAL Adj.Sales Price:	163,088,766	MEAN:	100	AVG.ABS.DEV:	8.94	95% Mean C.I.:	97.97 to 101.18	
TOTAL Assessed Value:	157,600,955							
AVG. Adj. Sales Price:	105,764	COD:	9.17	MAX Sales Ratio:	726.20			
AVG. Assessed Value:	102,205	PRD:	103.05	MIN Sales Ratio:	11.83			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	215	97.26	97.32	88.10	20.46	110.46	11.83	228.57	94.64 to 100.00		37,255	32,822
100	19	97.06	129.08	106.18	40.34	121.56	67.62	726.20	93.55 to 100.06		36,950	39,234
101	987	97.43	99.77	96.98	6.99	102.88	51.76	673.50	97.06 to 97.77		111,316	107,950
102	72	97.46	97.06	97.19	3.16	99.87	75.10	109.07	96.48 to 98.67		176,446	171,483
103	56	97.40	97.21	96.76	4.77	100.47	83.73	149.95	95.55 to 98.94		153,819	148,835
104	135	98.35	100.19	98.73	6.16	101.48	73.40	207.69	97.05 to 98.90		117,714	116,225
106	11	97.15	83.97	86.09	18.04	97.54	31.82	107.14	36.96 to 104.12		104,602	90,055
111	23	97.54	93.71	92.87	7.65	100.90	63.03	115.56	94.10 to 99.82		149,169	138,537
301	14	97.99	97.41	96.52	2.05	100.92	88.78	101.66	95.93 to 99.46		121,085	116,871
302	1	100.83	100.83	100.83			100.83	100.83	N/A		115,000	115,950
304	7	99.57	97.78	98.86	2.59	98.91	90.63	101.22	90.63 to 101.22		101,857	100,695
305	1	414.59	414.59	414.59			414.59	414.59	N/A		17,000	70,480
308	1	99.47	99.47	99.47			99.47	99.47	N/A		176,000	175,065
ALL												
	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77		105,764	102,205

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	220	97.00	96.69	86.33	20.79	112.00	11.83	228.57	94.46 to 100.00		36,479	31,494
10	54	99.98	130.92	113.60	36.02	115.25	65.40	673.50	99.03 to 101.28		39,082	44,398
20	93	99.12	115.30	104.70	20.81	110.12	67.62	726.20	98.44 to 99.91		57,220	59,912
25	26	98.84	100.76	100.04	6.68	100.72	86.00	147.89	94.47 to 100.36		88,505	88,537
30	471	97.97	98.17	97.24	4.81	100.96	51.76	190.87	97.43 to 98.36		131,289	127,661
35	130	97.57	97.63	97.28	3.84	100.35	77.82	118.97	96.37 to 98.45		119,887	116,630
40	480	96.52	96.47	95.79	4.53	100.71	53.25	182.12	96.12 to 97.09		122,668	117,501
45	1	100.31	100.31	100.31			100.31	100.31	N/A		155,000	155,475
50	66	95.93	97.39	96.40	6.01	101.02	74.18	207.69	94.71 to 97.64		133,678	128,867
60	1	100.17	100.17	100.17			100.17	100.17	N/A		49,000	49,085
ALL												
	1542	97.52	99.58	96.64	9.17	103.05	11.83	726.20	97.20 to 97.77		105,764	102,205

**2008 Correlation Section
for Lincoln County**

Residential Real Property

I. Correlation

RESIDENTIAL: The Lincoln County residential qualified sales base is large with over 1,540 sales. The office currently has an in-house appraisal staff that has been working together up to six years. They are very proactive with the fast growing City of North Platte. The chief appraiser, Bill Thornburgh has trained the appraisal staff in all areas of property assessment.

Lincoln County has reported valuation changes for 2008 with areas in North Platte warranting new assessments according to the market. The appraisal staff conducts an on-going sales review process to ensure representativeness of residential property of the total population. The six tables are reflective that assessment practices in Lincoln County demonstrate a level of value within the acceptable range.

Lincoln County is participating in being the pilot county of the new MIPS computer software for assessment purposes. That has been an on-going project for over one year. Hopefully with the new technology, the assessor will benefit from the availability of electronic data transmitting all Department required reports.

Based on the information available to me in the past 3 months of working with Lincoln County and the knowledge of past assessment practices, I believe the best level of value is represented by the median, 98 percent. Through reviewing the acceptable qualitative statistics, the county has uniform and proportionate assessments for the 2008 year for residential property in Lincoln County. No recommendations would improvement the quality of assessments for this year.

**2008 Correlation Section
for Lincoln County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	2019	1542	76.37
2007	2099	1654	78.8
2006	2091	1517	72.55
2005	2062	1579	76.58
2004	2073	1577	76.07
2003	1956	1379	70.5
2002	1854	1345	72.55
2001	1880	1532	81.49

RESIDENTIAL: Table II shows that Lincoln County has typically utilized over 70% of the total residential sales for several years. This indicates the measurements were done with proper representation of the level of value. With the large sample of 1,542 qualified residential sales, there is no indication of excess trimming and the county has acceptable procedures to qualify/disqualify sales.

**2008 Correlation Section
for Lincoln County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Lincoln County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	96.34	1.55	97.84	97.52
2007	96.46	2.79	99.15	97.78
2006	91.17	13.4	103.39	97.99
2005	90.47	4.33	94.39	94.34
2004	90.76	5.1	95.39	94.69
2003	96	1.35	97.3	97
2002	90	7.43	96.69	99
2001	91	2.15	92.96	94

RESIDENTIAL: A review of the minor differences shown between the Trended Preliminary and R&O Ratio are very close and supportive of each other. With only a .32 point spread, it is reflecting the assessment practices treat all properties in the sales file and properties in the population in the same manner.

**2008 Correlation Section
for Lincoln County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Lincoln County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
5.87	2008	1.55
7.04	2007	2.79
12.64	2006	13.4
4.55	2005	4.33
4.55	2004	5.1
2.2	2003	1.35
10.15	2002	7.43
3.42	2001	2.15

RESIDENTIAL: The difference of the percent change table from 2007 to 2008 indicates a 4.32 point difference for Lincoln County. This is very similar to the data for 2006 to 2007; likewise the assessment actions are similar also. After market information was analyzed, areas in North Platte received new valuations such as the area between A Street and E Street according to the market analysis. Some subdivisions within the City of North Platte supported increased land values, while others remained the same.

2008 Correlation Section for Lincoln County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

**2008 Correlation Section
for Lincoln County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	97.52	96.64	99.58

RESIDENTIAL: Examinations of the three measures of central tendency demonstrate the statistics being within the prescribed parameters for the residential property class in Lincoln County. Through these measures it is believed that the County has attained an acceptable level of value and for equalization purposes the median best describes the level of value.

**2008 Correlation Section
for Lincoln County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	9.17	103.05
Difference	0	0.05

RESIDENTIAL: With the price related differential rounding to 103, both qualitative measures reflect good uniformity and meet performance standards. Both measures are the outcome of the assessment actions taken by the Lincoln County Appraisal staff to equalize the residential property class within the county.

**2008 Correlation Section
for Lincoln County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1567	1542	-25
Median	96.34	97.52	1.18
Wgt. Mean	92.77	96.64	3.87
Mean	94.25	99.58	5.33
COD	8.61	9.17	0.56
PRD	101.60	103.05	1.45
Min Sales Ratio	10.86	11.83	0.97
Max Sales Ratio	228.57	726.20	497.63

RESIDENTIAL: Through maintenance work, 25 sales changed the usability code from qualified to substantially changed properties since the time of sale. These were new construction properties that consisted of new homes on vacant lot sales. From the large sample of 1,567 this is very reasonable. It appears through the difference of the maximum ratio and further investigation that sales may be included in the qualified set that have been substantially changed since the date of sale and the usability has not been updated by the assessor. With the large number of residential sales, the assessor would benefit transferring all assessment information electronically to the Department to improve the reporting efficiencies. All other changes appear to be supportive of the actions reported by the county.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	130	MEDIAN:	98	COV:	19.81	95% Median C.I.:	96.85 to 98.82
TOTAL Sales Price:	28,533,842	WGT. MEAN:	95	STD:	18.81	95% Wgt. Mean C.I.:	91.28 to 98.21
TOTAL Adj.Sales Price:	28,388,342	MEAN:	95	AVG.ABS.DEV:	10.64	95% Mean C.I.:	91.70 to 98.17
TOTAL Assessed Value:	26,897,445						
AVG. Adj. Sales Price:	218,371	COD:	10.87	MAX Sales Ratio:	177.77		
AVG. Assessed Value:	206,903	PRD:	100.19	MIN Sales Ratio:	33.93		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	15	97.96	97.33	97.03	4.16	100.31	83.53	107.13	94.13 to 100.91	143,429	139,169
10/01/04 TO 12/31/04	8	99.47	99.17	99.69	4.13	99.48	91.17	108.84	91.17 to 108.84	156,650	156,161
01/01/05 TO 03/31/05	12	98.87	101.17	99.20	4.66	101.99	93.80	118.34	97.04 to 107.13	130,475	129,426
04/01/05 TO 06/30/05	10	98.41	97.47	95.75	6.62	101.81	73.45	119.10	92.67 to 102.29	110,650	105,942
07/01/05 TO 09/30/05	14	97.78	98.50	98.49	4.33	100.00	89.38	124.85	93.43 to 99.54	394,778	388,835
10/01/05 TO 12/31/05	5	95.26	92.85	91.06	5.52	101.96	85.25	100.55	N/A	532,700	485,071
01/01/06 TO 03/31/06	11	98.40	105.40	101.29	10.22	104.05	88.42	170.83	94.61 to 117.03	183,736	186,109
04/01/06 TO 06/30/06	9	98.40	99.39	97.92	4.24	101.50	92.83	109.96	94.05 to 103.25	187,333	183,444
07/01/06 TO 09/30/06	7	98.72	91.09	95.49	10.92	95.39	54.84	108.96	54.84 to 108.96	151,071	144,252
10/01/06 TO 12/31/06	12	97.12	94.69	97.73	20.37	96.89	38.32	177.77	64.91 to 103.11	410,291	400,995
01/01/07 TO 03/31/07	20	82.70	81.26	81.97	26.42	99.13	33.93	123.88	64.25 to 101.40	170,475	139,737
04/01/07 TO 06/30/07	7	88.83	86.11	74.68	17.27	115.30	59.33	112.53	59.33 to 112.53	146,214	109,195
<u>Study Years</u>											
07/01/04 TO 06/30/05	45	98.81	98.71	97.90	4.86	100.83	73.45	119.10	97.49 to 99.83	135,040	132,208
07/01/05 TO 06/30/06	39	98.00	99.93	97.22	6.25	102.78	85.25	170.83	95.92 to 99.28	305,064	296,596
07/01/06 TO 06/30/07	46	93.76	87.00	90.08	20.98	96.58	33.93	177.77	79.08 to 99.05	226,391	203,930
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	41	98.00	98.34	96.49	5.27	101.92	73.45	124.85	97.04 to 99.10	264,941	255,648
01/01/06 TO 12/31/06	39	98.40	98.15	98.26	12.03	99.88	38.32	177.77	95.92 to 99.18	248,412	244,100
<u>ALL</u>											
	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HERSHEY	3	98.40	87.18	92.53	11.74	94.22	64.25	98.90	N/A	30,333	28,068
MAXWELL	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
NORTH PLATTE	99	97.69	94.23	95.09	10.81	99.09	33.93	170.83	95.92 to 98.82	260,706	247,913
RURAL	19	97.55	97.74	90.62	14.36	107.85	38.32	177.77	93.32 to 102.29	124,421	112,755
SUTHERLAND	6	97.87	99.85	103.86	3.66	96.14	95.06	109.96	95.06 to 109.96	16,550	17,188
WALLACE	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
WELLFLEET	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
<u>ALL</u>											
	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	110	97.85	94.23	95.11	10.17	99.07	33.93	170.83	96.12 to 98.81	236,494	224,938
2	7	94.05	90.41	92.24	8.14	98.02	58.72	99.76	58.72 to 99.76	160,714	148,235
3	13	102.16	103.33	89.40	16.75	115.58	38.32	177.77	93.43 to 118.34	96,076	85,892
<u>ALL</u>											
	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	113	98.00	96.30	95.83	9.04	100.49	33.93	177.77	97.04 to 99.07	229,315	219,744
2	16	92.65	84.80	83.31	24.91	101.79	38.32	170.83	62.76 to 98.72	153,477	127,865
3	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
<u>ALL</u>											
	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	99.40	98.28	99.70	3.16	98.58	88.72	103.25	88.72 to 103.25	258,333	257,546
03	123	97.69	94.71	94.44	11.29	100.29	33.93	177.77	96.12 to 98.72	217,547	205,449
04	1	102.29	102.29	102.29			102.29	102.29	N/A	80,000	81,835
<u>ALL</u>											
	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	206,903	PRD:	100.19	MIN Sales Ratio:	33.93		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
24-0020											
32-0046	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
32-0095											
32-0125											
51-0006											
56-0001	117	97.69	94.76	94.68	11.46	100.09	33.93	177.77	96.12 to 98.82	238,452	225,761
56-0006											
56-0007	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
56-0037	5	98.40	91.64	97.24	7.36	94.24	64.25	99.10	N/A	74,200	72,151
56-0055	5	97.73	100.22	104.17	4.35	96.21	95.06	109.96	N/A	18,860	19,646
56-0565	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	17	91.17	81.35	83.33	19.94	97.63	38.32	108.96	62.76 to 98.72	158,826	132,343
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	8	99.88	95.42	92.33	10.91	103.35	54.84	119.10	54.84 to 119.10	60,350	55,721
1920 TO 1939	18	98.41	97.68	102.26	6.14	95.52	64.25	116.36	95.26 to 100.91	77,950	79,713
1940 TO 1949	11	99.62	100.70	100.16	4.00	100.54	92.83	119.48	94.05 to 102.18	182,127	182,423
1950 TO 1959	12	97.27	96.48	95.05	6.42	101.50	76.04	123.88	89.94 to 98.90	84,283	80,115
1960 TO 1969	11	97.49	97.13	97.41	2.41	99.71	92.67	100.00	93.73 to 99.91	222,227	216,475
1970 TO 1979	17	98.00	92.38	86.67	17.64	106.59	33.93	170.83	76.92 to 99.83	232,535	201,533
1980 TO 1989	18	94.85	90.95	91.16	10.02	99.77	58.72	117.03	86.10 to 99.03	333,194	303,739
1990 TO 1994	3	99.10	99.07	98.84	0.15	100.22	98.82	99.28	N/A	1,130,000	1,116,945
1995 TO 1999	4	105.26	101.47	99.02	15.14	102.47	70.50	124.85	N/A	275,375	272,663
2000 TO Present	11	102.50	108.38	104.66	13.32	103.55	83.53	177.77	93.32 to 118.34	354,636	371,167
ALL	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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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	
Low \$ _____												
1 TO 4999	2	96.04	96.04	93.78	5.07	102.41	91.17	100.91	N/A	2,050	1,922	
5000 TO 9999	3	96.00	96.35	96.08	1.02	100.29	95.06	98.00	N/A	6,333	6,085	
Total \$ _____												
1 TO 9999	5	96.00	96.23	95.67	2.64	100.58	91.17	100.91	N/A	4,620	4,420	
10000 TO 29999	10	98.81	105.07	105.44	15.23	99.65	64.25	177.77	92.38 to 119.10	20,730	21,858	
30000 TO 59999	21	99.91	96.07	96.18	9.66	99.88	54.84	123.88	97.69 to 103.11	48,523	46,672	
60000 TO 99999	28	97.20	97.01	96.54	11.57	100.49	41.84	170.83	94.14 to 99.07	73,067	70,542	
100000 TO 149999	19	97.27	88.76	87.80	13.07	101.10	42.26	117.03	82.81 to 99.83	119,210	104,663	
150000 TO 249999	17	98.23	97.73	97.75	8.38	99.98	70.50	124.85	92.67 to 108.84	205,855	201,220	
250000 TO 499999	17	95.92	86.54	86.52	14.68	100.03	33.93	116.36	76.92 to 99.50	330,500	285,943	
500000 +	13	97.49	96.63	97.97	4.57	98.64	85.25	109.55	93.78 to 100.55	1,054,615	1,033,160	
ALL	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	4	97.00	96.52	96.06	3.03	100.47	91.17	100.91	N/A	3,525	3,386	
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	9,000	8,555	
Total \$ _____												
1 TO 9999	5	96.00	96.23	95.67	2.64	100.58	91.17	100.91	N/A	4,620	4,420	
10000 TO 29999	10	98.22	92.78	86.87	11.74	106.80	54.84	119.10	64.25 to 102.50	23,730	20,614	
30000 TO 59999	27	97.69	92.26	85.66	15.15	107.70	41.84	177.77	88.42 to 100.44	55,544	47,581	
60000 TO 99999	30	97.63	94.26	87.78	11.70	107.38	38.32	123.88	94.92 to 99.28	87,586	76,887	
100000 TO 149999	15	99.14	97.83	89.95	14.45	108.76	33.93	170.83	89.94 to 101.79	136,506	122,788	
150000 TO 249999	14	98.52	98.69	98.25	7.50	100.45	70.50	124.85	93.14 to 108.84	209,253	205,596	
250000 TO 499999	17	97.08	94.24	92.84	8.09	101.50	63.09	116.36	89.38 to 99.83	342,852	318,318	
500000 +	12	97.94	96.84	98.12	4.65	98.70	85.25	109.55	93.78 to 100.55	1,099,583	1,078,857	
ALL	130	97.85	94.93	94.75	10.87	100.19	33.93	177.77	96.85 to 98.82	218,371	206,903	

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	92.65	86.32	85.71	23.31	100.71	38.32	170.83	64.91 to 98.72	154,202	132,165	
10	11	99.18	96.10	99.27	12.04	96.81	59.33	123.88	64.25 to 108.84	98,827	98,103	
15	17	96.85	92.66	92.30	6.84	100.40	50.52	102.50	90.58 to 99.14	112,558	103,887	
20	54	98.40	95.67	93.61	9.14	102.20	33.93	124.85	96.50 to 99.80	187,198	175,240	
25	3	97.49	96.97	98.48	1.44	98.47	94.61	98.82	N/A	1,315,166	1,295,218	
30	25	99.03	100.62	97.84	9.26	102.84	76.92	177.77	93.80 to 100.55	312,296	305,539	
35	1	93.21	93.21	93.21			93.21	93.21	N/A	400,500	373,300	
40	1	89.38	89.38	89.38			89.38	89.38	N/A	350,000	312,840	
<u>ALL</u>	<u>130</u>	<u>97.85</u>	<u>94.93</u>	<u>94.75</u>	<u>10.87</u>	<u>100.19</u>	<u>33.93</u>	<u>177.77</u>	<u>96.85 to 98.82</u>	<u>218,371</u>	<u>206,903</u>	

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	89.94	80.75	82.36	20.37	98.04	38.32	108.96	64.91 to 98.11	162,224	133,607
300	1	96.12	96.12	96.12			96.12	96.12	N/A	103,000	99,000
325	2	96.94	96.94	96.79	2.98	100.16	94.05	99.83	N/A	290,500	281,170
326	3	97.69	104.55	98.78	7.59	105.84	96.85	119.10	N/A	44,166	43,628
336	1	102.48	102.48	102.48			102.48	102.48	N/A	45,000	46,115
340	1	124.85	124.85	124.85			124.85	124.85	N/A	184,000	229,730
341	2	87.74	87.74	87.07	1.87	100.77	86.10	89.38	N/A	595,750	518,692
343	6	97.74	97.32	97.25	2.40	100.07	93.78	101.79	93.78 to 101.79	980,750	953,816
344	15	97.44	90.32	92.99	11.10	97.13	50.52	119.48	89.94 to 98.61	174,400	162,169
346	1	98.40	98.40	98.40			98.40	98.40	N/A	50,000	49,200
349	3	95.92	93.72	91.36	5.13	102.59	85.25	100.00	N/A	501,666	458,320
350	3	93.80	101.10	100.28	8.25	100.82	93.14	116.36	N/A	381,666	382,730
352	12	99.58	99.29	99.89	1.89	99.40	92.38	103.25	97.51 to 101.40	182,691	182,498
353	27	99.10	97.19	97.80	7.48	99.37	54.84	123.88	94.92 to 100.91	125,700	122,934
384	3	95.06	95.60	94.66	2.13	100.99	92.83	98.90	N/A	31,333	29,660
386	1	92.67	92.67	92.67			92.67	92.67	N/A	237,500	220,100
389	1	99.05	99.05	99.05			99.05	99.05	N/A	63,000	62,400
406	2	79.00	79.00	75.21	25.67	105.03	58.72	99.28	N/A	83,000	62,427
407	3	63.09	68.86	93.98	39.95	73.26	33.93	109.55	N/A	960,000	902,238
409	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
419	1	97.55	97.55	97.55			97.55	97.55	N/A	60,000	58,530
421	1	97.73	97.73	97.72			97.73	97.73	N/A	20,000	19,545
423	1	93.21	93.21	93.21			93.21	93.21	N/A	400,500	373,300
434	1	109.96	109.96	109.96			109.96	109.96	N/A	47,500	52,230
437	1	99.09	99.09	99.09			99.09	99.09	N/A	35,000	34,680
447	1	80.86	80.86	80.86			80.86	80.86	N/A	175,000	141,500
472	9	107.13	111.81	108.46	14.66	103.09	83.53	177.77	93.43 to 118.34	60,277	65,376
492	1	100.55	100.55	100.55			100.55	100.55	N/A	650,000	653,600
528	7	95.26	91.79	89.53	6.59	102.53	76.92	99.50	76.92 to 99.50	139,714	125,082
852	1	170.83	170.83	170.83			170.83	170.83	N/A	75,600	129,145
<u>ALL</u>	<u>130</u>	<u>97.85</u>	<u>94.93</u>	<u>94.75</u>	<u>10.87</u>	<u>100.19</u>	<u>33.93</u>	<u>177.77</u>	<u>96.85 to 98.82</u>	<u>218,371</u>	<u>206,903</u>

Lincoln County 2008 Assessment Actions taken to address the following property classes/subclasses:

Commercial

Lincoln County completed a new commercial reappraisal for all properties in the county except the commercial properties within the small villages of Maxwell, Brady, Hershey, Sutherland, Wallace and Wellfleet. July/2007 Marshall and Swift costing tables were applied to new measurements, with physical inspections, new photographs and depreciation tables within the CAMA system. Income statements were sent to all income-producing properties and the income approach was considered for all properties where applicable. The subclasses of Multi-Family parcels and mobile home parks in North Platte were not included in the new appraisals for 2008.

New growth countywide included a recent addition to the ethanol plant at Sutherland for commercial property. Several areas supported the new land values for 2008 as set by the assessor and appraisal staff. Areas east of Willow Street and South to State Farm road, lots south of the South Platte Area and industrial land values along the north-side of the railroad were included in increased land values for the current assessment year. Along with the new reappraisal, pickup work was completed timely. Lincoln County conducts an on-going sales questionnaire process to ensure sales verification on every sale.

2008 Assessment Survey for Lincoln County

Commercial/Industrial Appraisal Information

1.	Data collection done by: Appraisal Staff
2.	Valuation done by: Appraisal Staff/Assessor
3.	Pickup work done by whom: Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? July 2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2008
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? 2008 – where applicable
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2008 – The sales comparison approach is used by development of Gross Rent Multipliers and direct sales comparison.
8.	Number of market areas/neighborhoods for this property class? Approximately 20
9.	How are these defined? By location and development
10.	Is “Assessor Location” a usable valuation identity? No
11.	Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?) Yes

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	Generally the market reflects a higher value than rural properties due to the proximity to North Platte; it probably does not around the smaller Villages.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
9	0	0	9

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	112	MEDIAN:	100	COV:	11.70	95% Median C.I.:	99.03 to 101.29
TOTAL Sales Price:	23,943,242	WGT. MEAN:	100	STD:	11.73	95% Wgt. Mean C.I.:	97.36 to 101.68
TOTAL Adj.Sales Price:	23,797,742	MEAN:	100	AVG.ABS.DEV:	6.62	95% Mean C.I.:	98.11 to 102.45
TOTAL Assessed Value:	23,684,220						
AVG. Adj. Sales Price:	212,479	COD:	6.62	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	13	101.11	104.35	101.19	7.16	103.13	91.11	137.94	97.51 to 110.79	139,572	141,228
10/01/04 TO 12/31/04	7	106.64	103.81	108.93	4.50	95.30	91.17	110.37	91.17 to 110.37	175,028	190,660
01/01/05 TO 03/31/05	12	104.01	105.57	103.91	6.29	101.60	97.27	126.33	98.64 to 110.32	130,475	135,580
04/01/05 TO 06/30/05	10	99.79	102.01	99.11	5.19	102.93	91.48	119.10	97.40 to 112.28	110,650	109,660
07/01/05 TO 09/30/05	14	99.49	101.81	100.77	4.39	101.03	94.14	118.34	97.21 to 109.13	394,778	397,817
10/01/05 TO 12/31/05	3	97.35	106.87	100.81	13.62	106.01	91.74	131.52	N/A	604,500	609,425
01/01/06 TO 03/31/06	7	98.40	99.70	98.58	3.01	101.13	93.54	107.93	93.54 to 107.93	251,285	247,727
04/01/06 TO 06/30/06	9	101.86	101.97	102.35	3.09	99.64	94.56	109.96	96.03 to 105.08	187,333	191,727
07/01/06 TO 09/30/06	5	96.96	89.32	97.58	14.21	91.54	48.00	106.02	N/A	135,500	132,216
10/01/06 TO 12/31/06	8	98.66	91.49	90.25	9.76	101.38	38.32	104.92	38.32 to 104.92	306,250	276,396
01/01/07 TO 03/31/07	17	99.56	95.80	97.47	6.66	98.28	64.25	108.69	88.98 to 102.50	185,264	180,579
04/01/07 TO 06/30/07	7	99.00	98.95	96.79	4.80	102.24	85.13	107.35	85.13 to 107.35	146,214	141,514
<u>Study Years</u>											
07/01/04 TO 06/30/05	42	101.24	104.05	103.19	6.32	100.83	91.11	137.94	99.72 to 106.64	135,996	140,337
07/01/05 TO 06/30/06	33	99.62	101.87	100.67	4.98	101.19	91.74	131.52	98.10 to 101.86	326,830	329,011
07/01/06 TO 06/30/07	37	98.77	94.59	94.96	8.09	99.61	38.32	108.69	96.74 to 101.12	197,310	187,370
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	39	99.75	103.41	101.09	6.12	102.30	91.48	131.52	98.64 to 105.31	256,733	259,520
01/01/06 TO 12/31/06	29	98.77	96.35	96.34	7.39	100.01	38.32	109.96	96.96 to 102.04	226,637	218,341
<u>ALL</u>											
	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HERSHEY	3	98.40	87.18	92.53	11.74	94.22	64.25	98.90	N/A	30,333	28,068
MAXWELL	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
NORTH PLATTE	83	100.16	100.85	99.90	5.84	100.95	48.00	131.52	99.25 to 101.40	258,853	258,595
RURAL	17	99.72	100.36	95.74	10.53	104.83	38.32	137.94	96.96 to 110.09	123,441	118,185
SUTHERLAND	6	97.87	99.85	103.86	3.66	96.14	95.06	109.96	95.06 to 109.96	16,550	17,188
WALLACE	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
WELLFLEET	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
<u>ALL</u>											
	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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TOTAL Adj.Sales Price:	23,797,742	MEAN:	100	AVG.ABS.DEV:	6.62	95% Mean C.I.:	98.11 to 102.45
TOTAL Assessed Value:	23,684,220						
AVG. Adj. Sales Price:	212,479	COD:	6.62	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	94	99.89	100.07	99.88	5.78	100.19	48.00	131.52	98.77 to 101.29	230,736	230,459
2	6	99.64	105.78	102.85	7.88	102.85	96.96	137.94	96.96 to 137.94	147,166	151,361
3	12	104.95	99.21	90.81	11.56	109.25	38.32	119.10	94.14 to 110.79	102,125	92,740
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441
2	13	97.40	87.30	87.02	12.52	100.32	38.32	102.97	79.08 to 98.76	173,464	150,957
3	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	100.72	100.85	100.77	1.78	100.07	97.51	103.25	97.51 to 103.25	258,333	260,332
03	105	99.75	100.23	99.43	6.94	100.81	38.32	137.94	98.77 to 101.29	211,121	209,908
04	1	102.29	102.29	102.29			102.29	102.29	N/A	80,000	81,835
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

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TOTAL Adj.Sales Price:	23,797,742	MEAN:	100	AVG.ABS.DEV:	6.62	95% Mean C.I.:	98.11 to 102.45
TOTAL Assessed Value:	23,684,220						
AVG. Adj. Sales Price:	212,479	COD:	6.62	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
24-0020											
32-0046	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
32-0095											
32-0125											
51-0006											
56-0001	99	100.16	100.78	99.54	6.69	101.25	38.32	137.94	99.25 to 101.84	235,437	234,352
56-0006											
56-0007	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
56-0037	5	98.40	91.64	97.24	7.36	94.24	64.25	99.10	N/A	74,200	72,151
56-0055	5	97.73	100.22	104.17	4.35	96.21	95.06	109.96	N/A	18,860	19,646
56-0565	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	97.34	88.16	87.43	11.80	100.84	38.32	102.97	79.08 to 100.04	166,788	145,820
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	106.28	107.28	106.47	2.89	100.77	102.34	119.10	102.34 to 119.10	54,685	58,221
1920 TO 1939	14	101.54	102.19	104.18	8.17	98.09	64.25	137.94	97.21 to 107.93	83,364	86,847
1940 TO 1949	11	100.16	101.83	101.02	4.29	100.80	94.56	126.33	96.03 to 102.92	182,127	183,992
1950 TO 1959	10	98.95	97.53	96.98	2.52	100.57	88.98	101.18	92.64 to 101.16	89,290	86,595
1960 TO 1969	11	104.92	106.19	107.53	7.28	98.75	91.48	131.52	98.56 to 112.28	222,227	238,960
1970 TO 1979	14	99.84	101.48	102.28	3.54	99.22	95.06	108.84	97.96 to 108.69	256,964	262,826
1980 TO 1989	16	99.50	99.07	97.32	5.01	101.80	85.13	110.09	93.54 to 104.25	309,218	300,920
1990 TO 1994	3	99.25	99.85	99.28	0.70	100.57	99.10	101.19	N/A	1,130,000	1,121,831
1995 TO 1999	4	103.66	105.56	101.25	8.29	104.26	96.58	118.34	N/A	275,375	278,808
2000 TO Present	8	105.05	103.06	99.37	6.34	103.71	91.11	110.79	91.11 to 110.79	191,937	190,735
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	23,797,742	MEAN:	100	AVG.ABS.DEV:	6.62	95% Mean C.I.:	98.11 to 102.45
TOTAL Assessed Value:	23,684,220						
AVG. Adj. Sales Price:	212,479	COD:	6.62	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

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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	
Low \$ _____												
1 TO 4999	2	96.04	96.04	93.78	5.07	102.41	91.17	100.91	N/A	2,050	1,922	
5000 TO 9999	3	96.00	96.35	96.08	1.02	100.29	95.06	98.00	N/A	6,333	6,085	
Total \$ _____												
1 TO 9999	5	96.00	96.23	95.67	2.64	100.58	91.17	100.91	N/A	4,620	4,420	
10000 TO 29999	8	100.62	92.44	90.42	15.13	102.24	48.00	119.10	48.00 to 119.10	19,475	17,609	
30000 TO 59999	18	102.65	103.54	103.92	4.66	99.64	91.11	112.28	99.25 to 107.93	49,333	51,265	
60000 TO 99999	23	101.19	104.01	104.49	6.95	99.55	88.98	137.94	98.64 to 104.25	71,730	74,948	
100000 TO 149999	16	98.66	99.35	99.14	3.40	100.21	88.70	107.35	97.27 to 101.84	117,812	116,796	
150000 TO 249999	15	99.75	100.48	100.56	5.72	99.92	85.13	118.34	96.58 to 103.25	201,169	202,287	
250000 TO 499999	16	99.69	97.84	98.52	9.58	99.31	38.32	131.52	96.96 to 105.31	332,406	327,492	
500000 +	11	99.25	99.34	98.82	3.85	100.52	91.74	110.37	94.18 to 105.08	987,272	975,609	
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	4	97.00	96.52	96.06	3.03	100.47	91.17	100.91	N/A	3,525	3,386	
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	9,000	8,555	
Total \$ _____												
1 TO 9999	5	96.00	96.23	95.67	2.64	100.58	91.17	100.91	N/A	4,620	4,420	
10000 TO 29999	8	100.62	92.44	90.42	15.13	102.24	48.00	119.10	48.00 to 119.10	19,475	17,609	
30000 TO 59999	19	99.54	100.18	99.91	4.58	100.26	88.98	109.96	97.40 to 106.02	50,431	50,387	
60000 TO 99999	22	101.74	100.09	93.24	7.10	107.35	38.32	112.28	98.64 to 109.13	80,890	75,422	
100000 TO 149999	19	99.83	102.97	100.97	7.87	101.97	85.13	137.94	97.51 to 106.64	119,210	120,371	
150000 TO 249999	13	101.86	102.26	102.02	4.66	100.24	91.48	118.34	97.21 to 108.84	206,734	210,903	
250000 TO 499999	16	99.69	101.33	100.82	6.07	100.51	79.08	131.52	96.96 to 105.31	348,968	351,820	
500000 +	10	99.44	99.85	99.05	3.72	100.81	91.74	110.37	94.58 to 105.08	1,034,500	1,024,666	
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29	212,479	211,466	

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AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

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COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	14	97.34	88.16	87.43	11.80	100.84	38.32	102.97	79.08 to 100.04	166,788	145,820
10	11	100.91	101.33	105.36	8.92	96.17	64.25	126.33	97.55 to 109.13	98,827	104,127
15	14	101.09	102.30	101.38	5.32	100.91	88.98	137.94	96.96 to 102.50	118,214	119,848
20	51	101.12	102.40	100.66	5.04	101.73	85.13	131.52	99.54 to 102.92	193,052	194,324
25	2	104.81	104.81	101.47	5.30	103.29	99.25	110.37	N/A	1,938,750	1,967,287
30	18	99.67	100.75	99.07	5.92	101.69	91.11	110.79	94.14 to 108.69	235,938	233,748
35	1	99.44	99.44	99.44			99.44	99.44	N/A	400,500	398,260
40	1	105.31	105.31	105.31			105.31	105.31	N/A	350,000	368,585
<u>ALL</u>	<u>112</u>	<u>99.89</u>	<u>100.28</u>	<u>99.52</u>	<u>6.62</u>	<u>100.76</u>	<u>38.32</u>	<u>137.94</u>	<u>99.03 to 101.29</u>	<u>212,479</u>	<u>211,466</u>

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	112	MEDIAN:	100	COV:	11.70	95% Median C.I.:	99.03 to 101.29
TOTAL Sales Price:	23,943,242	WGT. MEAN:	100	STD:	11.73	95% Wgt. Mean C.I.:	97.36 to 101.68
TOTAL Adj.Sales Price:	23,797,742	MEAN:	100	AVG.ABS.DEV:	6.62	95% Mean C.I.:	98.11 to 102.45
TOTAL Assessed Value:	23,684,220						
AVG. Adj. Sales Price:	212,479	COD:	6.62	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	211,466	PRD:	100.76	MIN Sales Ratio:	38.32		

Printed: 03/31/2008 19:30:35

OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	15	97.27	88.72	88.22	11.07	100.57	38.32	102.97	88.70 to 98.76		170,336	150,264
300	1	101.18	101.18	101.18			101.18	101.18	N/A		103,000	104,215
325	2	98.00	98.00	97.94	1.06	100.05	96.96	99.03	N/A		290,500	284,525
326	2	109.05	109.05	103.02	9.22	105.85	99.00	119.10	N/A		25,000	25,755
340	1	118.34	118.34	118.34			118.34	118.34	N/A		184,000	217,750
341	2	98.53	98.53	95.73	6.89	102.92	91.74	105.31	N/A		595,750	570,302
343	6	100.56	104.72	100.31	8.06	104.39	94.58	131.52	94.58 to 131.52		980,750	983,827
344	13	99.75	98.73	104.13	6.38	94.82	64.25	110.37	97.96 to 104.92		171,846	178,936
346	1	98.40	98.40	98.40			98.40	98.40	N/A		50,000	49,200
349	2	100.02	100.02	100.36	1.35	99.65	98.66	101.37	N/A		377,500	378,870
350	3	101.29	101.61	101.45	0.42	100.16	101.12	102.41	N/A		381,666	387,186
352	11	99.83	100.29	100.42	1.67	99.87	97.21	103.25	97.51 to 103.25		196,754	197,588
353	23	106.02	106.02	103.63	6.20	102.31	88.98	137.94	100.91 to 108.84		121,343	125,743
384	3	95.06	96.17	95.76	1.52	100.43	94.56	98.90	N/A		31,333	30,005
386	1	91.48	91.48	91.48			91.48	91.48	N/A		237,500	217,260
389	1	92.36	92.36	92.36			92.36	92.36	N/A		63,000	58,185
406	2	100.38	100.38	100.22	0.81	100.15	99.56	101.19	N/A		83,000	83,182
407	2	98.35	98.35	97.96	1.63	100.39	96.74	99.95	N/A		390,000	382,037
409	1	102.50	102.50	102.50			102.50	102.50	N/A		20,000	20,500
419	1	97.55	97.55	97.55			97.55	97.55	N/A		60,000	58,530
421	1	97.73	97.73	97.72			97.73	97.73	N/A		20,000	19,545
423	1	99.44	99.44	99.44			99.44	99.44	N/A		400,500	398,260
434	1	109.96	109.96	109.96			109.96	109.96	N/A		47,500	52,230
437	1	100.16	100.16	100.16			100.16	100.16	N/A		35,000	35,055
447	1	85.13	85.13	85.13			85.13	85.13	N/A		175,000	148,980
472	8	103.66	102.17	101.55	7.28	100.61	91.11	110.79	91.11 to 110.79		64,875	65,883
492	1	97.35	97.35	97.35			97.35	97.35	N/A		650,000	632,770
528	5	106.72	107.26	106.30	3.56	100.90	101.02	115.60	N/A		168,400	179,013
ALL	112	99.89	100.28	99.52	6.62	100.76	38.32	137.94	99.03 to 101.29		212,479	211,466

**2008 Correlation Section
for Lincoln County**

Commerical Real Property

I. Correlation

COMMERCIAL: A new commercial reappraisal for all properties in the county was completed for 2008 except the commercial parcels within the small villages of Maxwell, Brady, Hershey, Sutherland, Wallace and Wellfleet. Income statements were sent to all income-producing properties and the income approach was considered for applicable properties. The subclasses of Multi-Family parcels and mobile home parks in North Platte were not included in the new 2008 appraisals. July/2007 Marshall and Swift costing tables were applied to new measurements, physical inspections, new photographs and depreciation tables applied in the CAMA system. New land values were supported in areas such as east of Willow Street and south the State Farm Road, lots south of the South Platte area and industrial land values along the north side of the railroad. New growth countywide for commercial and industrial properties included an addition to the ethanol plant at Sutherland.

Through the completion of the goals met for assessment actions in Lincoln County, the three measures of central tendency all mathematically round to 100%. Any of the three measures would represent the level of value of commercial property in Lincoln County for 2008. They are nearly identical and support each other. The qualitative statistics are reflective of the proactive assessment practices followed by the Lincoln County Appraisal staff under the County Assessor in Lincoln County. They have every indication that uniformity and proportionality have been met through the new commercial appraisal in 2008.

**2008 Correlation Section
for Lincoln County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	249	112	44.98
2007	270	152	56.3
2006	263	153	58.17
2005	253	139	54.94
2004	217	124	57.14
2003	219	137	62.56
2002	192	134	69.79
2001	197	133	67.51

COMMERCIAL: Within the total 249 commercial sales, 38 of those have been substantially changed since the time of sale, which disqualifies them for measurement purposes. Lincoln County has properly reviewed these sales for new construction etc. to code the usability of each transaction. Whereas, if the 38 sales could be used, the percent of sales used would theoretically be approximately 60%. After reviewing the sales review procedure used in the county and the assessment practices, no excess trimming has occurred. All information indicates that the measurements of the commercial properties were done as fairly as possible to represent this property class.

**2008 Correlation Section
for Lincoln County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Lincoln County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	97.85	24.16	121.49	99.89
2007	97.51	3.8	101.22	98.28
2006	97.08	1.36	98.4	97.76
2005	97.20	2.27	99.41	97.44
2004	97.06	7.32	104.16	97.60
2003	92	6.13	97.64	98
2002	96	1.79	97.72	96
2001	97	0.06	97.06	97

COMMERCIAL: In the commercial property class, the Trended Preliminary Ratio is unreliable due to a large portion of the county receiving new values this year. The 24.16% change in assessed value (excl. growth) is due to the new commercial reappraisal values implemented for all properties except the small villages of Maxwell, Brady, Hershey, Sutherland, Wallace and Wellfleet. The R&O Ratio would only reflect the sold commercial properties within Lincoln County.

**2008 Correlation Section
for Lincoln County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Lincoln County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
5.42	2008	24.16
14.44	2007	3.8
2.6	2006	1.36
-5.8	2005	2.27
28.99	2004	7.32
12.05	2003	6.13
2.37	2002	1.79
3.05	2001	0.06

COMMERCIAL: The percent change in assessed value (excl. growth) reflects a 24.16% change compared to the sales file showing only a 5.42% change. This is consistent to the new commercial reappraisal implemented for all properties in the county except smaller villages. The City of North Platte would be the significant increase in the overall county assessed value. There is no apparent impartial treatment between sold and unsold properties in Lincoln County.

2008 Correlation Section for Lincoln County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

**2008 Correlation Section
for Lincoln County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	99.89	99.52	100.28

COMMERCIAL: While the median and weighted mean both would round to 100, all three measures of central tendency are identical and very supportive of each other. Any of the measures would describe the level of value for commercial property in Lincoln County for the current assessment year. These are all strong indicators the county has attained the acceptable level of value.

**2008 Correlation Section
for Lincoln County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	6.62	100.76
Difference	0	0

COMMERCIAL: Both qualitative measures reflect good uniformity and proportionate assessments in Lincoln County. These are a result of the reappraisal actions implemented within market areas in the county. The coefficient of dispersion and price related differential are well within the acceptable ranges for this year.

**2008 Correlation Section
for Lincoln County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	130	112	-18
Median	97.85	99.89	2.04
Wgt. Mean	94.75	99.52	4.77
Mean	94.93	100.28	5.35
COD	10.87	6.62	-4.25
PRD	100.19	100.76	0.57
Min Sales Ratio	33.93	38.32	4.39
Max Sales Ratio	177.77	137.94	-39.83

COMMERCIAL: All changes shown in the commercial class on Table VII are consistent with the assessment actions reported by the Lincoln County Appraiser and staff. Substantially changed sales were properly coded with a usability #3, to make the 18 number of sales difference. The actions of new reappraisals for all properties in the county, except small villages are shown through the excellent measurements. No abnormalities are shown compared to the reported actions the county took for 2008.

Lincoln County 2008 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

A statistical analysis completed by the Lincoln County Assessor supported new 2008 agricultural land values in all five market areas. Lincoln County has recognized the increased values for agricultural land in the irrigated and pasture (grass) subclasses. This is supported through increased commodity prices for crops, cattle markets etc. in this area of Nebraska.

Market Area One, located along both sides of the Platte Rivers experienced increased values in the irrigated subclasses between \$10-\$125 per acre. Dry classifications also warranted increases from \$75 to \$150 per acre whereas, hay meadow classes decreased for 2008 by \$70. The grass values increased according to market information between \$80-\$95 per acre.

Market Area Two, located in the north 1/3 of Lincoln County has typically more sand hill topography and borders McPherson and Logan Counties. The market for irrigated subclasses decreased in this area, unlike the dry cropland, hay meadow and grass subclasses increasing values for this year. The majority of the acres sold in market area two represent 3G, with over 15,000 acres selling. The grass values increased \$20-\$35 per acre.

Market Area Three, is located south of the rivers and Interstate 80 and mostly west of Highway 83 bordering Perkins County and a corner of Keith County on the west. All irrigated subclasses in area three increased substantially for 2008. Each dry classification decreased between \$100-\$120. The hay meadow values did not change for this year, while the grass increased \$25-\$30 per LCG.

Market Area Four, is in the southeast corner of Lincoln County bordering Frontier and Dawson Counties. The market in this area did not support any valuation changes for dry land and hay meadow classifications. The irrigated values all increased from \$25-\$60 per acre along with increases for grass land ranging from \$10-\$40 per acre.

Market Area Five, is located in the southwest corner of the county bordering Perkins County to the West and Hayes County to the South as shown by the market area map. Minor changes were made to a few subclasses to equalize the overall market area and total county statistics. 3A and 4A1 increased \$25 and 4A increased \$30 per acre. No changes were made to the 2008 dry and hay meadow values in area five. 3G and 4G1 increased \$20 and 4G increased \$25 this year.

The Lincoln County Assessor continues to update current land use acres by ownership with the Farm Service Agency and the Natural Resource District to ensure proper land use for taxation purposes.

The county has timely completed all pickup and review work for 2008.

2008 Assessment Survey for Lincoln County

Agricultural Appraisal Information

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Improvement valuations are done by the Appraisal Staff and the land valuations are set by the County Assessor.
3.	Pickup work done by whom:
	Appraisal Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	<p>It is the policy of Lincoln County to assess the above reference lands in accordance with Nebraska Revised Statute 77-1359. This Policy also includes any and all Rules and Regulations promulgated by the Property Tax Administrator and by reference they are considered to be part.</p> <p>The action of the Nebraska Legislature, over the years, reflect their intent to protect and shelter true agricultural and horticultural lands from the encroachment of other uses with a higher density and a higher and better use.</p> <p>Agricultural and horticultural lands in Lincoln County are very diverse with multiple uses and combinations thereof. The vast majority of these lands are easily defined and tested to meet the criteria of 77-1359 and Rules and Regulations Chapter 14. By definition (REG 14-002.5) agricultural and horticultural is used primarily for production of agricultural products. This also includes wasteland lying in or adjacent to and in common ownership or management with other agricultural or horticultural land. These lands do not include any land directly associated with any building or enclosed structure.</p> <p>Products as defined in REG 14-002.06 include grain and feed crops, forages and sod crops, animal production, including breeding, feeding, of grazing so cattle, horses, swine, sheep, goats, bees or poultry; and fruits, vegetables, flowers, seeds, grasses, trees, and other horticultural crops.</p> <p>REG 14-002.15 defines carrying capacity as the maximum number of animals an area can support over a period of the production year or grazing season without inducing a downward trend of forage production, if affecting the quality of the soil</p>

	of the area. As a general rule, when a parcel the size of which is determined by County Zoning Regulations is split off as a home site of one acre for a family member of the larger parcel, the remainder of the land will receive agricultural valuation if used in connection with the family farm or ranch. However, each parcel will be analyzed on a case by case basis.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	August 1978
7.	What date was the last countywide land use study completed?
	2005-2006
a.	By what method? (Physical inspection, FSA maps, etc.)
	Irrigated acres are reviewed by well registration from a list from the Department of Water Resources; FSA maps and GIS. There was also a physical review in 2005-2006.
b.	By whom?
	Appraisal staff, GIS operator and Assessor
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	5
9.	How are market areas/neighborhoods defined in this property class?
	By topography
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No, not for the entire county.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
3	0	0	3

2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Lincoln County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Lincoln County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Lincoln County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Lincoln County is 70% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Lincoln County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Lincoln County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Lincoln County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

SPECIAL VALUE SECTION CORRELATION For

Lincoln County

I. Agricultural Land Correlation

New increased agricultural land values were implemented by the Lincoln County Assessor for 2008 as described in the assessment actions report for this property class. Such increases in the subclasses of irrigation and grass acres equalized each market area as shown through the final R&O statistics. Lincoln County has five market areas that have been analyzed to attain the overall level of value as shown through the median measure of central tendency. Both the median and weighted mean round to 70% respectively, and support each other within the 129 qualified uninfluenced unimproved agricultural sales. A review of the agricultural unimproved sales file indicates 129 sales occurring during the current study period that were not coded as recreational, nor had a recapture value different from the agland value, or any value that would exceed the value typically assessed for agricultural land in Lincoln County.

Through the new agricultural land values and as shown through the qualitative statistics, it is believed that the county has attained uniform and proportionate assessments. No recommendations for any adjustment are given to this property class for 2008.

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
(AgLand) TOTAL Sales Price:	29,796,272	WGT. MEAN:	70	STD:	18.06	95% Wgt. Mean C.I.:	66.45 to 73.67	
(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	99.41	93.92	88.53	22.62	106.09	59.83	117.00	N/A	189,095	167,400
10/01/04 TO 12/31/04	16	75.46	78.59	83.12	14.61	94.55	59.24	136.89	69.91 to 81.45	152,130	126,455
01/01/05 TO 03/31/05	7	78.35	85.32	87.34	16.49	97.68	65.27	113.08	65.27 to 113.08	247,233	215,942
04/01/05 TO 06/30/05	9	70.18	69.49	66.35	15.11	104.72	50.75	92.59	56.37 to 82.95	268,377	178,075
07/01/05 TO 09/30/05	6	75.62	77.53	72.71	21.06	106.63	50.61	111.11	50.61 to 111.11	208,166	151,359
10/01/05 TO 12/31/05	12	62.11	68.32	68.57	29.11	99.64	24.00	107.29	53.49 to 92.94	154,004	105,600
01/01/06 TO 03/31/06	14	72.19	73.02	76.68	17.33	95.23	45.12	99.17	62.89 to 93.03	232,632	178,378
04/01/06 TO 06/30/06	14	63.74	67.51	64.55	23.50	104.59	41.40	109.71	51.00 to 87.78	289,735	187,025
07/01/06 TO 09/30/06	4	43.35	46.14	53.26	26.49	86.64	34.44	63.42	N/A	111,843	59,563
10/01/06 TO 12/31/06	15	69.57	69.30	70.31	10.95	98.57	47.56	91.92	60.75 to 74.02	204,783	143,990
01/01/07 TO 03/31/07	16	69.14	67.85	65.24	11.60	104.01	46.15	83.34	63.66 to 78.60	237,888	155,188
04/01/07 TO 06/30/07	12	64.54	65.60	60.92	13.12	107.68	46.78	87.03	58.96 to 73.38	376,676	229,468
<u>Study Years</u>											
07/01/04 TO 06/30/05	36	75.90	79.33	79.15	17.68	100.22	50.75	136.89	70.18 to 80.64	203,792	161,309
07/01/05 TO 06/30/06	46	67.96	70.71	70.04	23.14	100.96	24.00	111.11	61.44 to 77.63	226,308	158,500
07/01/06 TO 06/30/07	47	68.83	65.89	64.45	13.50	102.23	34.44	91.92	63.42 to 70.58	252,031	162,441
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	34	71.19	73.75	73.03	22.36	100.99	24.00	113.08	63.00 to 81.00	213,031	155,577
01/01/06 TO 12/31/06	47	67.32	67.91	69.36	19.02	97.90	34.44	109.71	62.89 to 72.60	230,473	159,867
<u>ALL</u>											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6142

Type: Qualified

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AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2581	1	66.21	66.21	66.21			66.21	66.21	N/A	232,000	153,600
2583	1	72.69	72.69	72.69			72.69	72.69	N/A	210,000	152,640
2585	2	80.77	80.77	84.32	15.07	95.79	68.60	92.94	N/A	126,380	106,560
2587	3	61.23	64.33	64.19	6.01	100.22	60.36	71.40	N/A	249,166	159,938
2589	2	50.14	50.14	47.86	6.69	104.75	46.78	53.49	N/A	217,000	103,862
2753	1	85.56	85.56	85.56			85.56	85.56	N/A	313,250	268,005
2757	1	60.00	60.00	60.00			60.00	60.00	N/A	252,800	151,680
2761	2	48.47	48.47	49.14	4.78	98.63	46.15	50.78	N/A	234,450	115,200
2763	1	83.03	83.03	83.03			83.03	83.03	N/A	185,000	153,600
2765	1	45.28	45.28	45.28			45.28	45.28	N/A	88,000	39,845
2869	4	85.55	90.65	85.64	13.73	105.84	74.49	117.00	N/A	349,206	299,077
2873	4	61.93	62.60	60.69	5.88	103.14	57.72	68.83	N/A	250,587	152,092
2875	6	70.85	70.98	70.41	11.44	100.80	54.01	86.58	54.01 to 86.58	237,445	167,193
2877	3	62.61	51.86	52.49	23.94	98.81	24.00	68.97	N/A	139,430	73,180
2881	2	100.67	100.67	105.48	12.33	95.44	88.25	113.08	N/A	282,460	297,927
2883	1	66.60	66.60	66.60			66.60	66.60	N/A	232,000	154,510
2885	4	70.79	69.90	67.60	5.20	103.40	63.00	75.00	N/A	117,160	79,197
3047	4	74.37	70.22	75.78	15.83	92.66	45.12	87.03	N/A	155,900	118,141
3049	2	81.66	81.66	80.63	2.05	101.29	79.99	83.34	N/A	118,500	95,545
3051	2	50.18	50.18	49.94	31.36	100.46	34.44	65.91	N/A	81,186	40,547
3053	4	76.97	73.76	72.73	13.10	101.42	56.37	84.74	N/A	209,325	152,243
3055	1	73.89	73.89	73.89			73.89	73.89	N/A	393,500	290,770
3057	4	65.01	65.52	69.23	15.88	94.64	50.61	81.45	N/A	258,750	179,126
3059	2	99.17	99.17	99.17	0.00	100.00	99.17	99.17	N/A	331,000	328,245
3063	3	69.57	70.40	66.42	11.36	106.00	58.96	82.67	N/A	247,152	164,150
3165	1	111.11	111.11	111.11			111.11	111.11	N/A	54,000	60,000
3167	1	69.91	69.91	69.91			69.91	69.91	N/A	226,000	158,000
3169	2	72.19	72.19	72.17	0.21	100.02	72.03	72.34	N/A	187,500	135,315
3171	3	59.83	77.85	76.69	32.24	101.52	57.93	115.80	N/A	223,793	171,621
3173	2	86.91	86.91	87.12	27.64	99.76	62.89	110.94	N/A	287,500	250,480
3175	2	75.90	75.90	75.90	0.27	100.00	75.69	76.10	N/A	190,000	144,207
3177	3	68.87	72.23	70.39	6.86	102.62	66.83	81.00	N/A	253,666	178,561
3179	3	72.60	71.12	63.57	16.32	111.88	52.60	88.15	N/A	306,666	194,938
3181	2	80.77	80.77	66.83	35.83	120.85	51.83	109.71	N/A	67,500	45,112
3343	2	52.59	52.59	53.38	4.50	98.51	50.22	54.95	N/A	304,250	162,417
3345	1	63.99	63.99	63.99			63.99	63.99	N/A	200,000	127,980
3351	4	57.22	58.45	62.36	14.70	93.73	49.05	70.30	N/A	291,003	181,466
3353	3	73.75	79.67	74.39	15.70	107.10	65.27	100.00	N/A	320,372	238,323

PAD 2008 R&O Agricultural Statistics

Base Stat

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3357	1	70.58	70.58	70.58			70.58	70.58	N/A	210,000	148,225
3359	3	73.38	73.20	71.41	6.84	102.50	65.58	80.64	N/A	123,833	88,431
3389	4	73.12	70.25	64.10	9.42	109.59	57.27	77.48	N/A	166,036	106,423
3391	2	68.40	68.40	65.51	12.28	104.42	60.00	76.80	N/A	228,800	149,880
3393	1	136.89	136.89	136.89			136.89	136.89	N/A	321,000	439,415
3397	3	83.20	75.37	53.61	16.39	140.60	51.00	91.92	N/A	293,866	157,536
3399	3	60.75	59.91	65.84	13.10	91.00	47.56	71.43	N/A	105,318	69,341
3403	3	66.09	74.87	68.97	13.45	108.56	65.93	92.59	N/A	259,066	178,666
3405	1	66.04	66.04	66.04			66.04	66.04	N/A	590,538	390,000
3567	2	72.66	72.66	71.95	3.53	100.97	70.09	75.22	N/A	88,000	63,320
3571	1	74.02	74.02	74.02			74.02	74.02	N/A	92,000	68,100
3575	2	59.88	59.88	68.16	30.86	87.84	41.40	78.35	N/A	145,000	98,832
3577	3	67.32	59.94	70.49	21.17	85.03	34.87	77.63	N/A	101,666	71,665
3579	4	59.06	59.76	61.15	10.24	97.73	50.75	70.18	N/A	316,250	193,371
3581	3	72.83	75.03	82.46	15.47	90.99	59.24	93.03	N/A	160,826	132,620
3583	3	106.97	90.37	61.56	15.72	146.80	56.84	107.29	N/A	659,000	405,670
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	38	68.92	70.16	69.51	16.96	100.95	34.44	117.00	63.66 to 73.89	228,227	158,633
2	32	71.59	70.32	72.58	19.79	96.89	24.00	113.08	61.23 to 79.99	215,544	156,437
3	16	71.16	75.37	70.40	22.60	107.07	49.05	115.80	57.93 to 100.00	282,332	198,754
4	12	70.76	71.67	68.37	10.03	104.82	56.37	92.59	65.93 to 78.35	228,807	156,435
5	31	70.18	71.70	68.67	20.56	104.41	34.87	136.89	60.75 to 76.80	218,035	149,727
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

PAD 2008 R&O Agricultural Statistics

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	76.78	71.47	69.81	10.35	102.38	51.83	82.67	N/A	74,141	51,760
DRY-N/A	4	76.09	71.77	69.09	7.26	103.87	57.27	77.63	N/A	212,000	146,476
GRASS	65	71.78	72.37	70.79	19.36	102.24	24.00	117.00	66.21 to 74.49	177,391	125,568
GRASS-N/A	10	68.15	68.88	75.64	22.98	91.07	34.87	113.08	46.78 to 83.34	222,592	168,362
IRRGTD	9	64.99	67.00	65.09	11.80	102.94	52.60	86.58	57.72 to 73.89	330,569	215,161
IRRGTD-N/A	36	68.85	71.24	69.63	18.95	102.32	34.44	136.89	62.89 to 71.40	323,387	225,172
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	76.00	72.10	70.61	9.05	102.11	51.83	82.67	51.83 to 82.67	72,450	51,156
DRY-N/A	3	76.95	70.62	68.59	8.82	102.95	57.27	77.63	N/A	261,333	179,255
GRASS	71	71.43	71.94	71.60	20.43	100.48	24.00	117.00	66.09 to 74.49	189,822	135,906
GRASS-N/A	4	70.67	71.36	70.32	10.36	101.47	60.75	83.34	N/A	69,750	49,051
IRRGTD	33	65.27	67.41	65.39	13.69	103.09	49.05	99.17	60.36 to 70.30	355,458	232,428
IRRGTD-N/A	12	70.82	78.60	82.18	27.15	95.64	34.44	136.89	63.66 to 107.29	240,581	197,709
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	76.00	70.94	67.44	10.14	105.19	51.83	82.67	51.83 to 82.67	122,338	82,502
DRY-N/A	1	76.95	76.95	76.95			76.95	76.95	N/A	240,000	184,685
GRASS	75	71.43	71.91	71.57	19.88	100.47	24.00	117.00	66.21 to 74.02	183,418	131,274
IRRGTD	44	67.83	70.37	68.66	18.09	102.49	34.44	136.89	62.89 to 70.98	326,524	224,185
IRRGTD-N/A	1	71.40	71.40	71.40			71.40	71.40	N/A	250,000	178,490
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

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Base Stat

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)												
21-0089	3	53.49	53.83	50.76	9.00	106.06	46.78	61.23	N/A		184,666	93,733
24-0020	9	60.36	64.40	59.51	21.17	108.23	45.12	109.71	50.22 to 75.00		176,404	104,971
32-0046	15	65.27	66.56	64.19	20.91	103.69	41.40	100.00	51.00 to 78.35		240,845	154,609
32-0095	3	70.09	70.45	67.40	4.37	104.53	66.04	75.22	N/A		255,512	172,213
32-0125	1	74.02	74.02	74.02			74.02	74.02	N/A		92,000	68,100
51-0006												
56-0001	17	64.99	68.39	71.22	23.40	96.02	24.00	115.80	56.37 to 81.45		265,132	188,835
56-0006	16	71.97	73.47	69.30	11.30	106.02	52.60	92.59	66.09 to 83.34		225,425	156,209
56-0007	10	78.55	77.40	84.74	16.26	91.34	34.44	113.08	65.91 to 88.25		189,484	160,560
56-0037	16	69.23	70.11	71.19	18.00	98.47	46.15	99.17	57.72 to 83.03		206,303	146,871
56-0055	8	82.99	85.04	79.27	17.79	107.28	58.96	117.00	58.96 to 117.00		275,589	218,458
56-0565	25	70.58	73.38	69.26	19.53	105.94	34.87	136.89	61.44 to 76.80		250,691	173,633
57-0501	6	70.00	71.97	70.94	10.05	101.46	60.00	92.94	60.00 to 92.94		199,593	141,588
60-0090												
68-0020												
NonValid School												
ALL												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34		229,396	160,720

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
10.01 TO 30.00	1	34.44	34.44	34.44			34.44	34.44	N/A		82,372	28,370
30.01 TO 50.00	2	51.85	51.85	56.32	32.75	92.06	34.87	68.83	N/A		47,500	26,752
50.01 TO 100.00	16	64.95	67.31	65.42	19.76	102.88	45.12	91.92	51.02 to 83.34		86,590	56,650
100.01 TO 180.00	43	66.83	68.29	64.97	20.27	105.11	24.00	117.00	59.78 to 72.83		175,945	114,315
180.01 TO 330.00	22	71.73	75.47	73.53	16.95	102.65	46.15	111.11	64.99 to 80.64		263,539	193,768
330.01 TO 650.00	28	71.61	73.45	72.11	13.75	101.87	46.78	136.89	69.43 to 76.80		249,208	179,691
650.01 +	17	74.49	78.62	71.99	19.89	109.20	51.00	115.80	65.93 to 93.03		452,235	325,576
ALL												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34		229,396	160,720

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
(AgLand) TOTAL Sales Price:	29,796,272	WGT. MEAN:	70	STD:	18.06	95% Wgt. Mean C.I.:	66.45 to 73.67	
(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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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	
Low \$ _____												
Total \$ _____												
10000 TO 29999	1	91.92	91.92	91.92			91.92	91.92	N/A	20,800	19,120	
30000 TO 59999	14	75.89	73.83	73.75	24.81	100.09	34.87	111.11	47.56 to 106.97	43,767	32,280	
60000 TO 99999	16	66.61	64.58	64.49	18.53	100.14	34.44	92.59	53.49 to 75.22	78,989	50,938	
100000 TO 149999	14	69.86	69.13	68.19	21.55	101.38	24.00	117.00	51.83 to 82.67	121,599	82,919	
150000 TO 249999	42	72.52	74.36	73.96	12.95	100.55	46.15	115.80	69.91 to 76.80	198,689	146,942	
250000 TO 499999	34	65.46	71.19	70.83	21.64	100.50	46.78	136.89	59.83 to 71.40	341,076	241,592	
500000 +	8	68.14	66.88	64.46	10.41	103.76	51.00	83.31	51.00 to 83.31	756,358	487,533	
ALL _____												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	8	49.29	57.40	52.40	34.29	109.53	34.44	91.92	34.44 to 91.92	42,939	22,501	
30000 TO 59999	19	65.91	66.33	59.86	23.09	110.82	24.00	109.71	53.49 to 75.22	68,931	41,259	
60000 TO 99999	15	70.09	72.67	69.12	17.61	105.15	46.15	111.11	61.23 to 82.67	107,157	74,062	
100000 TO 149999	25	71.78	72.68	70.85	11.85	102.58	50.22	117.00	68.97 to 76.10	178,315	126,343	
150000 TO 249999	43	66.83	70.45	67.49	17.28	104.39	46.78	115.80	60.36 to 73.75	273,810	184,786	
250000 TO 499999	17	72.60	82.89	78.24	22.40	105.94	51.00	136.89	66.04 to 99.17	448,345	350,796	
500000 +	2	70.08	70.08	64.17	18.89	109.20	56.84	83.31	N/A	1,239,000	795,062	
ALL _____												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

**SPECIAL VALUE SECTION
CORRELATION For**

Lincoln County

II. Special Value Correlation

Lincoln County has a small area that is affected by special value, which is primarily around the Wal-Mart area. For assessment valuation purposes, the special value has been established using similar sales which have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value is equal to the uninfluenced level of value.

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	99.41	93.92	88.53	22.62	106.09	59.83	117.00	N/A	189,095	167,400
10/01/04 TO 12/31/04	16	75.46	78.59	83.12	14.61	94.55	59.24	136.89	69.91 to 81.45	152,130	126,455
01/01/05 TO 03/31/05	7	78.35	85.32	87.34	16.49	97.68	65.27	113.08	65.27 to 113.08	247,233	215,942
04/01/05 TO 06/30/05	9	70.18	69.49	66.35	15.11	104.72	50.75	92.59	56.37 to 82.95	268,377	178,075
07/01/05 TO 09/30/05	6	75.62	77.53	72.71	21.06	106.63	50.61	111.11	50.61 to 111.11	208,166	151,359
10/01/05 TO 12/31/05	12	62.11	68.32	68.57	29.11	99.64	24.00	107.29	53.49 to 92.94	154,004	105,600
01/01/06 TO 03/31/06	14	72.19	73.02	76.68	17.33	95.23	45.12	99.17	62.89 to 93.03	232,632	178,378
04/01/06 TO 06/30/06	14	63.74	67.51	64.55	23.50	104.59	41.40	109.71	51.00 to 87.78	289,735	187,025
07/01/06 TO 09/30/06	4	43.35	46.14	53.26	26.49	86.64	34.44	63.42	N/A	111,843	59,563
10/01/06 TO 12/31/06	15	69.57	69.30	70.31	10.95	98.57	47.56	91.92	60.75 to 74.02	204,783	143,990
01/01/07 TO 03/31/07	16	69.14	67.85	65.24	11.60	104.01	46.15	83.34	63.66 to 78.60	237,888	155,188
04/01/07 TO 06/30/07	12	64.54	65.60	60.92	13.12	107.68	46.78	87.03	58.96 to 73.38	376,676	229,468
<u>Study Years</u>											
07/01/04 TO 06/30/05	36	75.90	79.33	79.15	17.68	100.22	50.75	136.89	70.18 to 80.64	203,792	161,309
07/01/05 TO 06/30/06	46	67.96	70.71	70.04	23.14	100.96	24.00	111.11	61.44 to 77.63	226,308	158,500
07/01/06 TO 06/30/07	47	68.83	65.89	64.45	13.50	102.23	34.44	91.92	63.42 to 70.58	252,031	162,441
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	34	71.19	73.75	73.03	22.36	100.99	24.00	113.08	63.00 to 81.00	213,031	155,577
01/01/06 TO 12/31/06	47	67.32	67.91	69.36	19.02	97.90	34.44	109.71	62.89 to 72.60	230,473	159,867
<u>ALL</u>											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2581	1	66.21	66.21	66.21			66.21	66.21	N/A	232,000	153,600
2583	1	72.69	72.69	72.69			72.69	72.69	N/A	210,000	152,640
2585	2	80.77	80.77	84.32	15.07	95.79	68.60	92.94	N/A	126,380	106,560
2587	3	61.23	64.33	64.19	6.01	100.22	60.36	71.40	N/A	249,166	159,938
2589	2	50.14	50.14	47.86	6.69	104.75	46.78	53.49	N/A	217,000	103,862
2753	1	85.56	85.56	85.56			85.56	85.56	N/A	313,250	268,005
2757	1	60.00	60.00	60.00			60.00	60.00	N/A	252,800	151,680
2761	2	48.47	48.47	49.14	4.78	98.63	46.15	50.78	N/A	234,450	115,200
2763	1	83.03	83.03	83.03			83.03	83.03	N/A	185,000	153,600
2765	1	45.28	45.28	45.28			45.28	45.28	N/A	88,000	39,845
2869	4	85.55	90.65	85.64	13.73	105.84	74.49	117.00	N/A	349,206	299,077
2873	4	61.93	62.60	60.69	5.88	103.14	57.72	68.83	N/A	250,587	152,092
2875	6	70.85	70.98	70.41	11.44	100.80	54.01	86.58	54.01 to 86.58	237,445	167,193
2877	3	62.61	51.86	52.49	23.94	98.81	24.00	68.97	N/A	139,430	73,180
2881	2	100.67	100.67	105.48	12.33	95.44	88.25	113.08	N/A	282,460	297,927
2883	1	66.60	66.60	66.60			66.60	66.60	N/A	232,000	154,510
2885	4	70.79	69.90	67.60	5.20	103.40	63.00	75.00	N/A	117,160	79,197
3047	4	74.37	70.22	75.78	15.83	92.66	45.12	87.03	N/A	155,900	118,141
3049	2	81.66	81.66	80.63	2.05	101.29	79.99	83.34	N/A	118,500	95,545
3051	2	50.18	50.18	49.94	31.36	100.46	34.44	65.91	N/A	81,186	40,547
3053	4	76.97	73.76	72.73	13.10	101.42	56.37	84.74	N/A	209,325	152,243
3055	1	73.89	73.89	73.89			73.89	73.89	N/A	393,500	290,770
3057	4	65.01	65.52	69.23	15.88	94.64	50.61	81.45	N/A	258,750	179,126
3059	2	99.17	99.17	99.17	0.00	100.00	99.17	99.17	N/A	331,000	328,245
3063	3	69.57	70.40	66.42	11.36	106.00	58.96	82.67	N/A	247,152	164,150
3165	1	111.11	111.11	111.11			111.11	111.11	N/A	54,000	60,000
3167	1	69.91	69.91	69.91			69.91	69.91	N/A	226,000	158,000
3169	2	72.19	72.19	72.17	0.21	100.02	72.03	72.34	N/A	187,500	135,315
3171	3	59.83	77.85	76.69	32.24	101.52	57.93	115.80	N/A	223,793	171,621
3173	2	86.91	86.91	87.12	27.64	99.76	62.89	110.94	N/A	287,500	250,480
3175	2	75.90	75.90	75.90	0.27	100.00	75.69	76.10	N/A	190,000	144,207
3177	3	68.87	72.23	70.39	6.86	102.62	66.83	81.00	N/A	253,666	178,561
3179	3	72.60	71.12	63.57	16.32	111.88	52.60	88.15	N/A	306,666	194,938
3181	2	80.77	80.77	66.83	35.83	120.85	51.83	109.71	N/A	67,500	45,112
3343	2	52.59	52.59	53.38	4.50	98.51	50.22	54.95	N/A	304,250	162,417
3345	1	63.99	63.99	63.99			63.99	63.99	N/A	200,000	127,980
3351	4	57.22	58.45	62.36	14.70	93.73	49.05	70.30	N/A	291,003	181,466
3353	3	73.75	79.67	74.39	15.70	107.10	65.27	100.00	N/A	320,372	238,323

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
(AgLand) TOTAL Sales Price:	29,796,272	WGT. MEAN:	70	STD:	18.06	95% Wgt. Mean C.I.:	66.45 to 73.67	
(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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3357	1	70.58	70.58	70.58			70.58	70.58	N/A	210,000	148,225
3359	3	73.38	73.20	71.41	6.84	102.50	65.58	80.64	N/A	123,833	88,431
3389	4	73.12	70.25	64.10	9.42	109.59	57.27	77.48	N/A	166,036	106,423
3391	2	68.40	68.40	65.51	12.28	104.42	60.00	76.80	N/A	228,800	149,880
3393	1	136.89	136.89	136.89			136.89	136.89	N/A	321,000	439,415
3397	3	83.20	75.37	53.61	16.39	140.60	51.00	91.92	N/A	293,866	157,536
3399	3	60.75	59.91	65.84	13.10	91.00	47.56	71.43	N/A	105,318	69,341
3403	3	66.09	74.87	68.97	13.45	108.56	65.93	92.59	N/A	259,066	178,666
3405	1	66.04	66.04	66.04			66.04	66.04	N/A	590,538	390,000
3567	2	72.66	72.66	71.95	3.53	100.97	70.09	75.22	N/A	88,000	63,320
3571	1	74.02	74.02	74.02			74.02	74.02	N/A	92,000	68,100
3575	2	59.88	59.88	68.16	30.86	87.84	41.40	78.35	N/A	145,000	98,832
3577	3	67.32	59.94	70.49	21.17	85.03	34.87	77.63	N/A	101,666	71,665
3579	4	59.06	59.76	61.15	10.24	97.73	50.75	70.18	N/A	316,250	193,371
3581	3	72.83	75.03	82.46	15.47	90.99	59.24	93.03	N/A	160,826	132,620
3583	3	106.97	90.37	61.56	15.72	146.80	56.84	107.29	N/A	659,000	405,670
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	38	68.92	70.16	69.51	16.96	100.95	34.44	117.00	63.66 to 73.89	228,227	158,633
2	32	71.59	70.32	72.58	19.79	96.89	24.00	113.08	61.23 to 79.99	215,544	156,437
3	16	71.16	75.37	70.40	22.60	107.07	49.05	115.80	57.93 to 100.00	282,332	198,754
4	12	70.76	71.67	68.37	10.03	104.82	56.37	92.59	65.93 to 78.35	228,807	156,435
5	31	70.18	71.70	68.67	20.56	104.41	34.87	136.89	60.75 to 76.80	218,035	149,727
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720
ALL											
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	76.78	71.47	69.81	10.35	102.38	51.83	82.67	N/A	74,141	51,760
DRY-N/A	4	76.09	71.77	69.09	7.26	103.87	57.27	77.63	N/A	212,000	146,476
GRASS	65	71.78	72.37	70.79	19.36	102.24	24.00	117.00	66.21 to 74.49	177,391	125,568
GRASS-N/A	10	68.15	68.88	75.64	22.98	91.07	34.87	113.08	46.78 to 83.34	222,592	168,362
IRRGTD	9	64.99	67.00	65.09	11.80	102.94	52.60	86.58	57.72 to 73.89	330,569	215,161
IRRGTD-N/A	36	68.85	71.24	69.63	18.95	102.32	34.44	136.89	62.89 to 71.40	323,387	225,172
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	76.00	72.10	70.61	9.05	102.11	51.83	82.67	51.83 to 82.67	72,450	51,156
DRY-N/A	3	76.95	70.62	68.59	8.82	102.95	57.27	77.63	N/A	261,333	179,255
GRASS	71	71.43	71.94	71.60	20.43	100.48	24.00	117.00	66.09 to 74.49	189,822	135,906
GRASS-N/A	4	70.67	71.36	70.32	10.36	101.47	60.75	83.34	N/A	69,750	49,051
IRRGTD	33	65.27	67.41	65.39	13.69	103.09	49.05	99.17	60.36 to 70.30	355,458	232,428
IRRGTD-N/A	12	70.82	78.60	82.18	27.15	95.64	34.44	136.89	63.66 to 107.29	240,581	197,709
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	76.00	70.94	67.44	10.14	105.19	51.83	82.67	51.83 to 82.67	122,338	82,502
DRY-N/A	1	76.95	76.95	76.95			76.95	76.95	N/A	240,000	184,685
GRASS	75	71.43	71.91	71.57	19.88	100.47	24.00	117.00	66.21 to 74.02	183,418	131,274
IRRGTD	44	67.83	70.37	68.66	18.09	102.49	34.44	136.89	62.89 to 70.98	326,524	224,185
IRRGTD-N/A	1	71.40	71.40	71.40			71.40	71.40	N/A	250,000	178,490
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
(AgLand) TOTAL Sales Price:	29,796,272	WGT. MEAN:	70	STD:	18.06	95% Wgt. Mean C.I.:	66.45 to 73.67	
(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
21-0089	3	53.49	53.83	50.76	9.00	106.06	46.78	61.23	N/A	184,666	93,733	
24-0020	9	60.36	64.40	59.51	21.17	108.23	45.12	109.71	50.22 to 75.00	176,404	104,971	
32-0046	15	65.27	66.56	64.19	20.91	103.69	41.40	100.00	51.00 to 78.35	240,845	154,609	
32-0095	3	70.09	70.45	67.40	4.37	104.53	66.04	75.22	N/A	255,512	172,213	
32-0125	1	74.02	74.02	74.02			74.02	74.02	N/A	92,000	68,100	
51-0006												
56-0001	17	64.99	68.39	71.22	23.40	96.02	24.00	115.80	56.37 to 81.45	265,132	188,835	
56-0006	16	71.97	73.47	69.30	11.30	106.02	52.60	92.59	66.09 to 83.34	225,425	156,209	
56-0007	10	78.55	77.40	84.74	16.26	91.34	34.44	113.08	65.91 to 88.25	189,484	160,560	
56-0037	16	69.23	70.11	71.19	18.00	98.47	46.15	99.17	57.72 to 83.03	206,303	146,871	
56-0055	8	82.99	85.04	79.27	17.79	107.28	58.96	117.00	58.96 to 117.00	275,589	218,458	
56-0565	25	70.58	73.38	69.26	19.53	105.94	34.87	136.89	61.44 to 76.80	250,691	173,633	
57-0501	6	70.00	71.97	70.94	10.05	101.46	60.00	92.94	60.00 to 92.94	199,593	141,588	
60-0090												
68-0020												
NonValid School												
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	34.44	34.44	34.44			34.44	34.44	N/A	82,372	28,370	
30.01 TO 50.00	2	51.85	51.85	56.32	32.75	92.06	34.87	68.83	N/A	47,500	26,752	
50.01 TO 100.00	16	64.95	67.31	65.42	19.76	102.88	45.12	91.92	51.02 to 83.34	86,590	56,650	
100.01 TO 180.00	43	66.83	68.29	64.97	20.27	105.11	24.00	117.00	59.78 to 72.83	175,945	114,315	
180.01 TO 330.00	22	71.73	75.47	73.53	16.95	102.65	46.15	111.11	64.99 to 80.64	263,539	193,768	
330.01 TO 650.00	28	71.61	73.45	72.11	13.75	101.87	46.78	136.89	69.43 to 76.80	249,208	179,691	
650.01 +	17	74.49	78.62	71.99	19.89	109.20	51.00	115.80	65.93 to 93.03	452,235	325,576	
ALL	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

PAD 2008 Special Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	129	MEDIAN:	70	COV:	25.31	95% Median C.I.:	66.60 to 72.34	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	29,592,172	MEAN:	71	AVG.ABS.DEV:	13.14	95% Mean C.I.:	68.24 to 74.47	
(AgLand) TOTAL Assessed Value:	20,732,930							
AVG. Adj. Sales Price:	229,396	COD:	18.75	MAX Sales Ratio:	136.89			
AVG. Assessed Value:	160,720	PRD:	101.85	MIN Sales Ratio:	24.00			

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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	
Low \$ _____												
Total \$ _____												
10000 TO 29999	1	91.92	91.92	91.92			91.92	91.92	N/A	20,800	19,120	
30000 TO 59999	14	75.89	73.83	73.75	24.81	100.09	34.87	111.11	47.56 to 106.97	43,767	32,280	
60000 TO 99999	16	66.61	64.58	64.49	18.53	100.14	34.44	92.59	53.49 to 75.22	78,989	50,938	
100000 TO 149999	14	69.86	69.13	68.19	21.55	101.38	24.00	117.00	51.83 to 82.67	121,599	82,919	
150000 TO 249999	42	72.52	74.36	73.96	12.95	100.55	46.15	115.80	69.91 to 76.80	198,689	146,942	
250000 TO 499999	34	65.46	71.19	70.83	21.64	100.50	46.78	136.89	59.83 to 71.40	341,076	241,592	
500000 +	8	68.14	66.88	64.46	10.41	103.76	51.00	83.31	51.00 to 83.31	756,358	487,533	
ALL												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	8	49.29	57.40	52.40	34.29	109.53	34.44	91.92	34.44 to 91.92	42,939	22,501	
30000 TO 59999	19	65.91	66.33	59.86	23.09	110.82	24.00	109.71	53.49 to 75.22	68,931	41,259	
60000 TO 99999	15	70.09	72.67	69.12	17.61	105.15	46.15	111.11	61.23 to 82.67	107,157	74,062	
100000 TO 149999	25	71.78	72.68	70.85	11.85	102.58	50.22	117.00	68.97 to 76.10	178,315	126,343	
150000 TO 249999	43	66.83	70.45	67.49	17.28	104.39	46.78	115.80	60.36 to 73.75	273,810	184,786	
250000 TO 499999	17	72.60	82.89	78.24	22.40	105.94	51.00	136.89	66.04 to 99.17	448,345	350,796	
500000 +	2	70.08	70.08	64.17	18.89	109.20	56.84	83.31	N/A	1,239,000	795,062	
ALL												
	129	70.09	71.36	70.06	18.75	101.85	24.00	136.89	66.60 to 72.34	229,396	160,720	

**SPECIAL VALUE SECTION
CORRELATION For**

Lincoln County

III. Recapture Value Correlation

There were no sales occurring during the study period that were coded recreational, nor had a recapture value different from the agland value, or any value that would exceed the value typically assessed for agricultural land in Lincoln County. Based on the lack of a statistical sample, there is no evidence that the quality of assessment or assessment uniformity for recapture value is outside the acceptable parameters designated for each. The reported statistical analysis only represents uninfluenced unimproved agricultural land in Lincoln County.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
(AgLand) TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	0							
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00			
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
____Study Years____	_____										
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
____Calendar Yrs____	_____										
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
GEO CODE / TOWNSHIP #										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
(AgLand) TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	0							
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00			
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00			

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
21-0089												
24-0020												
32-0046												
32-0095												
32-0125												
51-0006												
56-0001												
56-0006												
56-0007												
56-0037												
56-0055												
56-0565												
57-0501												
60-0090												
68-0020												
NonValid School												
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6142

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
(AgLand) TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	0							
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00			
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00			

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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	
____ Low \$ _____	_____											
____ Total \$ _____	_____											
____ ALL _____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____ Low \$ _____	_____											
____ Total \$ _____	_____											
____ ALL _____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

Methodology for Special & Recapture Valuation
Lincoln County
March 1, 2008

At the present time there is one parcel that has been approved for special valuation near the city of North Platte. The parcel in question is land adjoining the Wal-Mart Super Center. Sales of unimproved commercial land in this area have been very active and through the sales verification and ratio study processes a value was established. Commercial development is the highest and best use of this parcel.

Sales of unimproved agricultural land in Market Area 1 were analyzed and the value for dry crop land was applied as the special value. This land is being used to harvest alfalfa as feed for livestock.

For 2006 there are also seven parcels located approximately six miles north of North Platte. These are rural residential lots of 10+ acres surrounded by sand hills pasture. There is a very active market for residential sites in this area. These sales were the basis for the site value for each lot. The sales for agricultural land in Market Area 2 were analyzed for all land use classes. The value for pasture land in this Area is the Special Value for these properties. Livestock pasture is the highest and best use for this land as it is hilly and there are not the amenities available as in other property.

Mary Ann Long
Lincoln County Assessor

Bill W. Thornburgh
Senior Appraiser

County 56 - Lincoln

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 22,395	Value 2,429,028,975	Total Growth 33,892,200 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,329	12,398,320	232	3,160,675	685	12,092,725	2,246	27,651,720	
2. Res Improv Land	9,259	97,186,060	558	9,205,310	1,544	30,094,050	11,361	136,485,420	
3. Res Improvements	9,972	718,682,230	597	58,858,495	1,752	230,474,710	12,321	1,008,015,435	
4. Res Total	11,301	828,266,610	829	71,224,480	2,437	272,661,485	14,567	1,172,152,575	20,693,655
% of Total	77.57	70.66	5.69	6.07	16.72	23.26	65.04	48.25	61.05
5. Rec UnImp Land	0	0	0	0	21	1,534,350	21	1,534,350	
6. Rec Improv Land	0	0	0	0	10	818,855	10	818,855	
7. Rec Improvements	0	0	0	0	297	36,389,875	297	36,389,875	
8. Rec Total	0	0	0	0	318	38,743,080	318	38,743,080	1,046,525
% of Total	0.00	0.00	0.00	0.00	***	***	1.41	1.59	3.08
Res+Rec Total	11,301	828,266,610	829	71,224,480	2,755	311,404,565	14,885	1,210,895,655	21,740,180
% of Total	75.92	68.40	5.56	5.88	18.50	25.71	66.46	49.85	64.14

County 56 - Lincoln

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 22,395	Value 2,429,028,975	Total Growth 33,892,200 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	203	16,232,855	32	1,728,435	11	207,990	246	18,169,280	
10. Comm Improv Land	981	69,126,685	54	2,407,420	56	1,059,220	1,091	72,593,325	
11. Comm Improvements	1,041	312,254,365	58	11,705,885	85	13,648,655	1,184	337,608,905	
12. Comm Total	1,244	397,613,905	90	15,841,740	96	14,915,865	1,430	428,371,510	8,846,270
% of Total	86.99	92.81	6.29	3.69	6.71	3.48	6.38	17.63	26.10
13. Ind UnImp Land	0	0	0	0	2	138,365	2	138,365	
14. Ind Improv Land	2	104,965	0	0	0	0	2	104,965	
15. Ind Improvements	2	1,527,235	0	0	0	0	2	1,527,235	
16. Ind Total	2	1,632,200	0	0	2	138,365	4	1,770,565	0
% of Total	50.00	92.18	0.00	0.00	50.00	7.81	0.01	0.07	0.00
Comm+Ind Total	1,246	399,246,105	90	15,841,740	98	15,054,230	1,434	430,142,075	8,846,270
% of Total	86.88	92.81	6.27	3.68	6.83	3.49	6.40	17.70	26.10
17. Taxable Total	12,547	1,227,512,715	919	87,066,220	2,853	326,458,795	16,319	1,641,037,730	30,586,450
% of Total	76.88	74.80	5.63	4.34	17.48	18.97	72.86	67.55	90.24

County 56 - Lincoln

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	13,890	377,480	0	0	0
19. Commercial	14	6,484,960	69,557,980	0	0	0
20. Industrial	1	1,340,040	2,909,235	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	5	13,890	377,480
19. Commercial	0	0	0	14	6,484,960	69,557,980
20. Industrial	0	0	0	1	1,340,040	2,909,235
21. Other	0	0	0	0	0	0
22. Total Sch II				20	7,838,890	72,844,695

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	4	0
24. Mineral Interest-Non-Producing	0	0	0	0	11	49,820
	Records	Total Value	Growth			
23. Mineral Interest-Producing	4	0	0			
24. Mineral Interest-Non-Producing	11	49,820	0			
25. Mineral Interest Total	15	49,820	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	729	145	669	1,543

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	4,617	489,074,880	4,617	489,074,880
28. Ag-Improved Land	0	0	0	0	1,343	178,896,075	1,343	178,896,075
29. Ag-Improvements	0	0	0	0	1,444	119,970,470	1,444	119,970,470
30. Ag-Total Taxable							6,061	787,941,425

County 56 - Lincoln

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	40	40.000	229,100	40	40.000	229,100	
32. HomeSite Improv Land	1,042	1,201.560	6,117,915	1,042	1,201.560	6,117,915	
33. HomeSite Improvements	1,065		92,680,490	1,065		92,680,490	1,572,825
34. HomeSite Total				1,105	1,241.560	99,027,505	
35. FarmSite UnImp Land	119	238.000	113,600	119	238.000	113,600	
36. FarmSite Impr Land	1,271	3,476.700	1,778,275	1,271	3,476.700	1,778,275	
37. FarmSite Improv	1,263		27,289,980	1,263		27,289,980	1,732,925
38. FarmSite Total				1,382	3,714.700	29,181,855	
39. Road & Ditches		14,835.940			14,835.940		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,487	19,792.200	128,209,360	3,305,750

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	14	4,006.610	1,553,770	14	4,006.610	1,553,770

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	1	12.360	6,365	1	12.360	6,365
44. Recapture Val			86,520			86,520

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	6,198.050	10,040,840	6,198.050	10,040,840
46. 1A	0.000	0	0.000	0	29,525.220	47,830,880	29,525.220	47,830,880
47. 2A1	0.000	0	0.000	0	6,992.700	11,328,180	6,992.700	11,328,180
48. 2A	0.000	0	0.000	0	12,282.190	19,889,825	12,282.190	19,889,825
49. 3A1	0.000	0	0.000	0	9,197.090	13,105,870	9,197.090	13,105,870
50. 3A	0.000	0	0.000	0	14,665.350	18,680,415	14,665.350	18,680,415
51. 4A1	0.000	0	0.000	0	12,856.720	14,883,750	12,856.720	14,883,750
52. 4A	0.000	0	0.000	0	4,881.000	5,295,540	4,881.000	5,295,540
53. Total	0.000	0	0.000	0	96,598.320	141,055,300	96,598.320	141,055,300
Dryland:								
54. 1D1	0.000	0	0.000	0	251.770	138,480	251.770	138,480
55. 1D	0.000	0	0.000	0	8,597.250	4,728,515	8,597.250	4,728,515
56. 2D1	0.000	0	0.000	0	2,897.550	1,593,660	2,897.550	1,593,660
57. 2D	0.000	0	0.000	0	4,645.520	2,555,060	4,645.520	2,555,060
58. 3D1	0.000	0	0.000	0	3,895.500	1,850,405	3,895.500	1,850,405
59. 3D	0.000	0	0.000	0	4,840.660	2,299,355	4,840.660	2,299,355
60. 4D1	0.000	0	0.000	0	5,873.390	2,789,895	5,873.390	2,789,895
61. 4D	0.000	0	0.000	0	1,692.970	761,835	1,692.970	761,835
62. Total	0.000	0	0.000	0	32,694.610	16,717,205	32,694.610	16,717,205
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	146.670	102,670	146.670	102,670
66. 2G	0.000	0	0.000	0	24,386.220	17,070,390	24,386.220	17,070,390
67. 3G1	0.000	0	0.000	0	27,586.870	19,310,875	27,586.870	19,310,875
68. 3G	0.000	0	0.000	0	27,908.180	11,861,110	27,908.180	11,861,110
69. 4G1	0.000	0	0.000	0	4,222.310	1,794,475	4,222.310	1,794,475
70. 4G	0.000	0	0.000	0	5,206.640	2,186,795	5,206.640	2,186,795
71. Total	0.000	0	0.000	0	89,456.890	52,326,315	89,456.890	52,326,315
72. Waste	0.000	0	0.000	0	2,123.660	106,195	2,123.660	106,195
73. Other	0.000	0	0.000	0	22,950.650	14,114,735	22,950.650	14,114,735
74. Exempt	1.000		3,790.340		11,752.820		15,544.160	
75. Total	0.000	0	0.000	0	243,824.130	224,319,750	243,824.130	224,319,750

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	167.300	192,395	167.300	192,395
46. 1A	0.000	0	0.000	0	7,287.690	8,307,965	7,287.690	8,307,965
47. 2A1	0.000	0	0.000	0	3,753.280	4,053,545	3,753.280	4,053,545
48. 2A	0.000	0	0.000	0	4,870.950	5,163,205	4,870.950	5,163,205
49. 3A1	0.000	0	0.000	0	2,282.100	2,282,100	2,282.100	2,282,100
50. 3A	0.000	0	0.000	0	2,832.970	2,744,175	2,832.970	2,744,175
51. 4A1	0.000	0	0.000	0	2,143.030	1,975,495	2,143.030	1,975,495
52. 4A	0.000	0	0.000	0	10,759.520	9,683,020	10,759.520	9,683,020
53. Total	0.000	0	0.000	0	34,096.840	34,401,900	34,096.840	34,401,900
Dryland:								
54. 1D1	0.000	0	0.000	0	192.200	81,685	192.200	81,685
55. 1D	0.000	0	0.000	0	4,826.760	2,051,400	4,826.760	2,051,400
56. 2D1	0.000	0	0.000	0	1,864.220	792,305	1,864.220	792,305
57. 2D	0.000	0	0.000	0	2,809.620	1,194,110	2,809.620	1,194,110
58. 3D1	0.000	0	0.000	0	2,282.640	947,305	2,282.640	947,305
59. 3D	0.000	0	0.000	0	1,874.920	768,720	1,874.920	768,720
60. 4D1	0.000	0	0.000	0	1,828.430	749,665	1,828.430	749,665
61. 4D	0.000	0	0.000	0	2,870.510	1,148,200	2,870.510	1,148,200
62. Total	0.000	0	0.000	0	18,549.300	7,733,390	18,549.300	7,733,390
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	49.000	13,475	49.000	13,475
66. 2G	0.000	0	0.000	0	3,301.240	907,860	3,301.240	907,860
67. 3G1	0.000	0	0.000	0	2,965.710	815,575	2,965.710	815,575
68. 3G	0.000	0	0.000	0	454,127.200	108,990,595	454,127.200	108,990,595
69. 4G1	0.000	0	0.000	0	8,544.800	2,050,750	8,544.800	2,050,750
70. 4G	0.000	0	0.000	0	55,690.660	12,530,415	55,690.660	12,530,415
71. Total	0.000	0	0.000	0	524,678.610	125,308,670	524,678.610	125,308,670
72. Waste	0.000	0	0.000	0	1,931.980	96,600	1,931.980	96,600
73. Other	0.000	0	0.000	0	271.200	166,790	271.200	166,790
74. Exempt	0.000		78.990		340.890		419.880	
75. Total	0.000	0	0.000	0	579,527.930	167,707,350	579,527.930	167,707,350

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,418.000	1,952,360	1,418.000	1,952,360
47. 2A1	0.000	0	0.000	0	1,367.800	1,805,490	1,367.800	1,805,490
48. 2A	0.000	0	0.000	0	1,371.220	1,659,850	1,371.220	1,659,850
49. 3A1	0.000	0	0.000	0	804.500	882,640	804.500	882,640
50. 3A	0.000	0	0.000	0	3,662.940	3,285,645	3,662.940	3,285,645
51. 4A1	0.000	0	0.000	0	1,315.100	1,178,550	1,315.100	1,178,550
52. 4A	0.000	0	0.000	0	24,883.120	21,099,140	24,883.120	21,099,140
53. Total	0.000	0	0.000	0	34,822.680	31,863,675	34,822.680	31,863,675
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	1,496.180	598,470	1,496.180	598,470
56. 2D1	0.000	0	0.000	0	474.480	177,930	474.480	177,930
57. 2D	0.000	0	0.000	0	980.180	367,575	980.180	367,575
58. 3D1	0.000	0	0.000	0	989.130	346,205	989.130	346,205
59. 3D	0.000	0	0.000	0	1,071.670	375,090	1,071.670	375,090
60. 4D1	0.000	0	0.000	0	1,414.570	452,655	1,414.570	452,655
61. 4D	0.000	0	0.000	0	1,326.150	424,365	1,326.150	424,365
62. Total	0.000	0	0.000	0	7,752.360	2,742,290	7,752.360	2,742,290
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	31.000	12,400	31.000	12,400
68. 3G	0.000	0	0.000	0	128,905.560	32,226,570	128,905.560	32,226,570
69. 4G1	0.000	0	0.000	0	545.680	136,420	545.680	136,420
70. 4G	0.000	0	0.000	0	1,254.420	307,335	1,254.420	307,335
71. Total	0.000	0	0.000	0	130,736.660	32,682,725	130,736.660	32,682,725
72. Waste	0.000	0	0.000	0	97.120	4,855	97.120	4,855
73. Other	0.000	0	0.000	0	615.360	0	615.360	0
74. Exempt	0.000		0.000		3,557.360		3,557.360	
75. Total	0.000	0	0.000	0	174,024.180	67,293,545	174,024.180	67,293,545

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,894.710	5,596,595	3,894.710	5,596,595
47. 2A1	0.000	0	0.000	0	652.700	790,715	652.700	790,715
48. 2A	0.000	0	0.000	0	517.400	563,105	517.400	563,105
49. 3A1	0.000	0	0.000	0	1,728.540	1,788,855	1,728.540	1,788,855
50. 3A	0.000	0	0.000	0	49.000	36,505	49.000	36,505
51. 4A1	0.000	0	0.000	0	1,210.360	849,530	1,210.360	849,530
52. 4A	0.000	0	0.000	0	567.300	372,920	567.300	372,920
53. Total	0.000	0	0.000	0	8,620.010	9,998,225	8,620.010	9,998,225
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	10,638.240	4,255,285	10,638.240	4,255,285
56. 2D1	0.000	0	0.000	0	1,383.880	553,555	1,383.880	553,555
57. 2D	0.000	0	0.000	0	686.830	240,390	686.830	240,390
58. 3D1	0.000	0	0.000	0	5,951.300	2,082,955	5,951.300	2,082,955
59. 3D	0.000	0	0.000	0	39.100	13,690	39.100	13,690
60. 4D1	0.000	0	0.000	0	2,172.140	608,195	2,172.140	608,195
61. 4D	0.000	0	0.000	0	820.290	229,680	820.290	229,680
62. Total	0.000	0	0.000	0	21,691.780	7,983,750	21,691.780	7,983,750
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	73.000	36,500	73.000	36,500
67. 3G1	0.000	0	0.000	0	417.600	208,800	417.600	208,800
68. 3G	0.000	0	0.000	0	64,243.950	16,061,110	64,243.950	16,061,110
69. 4G1	0.000	0	0.000	0	107,780.840	26,945,370	107,780.840	26,945,370
70. 4G	0.000	0	0.000	0	102,958.700	25,739,830	102,958.700	25,739,830
71. Total	0.000	0	0.000	0	275,474.090	68,991,610	275,474.090	68,991,610
72. Waste	0.000	0	0.000	0	847.980	42,400	847.980	42,400
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		2,642.630		2,642.630	
75. Total	0.000	0	0.000	0	306,633.860	87,015,985	306,633.860	87,015,985

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	5.000	6,650	5.000	6,650
46. 1A	0.000	0	0.000	0	7,208.930	9,556,265	7,208.930	9,556,265
47. 2A1	0.000	0	0.000	0	4,283.150	5,246,865	4,283.150	5,246,865
48. 2A	0.000	0	0.000	0	5,182.910	5,960,345	5,182.910	5,960,345
49. 3A1	0.000	0	0.000	0	3,820.860	3,707,685	3,820.860	3,707,685
50. 3A	0.000	0	0.000	0	6,250.190	5,302,060	6,250.190	5,302,060
51. 4A1	0.000	0	0.000	0	4,848.780	4,121,465	4,848.780	4,121,465
52. 4A	0.000	0	0.000	0	36,072.030	29,883,945	36,072.030	29,883,945
53. Total	0.000	0	0.000	0	67,671.850	63,785,280	67,671.850	63,785,280
Dryland:								
54. 1D1	0.000	0	0.000	0	2.000	770	2.000	770
55. 1D	0.000	0	0.000	0	6,896.380	2,655,130	6,896.380	2,655,130
56. 2D1	0.000	0	0.000	0	2,950.960	1,136,125	2,950.960	1,136,125
57. 2D	0.000	0	0.000	0	3,697.130	1,423,405	3,697.130	1,423,405
58. 3D1	0.000	0	0.000	0	4,676.660	1,706,990	4,676.660	1,706,990
59. 3D	0.000	0	0.000	0	1,108.120	404,470	1,108.120	404,470
60. 4D1	0.000	0	0.000	0	4,174.390	1,461,045	4,174.390	1,461,045
61. 4D	0.000	0	0.000	0	2,555.270	894,355	2,555.270	894,355
62. Total	0.000	0	0.000	0	26,060.910	9,682,290	26,060.910	9,682,290
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	633.700	253,480	633.700	253,480
67. 3G1	0.000	0	0.000	0	1,419.200	567,680	1,419.200	567,680
68. 3G	0.000	0	0.000	0	155,465.480	37,311,755	155,465.480	37,311,755
69. 4G1	0.000	0	0.000	0	2,040.580	489,735	2,040.580	489,735
70. 4G	0.000	0	0.000	0	5,424.050	1,247,535	5,424.050	1,247,535
71. Total	0.000	0	0.000	0	164,983.010	39,870,185	164,983.010	39,870,185
72. Waste	0.000	0	0.000	0	1,153.660	57,680	1,153.660	57,680
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	259,869.430	113,395,435	259,869.430	113,395,435

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	241,809.700	281,104,380	241,809.700	281,104,380
77.Dry Land	0.000	0	0.000	0	106,748.960	44,858,925	106,748.960	44,858,925
78.Grass	0.000	0	0.000	0	1,185,329.260	319,179,505	1,185,329.260	319,179,505
79.Waste	0.000	0	0.000	0	6,154.400	307,730	6,154.400	307,730
80.Other	0.000	0	0.000	0	23,837.210	14,281,525	23,837.210	14,281,525
81.Exempt	1.000	0	3,869.330	0	18,293.700	0	22,164.030	0
82.Total	0.000	0	0.000	0	1,563,879.530	659,732,065	1,563,879.530	659,732,065

2008 Agricultural Land Detail

County 56 - Lincoln

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	6,198.050	6.42%	10,040,840	7.12%	1,619.999
1A	29,525.220	30.56%	47,830,880	33.91%	1,620.000
2A1	6,992.700	7.24%	11,328,180	8.03%	1,620.000
2A	12,282.190	12.71%	19,889,825	14.10%	1,619.403
3A1	9,197.090	9.52%	13,105,870	9.29%	1,425.001
3A	14,665.350	15.18%	18,680,415	13.24%	1,273.779
4A1	12,856.720	13.31%	14,883,750	10.55%	1,157.663
4A	4,881.000	5.05%	5,295,540	3.75%	1,084.929
Irrigated Total	96,598.320	100.00%	141,055,300	100.00%	1,460.225

Dry:

1D1	251.770	0.77%	138,480	0.83%	550.025
1D	8,597.250	26.30%	4,728,515	28.29%	550.003
2D1	2,897.550	8.86%	1,593,660	9.53%	550.002
2D	4,645.520	14.21%	2,555,060	15.28%	550.005
3D1	3,895.500	11.91%	1,850,405	11.07%	475.010
3D	4,840.660	14.81%	2,299,355	13.75%	475.008
4D1	5,873.390	17.96%	2,789,895	16.69%	475.005
4D	1,692.970	5.18%	761,835	4.56%	449.999
Dry Total	32,694.610	100.00%	16,717,205	100.00%	511.313

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	146.670	0.16%	102,670	0.20%	700.006
2G	24,386.220	27.26%	17,070,390	32.62%	700.001
3G1	27,586.870	30.84%	19,310,875	36.90%	700.002
3G	27,908.180	31.20%	11,861,110	22.67%	425.004
4G1	4,222.310	4.72%	1,794,475	3.43%	424.998
4G	5,206.640	5.82%	2,186,795	4.18%	420.001
Grass Total	89,456.890	100.00%	52,326,315	100.00%	584.933

Irrigated Total	96,598.320	39.62%	141,055,300	62.88%	1,460.225
Dry Total	32,694.610	13.41%	16,717,205	7.45%	511.313
Grass Total	89,456.890	36.69%	52,326,315	23.33%	584.933
Waste	2,123.660	0.87%	106,195	0.05%	50.005
Other	22,950.650	9.41%	14,114,735	6.29%	615.003
Exempt	15,544.160	6.38%			
Market Area Total	243,824.130	100.00%	224,319,750	100.00%	920.006

As Related to the County as a Whole

Irrigated Total	96,598.320	39.95%	141,055,300	50.18%	
Dry Total	32,694.610	30.63%	16,717,205	37.27%	
Grass Total	89,456.890	7.55%	52,326,315	16.39%	
Waste	2,123.660	34.51%	106,195	34.51%	
Other	22,950.650	96.28%	14,114,735	98.83%	
Exempt	15,544.160	70.13%			
Market Area Total	243,824.130	15.59%	224,319,750	34.00%	

2008 Agricultural Land Detail

County 56 - Lincoln

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	167.300	0.49%	192,395	0.56%	1,150.000
1A	7,287.690	21.37%	8,307,965	24.15%	1,139.999
2A1	3,753.280	11.01%	4,053,545	11.78%	1,080.000
2A	4,870.950	14.29%	5,163,205	15.01%	1,059.999
3A1	2,282.100	6.69%	2,282,100	6.63%	1,000.000
3A	2,832.970	8.31%	2,744,175	7.98%	968.656
4A1	2,143.030	6.29%	1,975,495	5.74%	921.823
4A	10,759.520	31.56%	9,683,020	28.15%	899.949
Irrigated Total	34,096.840	100.00%	34,401,900	100.00%	1,008.946

Dry:

1D1	192.200	1.04%	81,685	1.06%	425.000
1D	4,826.760	26.02%	2,051,400	26.53%	425.005
2D1	1,864.220	10.05%	792,305	10.25%	425.006
2D	2,809.620	15.15%	1,194,110	15.44%	425.007
3D1	2,282.640	12.31%	947,305	12.25%	415.004
3D	1,874.920	10.11%	768,720	9.94%	410.001
4D1	1,828.430	9.86%	749,665	9.69%	410.004
4D	2,870.510	15.48%	1,148,200	14.85%	399.998
Dry Total	18,549.300	100.00%	7,733,390	100.00%	416.910

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	49.000	0.01%	13,475	0.01%	275.000
2G	3,301.240	0.63%	907,860	0.72%	275.005
3G1	2,965.710	0.57%	815,575	0.65%	275.001
3G	454,127.200	86.55%	108,990,595	86.98%	240.000
4G1	8,544.800	1.63%	2,050,750	1.64%	239.999
4G	55,690.660	10.61%	12,530,415	10.00%	225.000
Grass Total	524,678.610	100.00%	125,308,670	100.00%	238.829

Irrigated Total	34,096.840	5.88%	34,401,900	20.51%	1,008.946
Dry Total	18,549.300	3.20%	7,733,390	4.61%	416.910
Grass Total	524,678.610	90.54%	125,308,670	74.72%	238.829
Waste	1,931.980	0.33%	96,600	0.06%	50.000
Other	271.200	0.05%	166,790	0.10%	615.007
Exempt	419.880	0.07%			
Market Area Total	579,527.930	100.00%	167,707,350	100.00%	289.386

As Related to the County as a Whole

Irrigated Total	34,096.840	14.10%	34,401,900	12.24%	
Dry Total	18,549.300	17.38%	7,733,390	17.24%	
Grass Total	524,678.610	44.26%	125,308,670	39.26%	
Waste	1,931.980	31.39%	96,600	31.39%	
Other	271.200	1.14%	166,790	1.17%	
Exempt	419.880	1.89%			
Market Area Total	579,527.930	37.06%	167,707,350	25.42%	

2008 Agricultural Land Detail

County 56 - Lincoln

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,418.000	4.07%	1,952,360	6.13%	1,376.840
2A1	1,367.800	3.93%	1,805,490	5.67%	1,319.995
2A	1,371.220	3.94%	1,659,850	5.21%	1,210.491
3A1	804.500	2.31%	882,640	2.77%	1,097.128
3A	3,662.940	10.52%	3,285,645	10.31%	896.996
4A1	1,315.100	3.78%	1,178,550	3.70%	896.167
4A	24,883.120	71.46%	21,099,140	66.22%	847.929
Irrigated Total	34,822.680	100.00%	31,863,675	100.00%	915.026

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,496.180	19.30%	598,470	21.82%	399.998
2D1	474.480	6.12%	177,930	6.49%	375.000
2D	980.180	12.64%	367,575	13.40%	375.007
3D1	989.130	12.76%	346,205	12.62%	350.009
3D	1,071.670	13.82%	375,090	13.68%	350.005
4D1	1,414.570	18.25%	452,655	16.51%	319.994
4D	1,326.150	17.11%	424,365	15.47%	319.997
Dry Total	7,752.360	100.00%	2,742,290	100.00%	353.736

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	31.000	0.02%	12,400	0.04%	400.000
3G	128,905.560	98.60%	32,226,570	98.60%	250.001
4G1	545.680	0.42%	136,420	0.42%	250.000
4G	1,254.420	0.96%	307,335	0.94%	245.001
Grass Total	130,736.660	100.00%	32,682,725	100.00%	249.988

Irrigated Total	34,822.680	20.01%	31,863,675	47.35%	915.026
Dry Total	7,752.360	4.45%	2,742,290	4.08%	353.736
Grass Total	130,736.660	75.13%	32,682,725	48.57%	249.988
Waste	97.120	0.06%	4,855	0.01%	49.989
Other	615.360	0.35%	0	0.00%	0.000
Exempt	3,557.360	2.04%			
Market Area Total	174,024.180	100.00%	67,293,545	100.00%	386.690

As Related to the County as a Whole

Irrigated Total	34,822.680	14.40%	31,863,675	11.34%	
Dry Total	7,752.360	7.26%	2,742,290	6.11%	
Grass Total	130,736.660	11.03%	32,682,725	10.24%	
Waste	97.120	1.58%	4,855	1.58%	
Other	615.360	2.58%	0	0.00%	
Exempt	3,557.360	16.05%			
Market Area Total	174,024.180	11.13%	67,293,545	10.20%	

2008 Agricultural Land Detail

County 56 - Lincoln

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,894.710	45.18%	5,596,595	55.98%	1,436.973
2A1	652.700	7.57%	790,715	7.91%	1,211.452
2A	517.400	6.00%	563,105	5.63%	1,088.335
3A1	1,728.540	20.05%	1,788,855	17.89%	1,034.893
3A	49.000	0.57%	36,505	0.37%	745.000
4A1	1,210.360	14.04%	849,530	8.50%	701.882
4A	567.300	6.58%	372,920	3.73%	657.359
Irrigated Total	8,620.010	100.00%	9,998,225	100.00%	1,159.885

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	10,638.240	49.04%	4,255,285	53.30%	399.998
2D1	1,383.880	6.38%	553,555	6.93%	400.002
2D	686.830	3.17%	240,390	3.01%	349.999
3D1	5,951.300	27.44%	2,082,955	26.09%	350.000
3D	39.100	0.18%	13,690	0.17%	350.127
4D1	2,172.140	10.01%	608,195	7.62%	279.998
4D	820.290	3.78%	229,680	2.88%	279.998
Dry Total	21,691.780	100.00%	7,983,750	100.00%	368.054

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	73.000	0.03%	36,500	0.05%	500.000
3G1	417.600	0.15%	208,800	0.30%	500.000
3G	64,243.950	23.32%	16,061,110	23.28%	250.001
4G1	107,780.840	39.13%	26,945,370	39.06%	250.001
4G	102,958.700	37.38%	25,739,830	37.31%	250.001
Grass Total	275,474.090	100.00%	68,991,610	100.00%	250.446

Irrigated Total	8,620.010	2.81%	9,998,225	11.49%	1,159.885
Dry Total	21,691.780	7.07%	7,983,750	9.18%	368.054
Grass Total	275,474.090	89.84%	68,991,610	79.29%	250.446
Waste	847.980	0.28%	42,400	0.05%	50.001
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,642.630	0.86%			
Market Area Total	306,633.860	100.00%	87,015,985	100.00%	283.778

As Related to the County as a Whole

Irrigated Total	8,620.010	3.56%	9,998,225	3.56%	
Dry Total	21,691.780	20.32%	7,983,750	17.80%	
Grass Total	275,474.090	23.24%	68,991,610	21.62%	
Waste	847.980	13.78%	42,400	13.78%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,642.630	11.92%			
Market Area Total	306,633.860	19.61%	87,015,985	13.19%	

2008 Agricultural Land Detail

County 56 - Lincoln

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5.000	0.01%	6,650	0.01%	1,330.000
1A	7,208.930	10.65%	9,556,265	14.98%	1,325.614
2A1	4,283.150	6.33%	5,246,865	8.23%	1,225.001
2A	5,182.910	7.66%	5,960,345	9.34%	1,149.999
3A1	3,820.860	5.65%	3,707,685	5.81%	970.379
3A	6,250.190	9.24%	5,302,060	8.31%	848.303
4A1	4,848.780	7.17%	4,121,465	6.46%	850.000
4A	36,072.030	53.30%	29,883,945	46.85%	828.451
Irrigated Total	67,671.850	100.00%	63,785,280	100.00%	942.567

Dry:

1D1	2.000	0.01%	770	0.01%	385.000
1D	6,896.380	26.46%	2,655,130	27.42%	385.003
2D1	2,950.960	11.32%	1,136,125	11.73%	385.001
2D	3,697.130	14.19%	1,423,405	14.70%	385.002
3D1	4,676.660	17.95%	1,706,990	17.63%	365.001
3D	1,108.120	4.25%	404,470	4.18%	365.005
4D1	4,174.390	16.02%	1,461,045	15.09%	350.002
4D	2,555.270	9.80%	894,355	9.24%	350.004
Dry Total	26,060.910	100.00%	9,682,290	100.00%	371.525

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	633.700	0.38%	253,480	0.64%	400.000
3G1	1,419.200	0.86%	567,680	1.42%	400.000
3G	155,465.480	94.23%	37,311,755	93.58%	240.000
4G1	2,040.580	1.24%	489,735	1.23%	239.997
4G	5,424.050	3.29%	1,247,535	3.13%	230.000
Grass Total	164,983.010	100.00%	39,870,185	100.00%	241.662

Irrigated Total	67,671.850	26.04%	63,785,280	56.25%	942.567
Dry Total	26,060.910	10.03%	9,682,290	8.54%	371.525
Grass Total	164,983.010	63.49%	39,870,185	35.16%	241.662
Waste	1,153.660	0.44%	57,680	0.05%	49.997
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	259,869.430	100.00%	113,395,435	100.00%	436.355

As Related to the County as a Whole

Irrigated Total	67,671.850	27.99%	63,785,280	22.69%	
Dry Total	26,060.910	24.41%	9,682,290	21.58%	
Grass Total	164,983.010	13.92%	39,870,185	12.49%	
Waste	1,153.660	18.75%	57,680	18.74%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	259,869.430	16.62%	113,395,435	17.19%	

2008 Agricultural Land Detail

County 56 - Lincoln

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	241,809.700	281,104,380
Dry	0.000	0	0.000	0	106,748.960	44,858,925
Grass	0.000	0	0.000	0	1,185,329.260	319,179,505
Waste	0.000	0	0.000	0	6,154.400	307,730
Other	0.000	0	0.000	0	23,837.210	14,281,525
Exempt	1.000	0	3,869.330	0	18,293.700	0
Total	0.000	0	0.000	0	1,563,879.530	659,732,065

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	241,809.700	281,104,380	241,809.700	15.46%	281,104,380	42.61%	1,162.502
Dry	106,748.960	44,858,925	106,748.960	6.83%	44,858,925	6.80%	420.228
Grass	1,185,329.260	319,179,505	1,185,329.260	75.79%	319,179,505	48.38%	269.274
Waste	6,154.400	307,730	6,154.400	0.39%	307,730	0.05%	50.001
Other	23,837.210	14,281,525	23,837.210	1.52%	14,281,525	2.16%	599.127
Exempt	22,164.030	0	22,164.030	1.42%	0	0.00%	0.000
Total	1,563,879.530	659,732,065	1,563,879.530	100.00%	659,732,065	100.00%	421.856

* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the
2007 Certificate of Taxes Levied (CTL)**

56 Lincoln

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	1,135,388,615	1,172,152,575	36,763,960	3.24	20,693,655	1.42
2. Recreational	35,586,385	38,743,080	3,156,695	8.87	1,046,525	5.93
3. Ag-Homesite Land, Ag-Res Dwellings	97,341,510	99,027,505	1,685,995	1.73	*-----	1.73
4. Total Residential (sum lines 1-3)	1,268,316,510	1,309,923,160	41,606,650	3.28	21,740,180	1.57
5. Commercial	337,499,395	428,371,510	90,872,115	26.93	8,846,270	24.3
6. Industrial	1,826,575	1,770,565	-56,010	-3.07	0	-3.07
7. Ag-Farmsite Land, Outbuildings	27,624,140	29,181,855	1,557,715	5.64	3,305,750	-6.33
8. Minerals	31,540	49,820	18,280	57.96	0	57.96
9. Total Commercial (sum lines 5-8)	366,981,650	459,373,750	92,392,100	25.18	10,579,195	22.29
10. Total Non-Agland Real Property	1,635,298,160	1,769,296,910	133,998,750	8.19	33,892,200	6.12
11. Irrigated	271,077,630	281,104,380	10,026,750	3.7		
12. Dryland	41,474,330	44,858,925	3,384,595	8.16		
13. Grassland	289,921,230	319,179,505	29,258,275	10.09		
14. Wasteland	353,680	307,730	-45,950	-12.99		
15. Other Agland	15,983,540	15,983,540	-1,702,015	-10.65		
16. Total Agricultural Land	618,810,410	659,732,065	40,921,655	6.61		
17. Total Value of All Real Property (Locally Assessed)	2,254,108,570	2,429,028,975	174,920,405	7.76	33,892,200	6.26

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY

2007

Neb. Laws 2005 LB 263 Section 9, passed with the emergency clause and signed by the Governor on March 9, 2005 repealed provisions relating to the assessor's five-year plan of assessment in Neb. Rev. Stat 77-1311(8). New language in Lb 263 instituted a 3-year plan of assessment.

For purposes of this report, Lincoln County uses the following definitions of assessments from "Property Appraisal and Assessment Administration"

Assessment review: the reexamination of assessments by a governmental agency that has the authority to alter individual assessments on its own motion.

Reappraisal: the mass appraisal of all property within an assessment jurisdiction accomplished within or at the beginning of a reappraisal cycle (reevaluation of reassessment).

Updates: annual adjustments applied to properties between reappraisals.

RESIDENTIAL

2008

Lincoln County is a pilot county for MIPS which include residential value development. The vendors from MIPS are currently developing valuation tables and models. These systems should be available for application in 2008 for a valuation date of January 1, 2009. If these programs come online at the anticipated due date, all residential property throughout the county will be revalued for the value date of January 1st, 2009. This system should also allow the county appraisal staff to develop a Sales Comparison Approach to value as well as the Cost Approach.

Land sales and improved sales will continue to be monitored and adjusted to reflect market conditions for various neighborhoods throughout. Marshall and Swift Residential Cost Handbook as of June 2005, remains in effect for all pick up work. Sales will be reviewed as they occur and areas may receive adjustments to maintain proper levels of value. As soon as the new MIPS costing is available online for the pilot program, that costing will be implemented at that time.

2009

Residential sales for the past 24 months ending June 30th, 2008 will be closely watched for any changes occurring in the market that would warrant some type of action. With continuous growth expected, pick up work will continue to be done. We will monitor the MIPS pilot program for any problems that may occur.

2010

Sales in all neighborhoods of North Platte and villages will be studied to keep up with the current market. Some areas may need to be fine tuned if the market shows a need to stay within the recommended levels. The on going process of pick up work will also continue.

COMMERCIAL

The reappraisals of commercial properties located in Lincoln County were to be reappraised in 2006 for the value date of January 1, 2007. However, due to problems with the vendors providing costing services, this task was not completed. Since that time Lincoln County has agreed to be a pilot county for commercial properties thru the MIPS system. This agreement was made December 2006 and as of this date we have not received any information concerning commercial programs or costing. Therefore, the appraisal staff has proceeded to re-cost all commercial property as of cost data dated June 2006. All commercial property will be reappraised with this data to be applied January 1, 2008.

2008

If the MIPS program for the commercial costing becomes available we will implement the new program, continue to review sales to see if any revision will be needed. Income and expense statements have been and will continue to be sought from all appropriate commercial property owners to assist in the development of the Income Approach. Sales Comparison Approach will be utilized in an informal manner to provide as a check on the other approaches to value. Sales for vacant and improved parcels are and will continue to be monitored to reflect market conditions for 2009. New construction will also continue to be picked up.

2009

As with all other classes and subclasses of property the sales of the previous 36 months in each category and neighborhood will be closely studied and adjustments to values will be made as needed to maintain the integrity of the established ratio ranges. With continuous growth expected, pick up work will continue to be done.

2010

Continued growth is expected therefore all sales of improved and vacant parcels will be monitored and adjustments will be made if warranted. The on going process of pick up work will also continue.

RURAL RESIDENTIAL

2008

All analysis and development for residential property also applies to the rural residential properties as well as agricultural residences. Sales of all rural residential properties will continue to be monitored and may receive adjustments to maintain proper levels of value for 2009. With the continued growth of rural residences the June 2005 Marshall and Swift Residential Cost Handbook will continue to be used for all pick up work. Once Lincoln County is online with MIPS pilot program all residential properties located in rural areas will be revalued for the value date of January 1st, 2009.

2009

Rural Residential sales for the past 24 months will be closely watched for any changes occurring in the market that would warrant some type of action. With continuous growth expected, pick up work will continue to be done. The new MIPS pilot program will be monitored for any problems that may occur.

2010

Sales in all rural areas will be studied to keep up with the current market. Some areas may need to be fine tuned if the market shows a need to stay within the recommended levels. The on going process of pick up work will also continue.

UNIMPROVED AGRICULTURAL LAND

Legislation that became effective January 1, 2007 set the percent to market ratio for agricultural land at 75%. The range of value is 69% to 75%.

Sales for the appropriate previous 36 months are studied **annually** in each of the established market areas. Four market areas were established along natural geographical and topographical boundaries. Area One along the North Platte, South Platte and Platte Rivers has excellent farm ground and sub-irrigated hay meadows. Area Two is mostly sand hills pasture except for some irrigated farm ground along the Logan County line in the northeast corner and extends south along the east border with Custer County. Area Three is also sand hills but much of it has been converted to pivot irrigation. Area Four is cedar tree and brush covered canyons. More-level tillable farm ground is found along our border with Dawson County in the southeast.

During property valuation protest time in June, 2006 it became apparent to the assessor, appraisers and commissioners that a fifth market area should be established. This new area divided Area Three along the boundary line between Twin Platte and Middle Republican Natural Resource Districts. It is approximately 7 miles south of Lake Maloney Reservoir to the south county line and from the west county line east to the Area Four boundary. This area is designated Market Area 5. The Middle Republican NRD has had a moratorium on drilling new irrigation wells in Area 5 since July 2004. Each existing well was limited to 39 inches of water

per acre for 2005, 2006 and 2007. Legislation passed during the 2007 session initiated policies concerning water issues in the Middle Republican NRD.

Since these areas have such diverse soils, terrain and irrigation issues, it is necessary to study the sales on their own merit.

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>MEAN</u>	<u>COD</u>	<u>PRD</u>
Residential	98.00	99.00	8.40	101.99
Comm/Ind	98.00	99.00	5.18	99.38
Unimproved Ag	73.00	74.00	21.79	101.85

Training

The assessor obtained a renewed assessor's certificate valid until December 31, 2010. The deputy received a certificate in 2005 and began her duties January 4, 2007. Other staff members successfully completed the assessor's exam in 2004 and attend the workshops and classes to begin the collection of required hours. All three of the staff appraisers have certificates also and will use appraiser continuing education hours for assessor hours. IAAO classes are nearly prohibitive in cost for multiple students, thus assessor certified staff rely on department classes offered at workshops and elsewhere to meet the requirements.

Budget

Purposed budget for 2007-2008	\$492,090
Salaries	456,370
Education	6,000
Data processing equipment and software	11,000
(Monthly fees for programs paid by IT budget)	
Reappraisal (done in-house)	none

Staff

1 assessor	3 clerks
1 deputy	3 CAMA clerks
1 computer analyst	1 lead appraiser
1 GIS operator	3 staff appraisers
1 part-time appraiser	

CONCLUSION

With the volume of work that goes through this office the staff of the Lincoln County Assessor's office has, for many years worked diligently to assess all property in the county in an equal and proportionate manner along with giving courteous information and assistance to the taxpayers. Since the Lincoln County Board of Commissioners allowed the addition of a lead appraiser and three staff appraisers, the process of reappraising all classes of property is being done in a more efficient and timely manner. Now that the staff appraisers have received various certifications following the successful completion of exams, two are registered appraisers, the third needs only to sit for the exam and all three hold Assessor's Certifications. This increase in knowledge at the local level gives the property owners confidence in our abilities, has decreased the number of protests and eliminated the need for costly contract reappraisals which is a cost-savings to the taxpayers.

Mary Ann Long
Lincoln County Assessor
June 15, 2007

2008 Assessment Survey for Lincoln County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4
3.	Other full-time employees:
	8
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$492,090
7.	Part of the budget that is dedicated to the computer system:
	\$7,000
8.	Adopted budget, or granted budget if different from above:
	\$481,975
9.	Amount of the total budget set aside for appraisal work:
	\$178,185
10.	Amount of the total budget set aside for education/workshops:
	\$4,000
11.	Appraisal/Reappraisal budget, if not part of the total budget:
	\$100; which is used for one O&G mineral appraisal.
12.	Other miscellaneous funds:
	\$292,690
13.	Total budget:
	\$481,975

a.	Was any of last year's budget not used:
	Yes, \$15,548 was the balance of the budget not spent for the fiscal year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS, Inc.
2.	CAMA software:
	MIPS, Inc.
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Lincoln County has an employee that is the map clerk for the office.
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	GIS Operator
7.	Personal Property software:
	MIPS, Inc.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	North Platte, Brady, Maxwell, Hershey, Sutherland, Wallace and the unincorporated town of Wellfleet.
4.	When was zoning implemented?

	February 1975
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D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
2.	Other services:
	MIPS, Inc.

Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Lincoln County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5784.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts