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2009 Commission Summary

56 Lincoln

Residential Real Property - Current

Number of Sales	1,182	COD	6.24
Total Sales Price	\$139,948,393	PRD	101.40
Total Adj. Sales Price	\$139,842,593	COV	12.13
Total Assessed Value	\$133,218,560	STD	11.72
Avg. Adj. Sales Price	\$118,310	Avg. Absolute Deviation	6.04
Avg. Assessed Value	\$112,706	Average Assessed Value of the Base	\$84,146
Median	97	Wgt. Mean	95
Mean	97	Max	245
Min	48.11		

Confidence Interval - Current

95% Median C.I	96.37 to 97.13
95% Mean C.I	95.93 to 97.27
95% Wgt. Mean C.I	94.71 to 95.82

% of Value of the Class of all Real Property Value in the County	49.54
% of Records Sold in the Study Period	7.95
% of Value Sold in the Study Period	10.65

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	1,542	98	9.17	103.05
2007	1,654	98	8.4	101.99
2006	1,517	98	7.35	100.76
2005	1,579	94	11.08	102.87

2009 Commission Summary

56 Lincoln

Commercial Real Property - Current

Number of Sales	84	COD	4.31
Total Sales Price	\$28,815,230	PRD	104.75
Total Adj. Sales Price	\$28,942,730	COV	6.72
Total Assessed Value	\$26,157,355	STD	6.36
Avg. Adj. Sales Price	\$344,556	Avg. Absolute Deviation	4.09
Avg. Assessed Value	\$311,397	Average Assessed Value of the Base	\$288,070
Median	95	Wgt. Mean	90
Mean	95	Max	108
Min	58		

Confidence Interval - Current

95% Median C.I	93.99 to 96.69
95% Mean C.I	93.31 to 96.03
95% Wgt. Mean C.I	84.77 to 95.98

% of Value of the Class of all Real Property Value in the County 16.05

% of Records Sold in the Study Period 5.97

% of Value Sold in the Study Period 6.46

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	112	100	6.62	100.76
2007	152	98	5.18	99.38
2006	153	98	11.7	99.42
2005	139	97	10.26	98.81

2009 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 regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. The resource used regarding the quality of assessment for each class of real property in this county are the performance standards issued by the International Association of Assessing Officers (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 97.00% 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 95.00% 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.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Lincoln County is 73.00% 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.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1256	MEDIAN:	95	COV:	22.49	95% Median C.I.:	94.96 to 95.82
TOTAL Sales Price:	145,201,625	WGT. MEAN:	93	STD:	21.46	95% Wgt. Mean C.I.:	91.72 to 93.51
TOTAL Adj.Sales Price:	145,263,825	MEAN:	95	AVG.ABS.DEV:	9.84	95% Mean C.I.:	94.24 to 96.61
TOTAL Assessed Value:	134,533,285						
AVG. Adj. Sales Price:	115,655	COD:	10.30	MAX Sales Ratio:	346.60		
AVG. Assessed Value:	107,112	PRD:	103.04	MIN Sales Ratio:	4.84		

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	198	96.94	98.06	95.91	6.10	102.24	50.37	342.42	96.25 to 97.64	117,177	112,390
10/01/06 TO 12/31/06	145	97.68	97.95	96.53	6.10	101.48	51.84	161.00	96.64 to 99.03	101,563	98,034
01/01/07 TO 03/31/07	146	96.19	95.37	94.43	6.21	100.99	37.29	136.36	95.20 to 97.46	123,851	116,956
04/01/07 TO 06/30/07	181	95.80	95.45	94.46	6.17	101.05	53.25	177.19	95.10 to 97.09	122,130	115,363
07/01/07 TO 09/30/07	182	94.69	93.46	91.08	6.45	102.62	34.23	181.12	93.93 to 95.56	115,861	105,521
10/01/07 TO 12/31/07	130	95.19	97.04	93.23	13.29	104.09	19.66	213.36	93.04 to 96.61	112,603	104,974
01/01/08 TO 03/31/08	111	86.91	86.89	85.62	16.55	101.48	8.33	233.86	83.46 to 90.43	116,998	100,176
04/01/08 TO 06/30/08	163	88.19	96.73	87.53	24.22	110.51	4.84	346.60	85.89 to 91.73	113,105	99,001
____Study Years____											
07/01/06 TO 06/30/07	670	96.65	96.74	95.28	6.18	101.54	37.29	342.42	96.28 to 97.24	116,590	111,081
07/01/07 TO 06/30/08	586	92.79	93.92	89.52	14.89	104.92	4.84	346.60	91.17 to 93.82	114,587	102,574
____Calendar Yrs____											
01/01/07 TO 12/31/07	639	95.53	95.19	93.28	7.73	102.05	19.66	213.36	94.97 to 95.88	118,799	110,810
____ALL____											
	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
(blank)	5	90.83	114.32	70.44	52.31	162.29	37.29	185.21	N/A	98,100	69,102
BRADY	17	97.50	96.74	99.59	4.95	97.13	81.24	110.05	91.58 to 100.41	47,523	47,330
HERSHEY	31	95.69	96.90	92.72	9.25	104.51	58.70	166.62	93.45 to 100.11	87,477	81,106
MAXWELL	11	96.94	97.42	97.99	4.88	99.41	83.74	116.19	88.21 to 100.85	63,163	61,894
NORTH PLATTE	863	95.56	95.00	93.41	8.38	101.70	6.06	342.42	95.06 to 96.00	108,909	101,732
RURAL	1	77.89	77.89	77.89			77.89	77.89	N/A	163,500	127,345
RURAL RES	270	94.86	95.66	91.30	14.02	104.78	6.30	233.86	93.43 to 96.05	155,102	141,609
SUTHERLAND	40	95.05	101.52	89.47	25.11	113.47	4.84	346.60	88.85 to 99.40	93,780	83,903
WALLACE	13	87.21	84.32	83.77	9.70	100.67	63.38	95.71	76.29 to 94.98	50,507	42,308
WELLFLEET	5	94.53	103.72	102.96	14.08	100.74	87.50	141.43	N/A	24,200	24,917
____ALL____											
	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

PAD 2009 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
0	1	104.35	104.35	104.35			104.35	104.35	N/A	16,200	16,905
1	981	95.55	95.36	93.24	9.29	102.28	4.84	346.60	94.98 to 95.98	105,113	98,004
2	37	95.69	93.96	93.19	9.29	100.82	6.30	158.10	94.63 to 97.46	152,348	141,975
3	236	94.40	95.89	90.72	14.80	105.70	26.36	233.86	93.02 to 96.19	153,674	139,412
5	1	96.57	96.57	96.57			96.57	96.57	N/A	227,500	219,705
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

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	1111	95.42	95.15	93.07	8.79	102.24	8.33	346.60	94.95 to 95.79	119,942	111,625
2	99	94.82	97.69	78.83	28.01	123.93	4.84	237.04	87.27 to 100.00	54,265	42,776
3	46	96.77	97.21	94.68	9.13	102.68	63.68	136.77	94.21 to 99.49	144,251	136,578
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1221	95.49	95.49	93.02	9.99	102.65	4.84	346.60	94.96 to 95.82	115,605	107,538
06	34	95.53	90.91	78.25	19.49	116.18	26.36	233.86	88.33 to 98.53	120,498	94,295
07	1	177.19	177.19	177.19			177.19	177.19	N/A	13,000	23,035
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	1256	MEDIAN:	95	COV:	22.49	95% Median C.I.:	94.96 to 95.82
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TOTAL Assessed Value:	134,533,285						
AVG. Adj. Sales Price:	115,655	COD:	10.30	MAX Sales Ratio:	346.60		
AVG. Assessed Value:	107,112	PRD:	103.04	MIN Sales Ratio:	4.84		

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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)	162	89.76	99.99	89.31	27.17	111.95	6.06	346.60	86.25 to 92.93	113,052	100,972
21-0089											
24-0020	1	96.19	96.19	96.19			96.19	96.19	N/A	100,500	96,675
32-0046	10	99.21	103.35	97.78	12.06	105.69	87.50	141.43	90.61 to 116.80	58,630	57,331
32-0095											
32-0125											
51-0006											
56-0001	909	95.76	95.07	93.89	7.17	101.25	8.33	342.42	95.33 to 96.20	119,650	112,344
56-0006	46	96.18	90.80	85.33	9.57	106.41	26.36	110.05	94.21 to 98.53	107,981	92,145
56-0007	16	97.06	102.94	96.27	12.77	106.93	65.64	212.12	95.51 to 100.64	60,740	58,474
56-0037	59	93.78	93.22	90.00	10.35	103.58	37.29	144.36	91.39 to 97.18	115,578	104,020
56-0055	40	94.10	90.93	85.78	15.36	106.01	4.84	161.00	88.71 to 98.31	99,392	85,262
56-0565	13	88.93	88.29	86.46	8.16	102.11	69.75	106.01	77.89 to 95.24	58,975	50,991
57-0501											
60-0090											
68-0020											
NonValid School	162	89.76	99.99	89.31	27.17	111.95	6.06	346.60	86.25 to 92.93	113,052	100,972
ALL											
	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

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	109	96.65	102.63	83.70	30.63	122.61	4.84	346.60	89.43 to 100.11	51,820	43,373
Prior TO 1860											
1860 TO 1899	2	91.86	91.86	89.49	12.89	102.65	80.02	103.70	N/A	137,500	123,050
1900 TO 1919	114	96.38	95.77	93.23	9.84	102.72	8.33	339.85	94.74 to 98.01	71,610	66,765
1920 TO 1939	163	96.08	96.86	94.72	8.74	102.26	60.93	342.42	95.05 to 97.39	78,617	74,464
1940 TO 1949	139	95.55	93.79	93.42	7.08	100.40	53.07	126.36	94.17 to 96.93	79,175	73,966
1950 TO 1959	146	96.27	97.14	95.10	9.05	102.15	53.25	277.42	95.52 to 98.27	104,209	99,099
1960 TO 1969	123	94.62	92.78	92.92	5.95	99.85	55.58	112.11	93.67 to 95.25	120,720	112,169
1970 TO 1979	200	94.64	93.69	92.36	8.89	101.44	37.29	185.21	93.64 to 95.69	138,599	128,012
1980 TO 1989	43	95.49	95.78	95.24	8.01	100.57	62.94	177.66	93.15 to 97.06	147,982	140,935
1990 TO 1994	37	91.20	93.53	89.92	11.51	104.02	34.23	166.10	89.58 to 96.48	195,628	175,899
1995 TO 1999	52	95.00	93.49	92.94	5.61	100.58	72.00	105.90	91.87 to 96.78	176,040	163,619
2000 TO Present	128	95.57	93.52	91.67	8.16	102.02	45.18	155.97	93.61 to 96.55	209,516	192,066
ALL											
	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

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TOTAL Assessed Value:	134,533,285						
AVG. Adj. Sales Price:	115,655	COD:	10.30	MAX Sales Ratio:	346.60		
AVG. Assessed Value:	107,112	PRD:	103.04	MIN Sales Ratio:	4.84		

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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	6	102.49	127.70	117.97	26.32	108.25	100.00	212.12	100.00 to 212.12	3,975	4,689
5000 TO	9999	19	97.50	106.82	106.57	20.70	100.24	65.64	237.04	87.27 to 106.19	7,008	7,468
Total \$												
1 TO	9999	25	101.09	111.83	108.30	21.81	103.26	65.64	237.04	97.13 to 106.01	6,280	6,801
10000 TO	29999	98	100.24	114.29	112.09	27.68	101.96	46.44	346.60	98.22 to 104.35	20,908	23,437
30000 TO	59999	164	95.91	96.22	96.09	12.59	100.13	19.66	277.42	94.14 to 98.14	46,099	44,295
60000 TO	99999	345	96.21	95.28	95.29	7.22	99.99	8.33	213.36	95.26 to 96.86	79,437	75,698
100000 TO	149999	296	94.25	91.91	91.72	7.32	100.20	6.06	166.10	93.54 to 95.49	123,318	113,110
150000 TO	249999	251	94.43	91.98	91.99	7.59	99.99	4.84	122.00	93.06 to 95.17	187,332	172,331
250000 TO	499999	73	93.42	89.73	89.21	9.22	100.58	34.23	109.07	90.28 to 95.39	307,467	274,283
500000 +		4	96.69	91.46	90.74	6.47	100.79	74.18	98.29	N/A	530,927	481,783
ALL												
		1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

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	8	100.55	107.33	96.92	22.10	110.74	65.64	212.12	65.64 to 212.12	4,418	4,282
5000 TO	9999	23	96.21	80.55	31.48	31.54	255.86	6.06	158.10	71.75 to 104.06	24,147	7,602
Total \$												
1 TO	9999	31	97.13	87.46	35.40	29.30	247.07	6.06	212.12	85.71 to 101.09	19,056	6,745
10000 TO	29999	96	95.96	97.15	83.65	19.52	116.14	4.84	237.04	93.14 to 99.67	24,662	20,630
30000 TO	59999	190	95.59	99.01	94.17	14.46	105.14	50.73	339.85	93.78 to 97.54	49,221	46,351
60000 TO	99999	379	95.80	96.05	93.21	9.17	103.05	37.29	346.60	94.86 to 96.55	85,908	80,076
100000 TO	149999	296	94.71	92.72	90.88	7.23	102.03	34.23	173.45	93.81 to 95.56	134,962	122,649
150000 TO	249999	209	95.25	95.28	94.00	6.81	101.36	47.19	213.36	94.43 to 96.52	201,767	189,656
250000 TO	499999	54	95.66	95.32	94.25	6.21	101.14	72.73	119.47	93.55 to 98.30	329,011	310,099
500000 +		1	98.29	98.29	98.29			98.29	98.29	N/A	509,000	500,300
ALL												
		1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

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Base Stat

State Stat Run

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TOTAL Sales Price:	145,201,625	WGT. MEAN:	93	STD:	21.46	95% Wgt. Mean C.I.:	91.72 to 93.51
TOTAL Adj.Sales Price:	145,263,825	MEAN:	95	AVG.ABS.DEV:	9.84	95% Mean C.I.:	94.24 to 96.61
TOTAL Assessed Value:	134,533,285						
AVG. Adj. Sales Price:	115,655	COD:	10.30	MAX Sales Ratio:	346.60		
AVG. Assessed Value:	107,112	PRD:	103.04	MIN Sales Ratio:	4.84		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	111	96.20	102.24	83.66	30.50	122.20	4.84	346.60	89.11 to 100.06	51,353	42,964
10	79	96.52	95.24	90.89	10.80	104.79	8.33	173.95	94.34 to 98.57	51,799	47,079
15	37	97.24	96.98	96.09	9.35	100.93	55.58	145.31	94.73 to 98.77	88,091	84,645
20	251	95.17	96.17	92.89	10.92	103.53	58.06	342.42	94.26 to 96.27	72,299	67,158
25	112	96.34	95.69	94.08	6.42	101.71	53.07	166.62	95.24 to 97.63	84,377	79,381
30	433	94.59	93.45	91.88	7.82	101.70	48.98	339.85	93.81 to 95.22	121,908	112,014
35	88	95.24	93.46	93.21	6.16	100.27	54.88	119.47	93.78 to 96.67	186,751	174,067
40	110	97.17	95.95	94.72	6.00	101.31	34.23	166.10	95.76 to 98.51	219,725	208,114
45	17	95.55	96.07	95.67	5.05	100.42	84.16	109.07	91.71 to 101.16	276,164	264,216
50	16	94.61	93.51	92.00	6.31	101.65	74.18	104.28	88.78 to 99.57	354,338	325,981
55	1	72.73	72.73	72.73			72.73	72.73	N/A	350,000	254,540
60	1	96.24	96.24	96.24			96.24	96.24	N/A	510,000	490,805
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	109	96.20	102.48	84.78	30.70	120.87	4.84	346.60	89.43 to 100.00	56,923	48,262
100	16	97.28	95.98	94.86	7.14	101.19	67.62	123.82	93.45 to 100.06	36,290	34,424
101	859	95.20	94.85	93.06	8.44	101.92	8.33	342.42	94.74 to 95.79	114,761	106,796
102	69	96.09	93.95	94.30	6.61	99.62	63.68	119.47	93.46 to 97.71	181,672	171,323
103	42	95.53	93.77	93.83	4.87	99.94	73.98	105.23	94.20 to 96.56	161,133	151,192
104	116	95.63	96.68	93.11	8.91	103.84	58.06	339.85	94.10 to 97.82	123,803	115,268
106	10	91.83	86.52	72.07	24.34	120.05	34.23	141.43	48.98 to 107.14	98,762	71,174
111	17	87.17	88.30	87.85	10.06	100.51	63.03	102.64	78.10 to 98.15	154,394	135,631
301	6	96.13	94.38	93.24	3.01	101.21	88.78	97.84	88.78 to 97.84	154,816	144,356
304	9	94.48	91.47	90.86	8.10	100.67	61.86	101.22	87.20 to 100.65	134,694	122,384
305	2	92.86	92.86	92.25	8.03	100.65	85.40	100.31	N/A	137,000	126,385
307	1	98.23	98.23	98.23			98.23	98.23	N/A	206,900	203,245
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	1256	MEDIAN:	95	COV:	22.49	95% Median C.I.:	94.96 to 95.82
TOTAL Sales Price:	145,201,625	WGT. MEAN:	93	STD:	21.46	95% Wgt. Mean C.I.:	91.72 to 93.51
TOTAL Adj.Sales Price:	145,263,825	MEAN:	95	AVG.ABS.DEV:	9.84	95% Mean C.I.:	94.24 to 96.61
TOTAL Assessed Value:	134,533,285						
AVG. Adj. Sales Price:	115,655	COD:	10.30	MAX Sales Ratio:	346.60		
AVG. Assessed Value:	107,112	PRD:	103.04	MIN Sales Ratio:	4.84		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	112	95.86	102.10	83.78	30.42	121.87	4.84	346.60	89.11 to 100.00	52,681	44,137
10	30	99.17	107.40	100.44	14.99	106.93	85.20	342.42	95.11 to 101.09	39,773	39,947
20	86	96.46	95.42	90.77	12.85	105.12	8.33	173.95	95.49 to 98.74	58,822	53,394
25	26	94.24	91.00	91.96	9.45	98.95	60.93	110.15	87.96 to 98.95	93,457	85,945
30	379	96.10	95.43	93.45	8.28	102.12	34.23	185.21	95.20 to 96.93	135,244	126,387
35	139	94.62	96.29	93.76	10.85	102.70	53.07	339.85	93.61 to 96.06	119,713	112,241
40	433	94.86	93.14	92.53	6.32	100.65	45.18	129.07	94.13 to 95.65	127,796	118,250
50	50	94.79	93.04	92.00	5.15	101.13	74.18	103.55	92.28 to 95.65	142,296	130,911
60	1	94.41	94.41	94.41			94.41	94.41	N/A	333,000	314,375
ALL	1256	95.49	95.43	92.61	10.30	103.04	4.84	346.60	94.96 to 95.82	115,655	107,112

Lincoln County 2009 Assessment Actions taken to address the following property classes/subclasses:

Residential

Lincoln County has a new Chief Appraiser for 2009, Charity Farley. Charity and her staff of another two appraisers continually review residential property throughout Lincoln County. After a market analysis was completed some areas were revalued and boundaries consolidated according to the appraisal staff. Lincoln County reviews and monitors ongoing growth areas in the City of North Platte on a routine basis year around. Unlike the national news of dropping home sales, the market appears good in North Platte for the year ending 2008. The number of homes sold in Lincoln County in 2008 is down approximately 11% from 2007. But the local realtor's organization reported to the North Platte Telegraph on January 16, 2009 that based on the inventory in 2008, versus that in 2007, the total number of homes sold is actually up by 5.22%. The realtors report that the percentage of homes sold to homes listed increased steadily and significantly from September to December. Some large employers may be a positive effect to the housing market; such as Union Pacific Railroad, Great Plains Regional Medical Center and the Wal-Mart Distribution Center.

Through the review process, leasehold values were changed on lots across the street from Lake Maloney. The leasehold values were changed from \$30,000 to \$25,000 for 2009. All recreational land was revalued for 2009, which increased to \$2,100 per acre. The subclasses of bi-level homes were revalued for this assessment year by effective age and condition.

Outside of North Platte, the Cherry Hills neighborhood in Sutherland received increased land valuations based on the increasing market. The Village of Brady experienced some divisions being incorporated in to the village limits; Johnson 2nd, 3rd, 4th, 5th, and 6th replats were included. These areas experienced raised 2009 values in this area of Brady for this assessment year.

2009 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 and Assessor
3.	Pickup work done by whom:
	Appraisers with assistance from the GIS Technician
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 a depreciation schedule for this property class was developed using market-derived information?
	2006
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The cost approach is primarily used for improvements and the sales comparison approach is used for development of the land values.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	There are eight assessor locations; Brady, Hershey, Maxwell, North Platte, Rural Res, Sutherland, Wallace and Wellfleet. In the City of North Platte, there are 17 different neighborhoods. Five are north of the railroad and 12 are south. The assessor location of rural residential has 11 neighborhoods. The Villages of Brady, Hershey, Maxwell, Sutherland, Wallace and Wellfleet do not have separate neighborhoods within the assessor location.
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Within market and topography
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	No, because of the numerous (17) neighborhoods within North Platte. The smaller villages could be used as a unique valuation grouping, but not the large cities.
10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	Yes, the suburban properties do not have all of the city amenities and services.

11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes, the same CAMA and Marshall & Swift cost tables are used for both.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
189	0	0	189

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	1182	MEDIAN:	97	COV:	12.13	95% Median C.I.:	96.37 to 97.13
TOTAL Sales Price:	139,948,393	WGT. MEAN:	95	STD:	11.72	95% Wgt. Mean C.I.:	94.71 to 95.82
TOTAL Adj.Sales Price:	139,842,593	MEAN:	97	AVG.ABS.DEV:	6.04	95% Mean C.I.:	95.93 to 97.27
TOTAL Assessed Value:	133,218,560						
AVG. Adj. Sales Price:	118,310	COD:	6.24	MAX Sales Ratio:	245.45		
AVG. Assessed Value:	112,706	PRD:	101.40	MIN Sales Ratio:	48.11		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/06 TO 09/30/06	189	97.64	98.36	97.21	5.85	101.18	50.37	198.24	96.92 to 98.53		120,221	116,870
10/01/06 TO 12/31/06	133	99.03	98.75	97.78	5.73	100.99	58.70	161.00	97.39 to 99.97		102,678	100,402
01/01/07 TO 03/31/07	138	97.44	97.05	96.51	5.16	100.56	55.33	136.36	96.14 to 98.12		122,422	118,144
04/01/07 TO 06/30/07	169	96.44	96.00	95.30	5.39	100.74	67.77	164.96	95.73 to 97.29		123,589	117,779
07/01/07 TO 09/30/07	175	95.77	94.88	93.12	6.16	101.90	48.11	181.12	94.57 to 96.83		118,201	110,064
10/01/07 TO 12/31/07	126	96.04	96.06	93.77	8.62	102.44	54.00	245.45	94.46 to 97.45		118,011	110,654
01/01/08 TO 03/31/08	108	94.58	94.18	93.67	5.53	100.55	58.25	112.52	93.39 to 97.07		120,476	112,845
04/01/08 TO 06/30/08	144	96.16	96.96	94.50	7.11	102.60	70.94	237.04	94.91 to 97.14		118,872	112,338
____Study Years____												
07/01/06 TO 06/30/07	629	97.46	97.52	96.62	5.62	100.93	50.37	198.24	96.92 to 98.03		117,899	113,912
07/01/07 TO 06/30/08	553	95.82	95.55	93.73	6.86	101.94	48.11	245.45	95.04 to 96.49		118,777	111,334
____Calendar Yrs____												
01/01/07 TO 12/31/07	608	96.44	95.93	94.65	6.25	101.35	48.11	245.45	95.91 to 96.94		120,617	114,165
____ALL____												
	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13		118,310	112,706

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BRADY	14	99.49	105.34	109.77	12.10	95.96	81.24	198.24	93.27 to 109.26		51,528	56,565
HERSHEY	26	95.93	94.77	94.17	6.11	100.63	58.70	104.35	93.45 to 100.11		89,630	84,408
MAXWELL	12	96.85	96.98	96.43	2.60	100.57	89.91	102.88	94.64 to 100.64		59,566	57,441
NORTH PLATTE	829	97.13	96.66	96.08	4.82	100.61	73.40	237.04	96.64 to 97.57		110,740	106,399
RURAL RES	246	95.57	96.45	93.24	10.12	103.44	48.11	245.45	94.46 to 96.25		161,653	150,725
SUTHERLAND	39	97.14	96.89	95.30	8.69	101.67	55.33	161.00	93.15 to 99.47		96,376	91,846
WALLACE	13	91.90	91.22	92.24	6.53	98.90	71.61	101.92	84.09 to 98.58		50,507	46,589
WELLFLEET	3	84.09	84.39	78.81	15.34	107.08	65.18	103.89	N/A		30,166	23,773
____ALL____												
	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13		118,310	112,706

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	936	97.07	96.62	96.04	5.20	100.60	55.33	237.04	96.63 to 97.50		107,222	102,982
2	33	95.69	98.29	96.41	8.60	101.95	79.73	164.96	93.81 to 98.05		159,724	153,991
3	213	95.59	96.24	92.79	10.31	103.72	48.11	245.45	94.19 to 96.37		160,615	149,040
____ALL____												
	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13		118,310	112,706

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	1182	MEDIAN:	97	COV:	12.13	95% Median C.I.:	96.37 to 97.13
TOTAL Sales Price:	139,948,393	WGT. MEAN:	95	STD:	11.72	95% Wgt. Mean C.I.:	94.71 to 95.82
TOTAL Adj.Sales Price:	139,842,593	MEAN:	97	AVG.ABS.DEV:	6.04	95% Mean C.I.:	95.93 to 97.27
TOTAL Assessed Value:	133,218,560						
AVG. Adj. Sales Price:	118,310	COD:	6.24	MAX Sales Ratio:	245.45		
AVG. Assessed Value:	112,706	PRD:	101.40	MIN Sales Ratio:	48.11		

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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	1053	96.78	96.18	95.38	5.06	100.84	48.11	198.24	96.42 to 97.16	121,424	115,812
2	76	94.64	102.76	91.23	23.23	112.64	50.37	245.45	89.43 to 100.00	51,020	46,546
3	53	96.37	96.07	95.37	5.91	100.74	70.94	128.90	95.59 to 97.52	152,931	145,853
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1138	96.76	96.66	95.46	6.07	101.26	50.37	245.45	96.40 to 97.14	116,741	111,437
06	44	96.31	95.05	91.59	10.72	103.78	48.11	175.00	93.43 to 97.63	158,873	145,516
07											
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

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	1	96.19	96.19	96.19			96.19	96.19	N/A	100,500	96,675
32-0046	7	93.04	93.95	93.11	13.02	100.90	65.18	116.80	65.18 to 116.80	77,257	71,934
32-0095											
32-0125											
51-0006											
56-0001	997	96.85	96.59	95.48	5.60	101.16	50.37	237.04	96.43 to 97.29	121,662	116,163
56-0006	44	96.57	96.64	92.80	9.10	104.13	48.11	198.24	94.31 to 98.67	120,054	111,416
56-0007	19	97.18	108.92	102.78	16.30	105.97	76.00	245.45	95.51 to 100.85	59,544	61,201
56-0037	54	93.71	93.71	92.76	7.29	101.02	58.70	125.33	91.90 to 96.78	117,040	108,565
56-0055	45	97.00	97.11	94.91	10.27	102.33	54.00	161.00	93.39 to 99.41	96,393	91,482
56-0565	15	91.90	91.91	91.22	7.05	100.76	71.61	105.92	86.76 to 98.58	55,478	50,604
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	1182	MEDIAN:	97	COV:	12.13	95% Median C.I.:	96.37 to 97.13
TOTAL Sales Price:	139,948,393	WGT. MEAN:	95	STD:	11.72	95% Wgt. Mean C.I.:	94.71 to 95.82
TOTAL Adj.Sales Price:	139,842,593	MEAN:	97	AVG.ABS.DEV:	6.04	95% Mean C.I.:	95.93 to 97.27
TOTAL Assessed Value:	133,218,560						
AVG. Adj. Sales Price:	118,310	COD:	6.24	MAX Sales Ratio:	245.45		
AVG. Assessed Value:	112,706	PRD:	101.40	MIN Sales Ratio:	48.11		

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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	89	95.97	102.11	93.21	20.16	109.55	50.37	245.45	92.83 to 99.47	63,501	59,187
Prior TO 1860											
1860 TO 1899	1	94.50	94.50	94.50			94.50	94.50	N/A	165,000	155,925
1900 TO 1919	111	98.19	97.05	97.07	3.66	99.97	65.18	112.52	96.92 to 98.72	72,708	70,581
1920 TO 1939	151	97.85	98.39	98.17	5.12	100.23	79.01	198.24	96.96 to 99.22	79,492	78,035
1940 TO 1949	136	97.11	96.17	95.91	4.90	100.28	73.40	113.96	95.55 to 98.53	80,137	76,856
1950 TO 1959	141	98.19	97.40	96.90	5.20	100.52	67.77	128.90	96.62 to 98.79	106,260	102,971
1960 TO 1969	120	96.76	96.32	96.16	5.09	100.16	70.94	164.96	95.17 to 97.67	120,092	115,485
1970 TO 1979	190	95.78	94.65	94.25	5.70	100.42	70.80	161.00	94.95 to 96.81	140,210	132,147
1980 TO 1989	41	96.14	95.19	95.97	4.55	99.18	77.07	104.76	93.83 to 97.86	151,310	145,218
1990 TO 1994	35	94.62	92.80	91.39	6.99	101.53	48.11	109.07	91.08 to 97.04	203,514	186,000
1995 TO 1999	48	96.42	95.26	94.97	4.28	100.30	80.13	109.26	93.74 to 97.10	176,931	168,035
2000 TO Present	119	95.84	94.89	94.09	4.83	100.86	74.18	111.11	95.12 to 96.55	211,763	199,239
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

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	6	102.49	133.25	120.27	31.74	110.79	100.00	245.45	100.00 to 245.45	3,975	4,780
5000 TO 9999	14	98.75	109.03	107.48	22.26	101.44	71.75	237.04	85.71 to 106.19	6,812	7,322
Total \$											
1 TO 9999	20	101.09	116.30	110.04	24.98	105.69	71.75	245.45	97.13 to 105.92	5,961	6,559
10000 TO 29999	75	98.79	101.71	100.32	14.29	101.39	54.00	181.12	96.81 to 100.60	21,591	21,661
30000 TO 59999	149	97.54	96.27	96.50	6.66	99.76	50.37	128.90	95.11 to 98.91	46,354	44,732
60000 TO 99999	334	97.45	97.64	97.57	4.93	100.07	73.40	198.24	96.93 to 98.23	79,565	77,630
100000 TO 149999	286	96.16	95.20	95.10	4.59	100.11	70.94	111.11	95.51 to 96.79	123,072	117,044
150000 TO 249999	243	96.07	94.90	95.01	5.16	99.89	58.25	115.89	95.33 to 97.00	186,711	177,399
250000 TO 499999	71	94.62	93.17	92.84	5.91	100.36	48.11	109.07	93.43 to 96.41	308,862	286,750
500000 +	4	96.69	91.46	90.74	6.47	100.79	74.18	98.29	N/A	530,927	481,783
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	1182	MEDIAN:	97	COV:	12.13	95% Median C.I.:	96.37 to 97.13
TOTAL Sales Price:	139,948,393	WGT. MEAN:	95	STD:	11.72	95% Wgt. Mean C.I.:	94.71 to 95.82
TOTAL Adj.Sales Price:	139,842,593	MEAN:	97	AVG.ABS.DEV:	6.04	95% Mean C.I.:	95.93 to 97.27
TOTAL Assessed Value:	133,218,560						
AVG. Adj. Sales Price:	118,310	COD:	6.24	MAX Sales Ratio:	245.45		
AVG. Assessed Value:	112,706	PRD:	101.40	MIN Sales Ratio:	48.11		

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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	6	101.09	121.25	105.45	28.58	114.98	76.00	245.45	76.00 to 245.45	4,141	4,367
5000 TO 9999	15	97.50	99.23	91.85	18.13	108.03	54.00	158.10	85.71 to 105.92	7,775	7,141
Total \$											
1 TO 9999	21	100.00	105.52	94.24	21.10	111.97	54.00	245.45	85.71 to 105.75	6,736	6,348
10000 TO 29999	78	97.08	98.48	94.45	14.14	104.27	50.37	237.04	93.40 to 99.29	22,868	21,598
30000 TO 59999	168	96.93	97.79	96.41	7.23	101.43	75.57	153.85	94.82 to 98.60	48,931	47,173
60000 TO 99999	341	97.37	96.59	96.09	4.64	100.52	70.94	135.27	96.65 to 98.08	83,419	80,158
100000 TO 149999	304	96.03	95.66	94.85	5.62	100.86	58.25	198.24	95.25 to 96.62	129,798	123,109
150000 TO 249999	211	96.69	95.79	95.23	4.59	100.59	48.11	110.05	95.91 to 97.57	199,455	189,948
250000 TO 499999	58	95.69	95.27	94.47	5.14	100.84	74.18	115.89	93.83 to 96.88	331,002	312,703
500000 +	1	98.29	98.29	98.29			98.29	98.29	N/A	509,000	500,300
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	95.57	101.77	93.15	20.00	109.26	50.37	245.45	92.43 to 98.79	62,675	58,380
10	71	96.93	96.89	95.41	7.21	101.55	65.18	161.00	94.64 to 98.86	50,183	47,880
15	34	97.26	96.43	95.72	4.69	100.75	81.16	113.96	95.77 to 98.77	91,835	87,903
20	238	96.61	96.19	95.17	5.82	101.07	70.94	198.24	95.82 to 97.34	73,730	70,170
25	109	98.05	97.14	96.32	3.86	100.86	81.24	112.70	96.17 to 98.61	84,629	81,512
30	420	96.55	95.70	94.94	5.09	100.80	67.77	164.96	95.91 to 97.17	123,118	116,883
35	82	96.21	95.75	95.72	4.12	100.03	82.02	106.29	94.95 to 97.38	186,170	178,211
40	104	97.60	97.08	96.26	4.08	100.85	48.11	110.05	96.78 to 99.14	220,035	211,795
45	16	96.41	96.83	96.66	3.51	100.18	89.12	109.07	93.83 to 98.68	280,143	270,796
50	15	94.67	94.53	93.21	5.71	101.41	74.18	106.88	91.33 to 99.43	365,300	340,508
55	1	77.10	77.10	77.10			77.10	77.10	N/A	350,000	269,855
60	1	96.24	96.24	96.24			96.24	96.24	N/A	510,000	490,805
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

PAD 2009 R&O Statistics

Base Stat

PAGE:5 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales: 1182 **MEDIAN: 97** COV: 12.13 95% Median C.I.: 96.37 to 97.13
TOTAL Sales Price: 139,948,393 WGT. MEAN: 95 STD: 11.72 95% Wgt. Mean C.I.: 94.71 to 95.82
TOTAL Adj.Sales Price: 139,842,593 MEAN: 97 AVG.ABS.DEV: 6.04 95% Mean C.I.: 95.93 to 97.27
TOTAL Assessed Value: 133,218,560
AVG. Adj. Sales Price: 118,310 COD: 6.24 MAX Sales Ratio: 245.45
AVG. Assessed Value: 112,706 PRD: 101.40 MIN Sales Ratio: 48.11

(!: AVTot=0)

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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)	90	95.77	102.02	93.57	19.99	109.03	50.37	245.45	93.40 to 98.79	69,079	64,637
100	15	97.06	94.91	94.86	4.99	100.05	80.78	103.07	93.45 to 100.00	37,933	35,982
101	815	96.62	96.24	95.32	5.23	100.97	65.18	198.24	96.28 to 97.00	115,712	110,295
102	66	97.48	96.14	96.37	4.27	99.77	70.94	109.07	96.09 to 98.69	182,409	175,784
103	42	97.19	96.07	95.97	4.03	100.10	76.03	103.49	95.20 to 98.94	161,133	154,646
104	113	97.68	97.04	95.95	4.17	101.13	73.40	112.10	96.19 to 98.79	124,361	119,326
106	8	87.40	86.18	78.66	13.52	109.56	48.11	102.92	48.11 to 102.92	119,106	93,691
111	16	93.28	91.25	91.14	7.74	100.11	77.82	103.31	83.98 to 98.82	156,543	142,680
301	6	96.13	96.14	95.75	1.17	100.41	94.06	97.84	94.06 to 97.84	154,816	148,230
304	8	99.30	98.06	98.69	4.76	99.36	87.42	106.88	87.42 to 106.88	128,031	126,355
305	2	92.87	92.87	92.27	8.03	100.65	85.41	100.33	N/A	137,000	126,410
307	1	98.77	98.77	98.77			98.77	98.77	N/A	206,900	204,365
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706
CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	92	95.19	101.61	92.94	19.96	109.33	50.37	245.45	92.43 to 98.73	64,168	59,640
10	26	98.44	97.94	96.54	6.30	101.45	65.18	112.52	96.42 to 101.09	43,123	41,630
20	76	98.66	97.64	96.91	5.45	100.75	71.61	161.00	96.21 to 99.69	59,737	57,889
25	24	96.78	97.90	97.67	5.93	100.24	81.90	135.27	93.03 to 100.26	89,895	87,797
30	355	97.18	96.68	95.63	5.19	101.10	48.11	198.24	96.59 to 97.86	135,816	129,884
35	135	96.44	96.29	95.94	4.65	100.36	77.82	128.90	95.33 to 97.28	119,998	115,122
40	422	96.28	95.43	94.97	4.94	100.48	67.77	164.96	95.84 to 96.81	128,252	121,806
50	51	96.29	94.68	93.42	4.57	101.35	74.18	104.15	94.81 to 97.63	142,153	132,795
60	1	95.12	95.12	95.12			95.12	95.12	N/A	333,000	316,735
ALL	1182	96.72	96.60	95.26	6.24	101.40	48.11	245.45	96.37 to 97.13	118,310	112,706

**2009 Correlation Section
for Lincoln County**

Residential Real Property

I. Correlation

RESIDENTIAL:Lincoln County continues to hold a strong qualified residential sample with 1182 sales. The number of sales appear to be declining, whereas the market indicates increasing prices. In support of this, the oldest study year reflects a 97.46% median with 629 sales and the most recent year reflects a 95.82% median with 553 sales. The Lincoln County Assessor staffs in-house appraisers that diligently work year round to keep up with the rapid growing City of North Platte and Villages within the County. A new Chief Appraiser has been very proactive in assessment actions to equalize subclasses and neighborhoods in Lincoln County. For 2009, new actions taken include new leasehold values near Lake Maloney, increased recreational land to \$2100 per acre and subclasses of bi-level homes were revalued by effective age and condition. Other areas in assessor locations were also changed based on market information. In review of Table III for residential property, nine years of history reflect supporting R&O ratios very similar to the Trended Preliminary Ratios. Only one year reflects a 5% spread. This is strong supporting data to indicate Lincoln County has continued uniform and proportionate assessment practices each assessment year and should be commended for the work shown on the past nine years. The level of value is best represented by the 97 median measure and no recommendations would improve the statistics for Lincoln County in 2009.

**2009 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
2009	1,788	1,182	66.11
2008	2,019	1,542	76.37
2007	2,099	1,654	78.80
2006	2,091	1,517	72.55
2005	2,062	1,579	76.58

RESIDENTIAL: The total number of sales includes 233 sold properties that have been substantially changed since the date of the sale. Lincoln County experiences a large volume of vacant land sales before a new home is constructed. The new construction no longer represents the vacant lot sale price. If the substantially changed sales could be used the percent of residential sales used for qualification would increase to 79%. The county reviews each sale and conducts a verification process to ensure data is accurate.

2009 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.

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

**2009 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
2009	95	2.37	97	97
2008	96.34	1.55	98	97.52
2007	96	2.79	99	98
2006	91	13.40	103	98
2005	90	4.33	94	94

RESIDENTIAL: There is a slight difference of .25 shown in the Trended Preliminary Ratio and the R&O Ratio. They are essentially the same and are reflective of the fair treatment of residential properties. Both support an acceptable level of value for the 2009 residential property class.

2009 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 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 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 File		% Change in Total Assessed Value (excl. growth)
4.44	2009	2.37
5.87	2008	1.55
7.04	2007	2.79
12.64	2006	13.40
4.55	2005	4.33

RESIDENTIAL: The difference of 2.07 point difference between the percent change in total assessed value in the sales file and the percent in assessed value (excl. growth) is lower than the past three assessment years. Itemized assessment actions listed for residential property are reflected in the percent changes. There is no indication that fair treatment is not given between sold and unsold properties.

2009 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.

**2009 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	95	97

RESIDENTIAL: All three measures of central tendency are within the acceptable parameters and support each other. The Median, Mean, and Trended Preliminary Ratio all three reflect the ratio at 97.00%. This best describes the level of value for the residential class of property in Lincoln County.

**2009 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	6.24	101.40
Difference	0.00	0.00

RESIDENTIAL: Both qualitative statistical measurements have met the acceptable standards. Based on the known assessment practices it is believed the residential properties in Lincoln County are being treated in a uniform and proportionate manner.

**2009 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	1,256	1,182	-74
Median	95	97	2
Wgt. Mean	93	95	2
Mean	95	97	2
COD	10.30	6.24	-4.06
PRD	103.04	101.40	-1.64
Minimum	4.84	48.11	43.27
Maximum	346.60	245.45	-101.15

RESIDENTIAL: The new appraiser and staff conducted annual review work to determine usability for each residential sale, resulting in 74 less sales since the time of preliminary statistics. The majority of these sales included new construction that were substantially changed. Other changes shown through the Table reflect assessment actions taken as listed in the residential correlation section. These support the improved R&O statistical measures.

**2009 Correlation Section
for Lincoln County**

VIII. Trended Ratio Analysis

In order to be meaningful, statistical inferences must be based on a representative and proportionate sample of the population. If the sales are representative of the population and the sales have been appraised in a similar manner to the unsold properties, statistical inferences should be substantially the same as statistics developed from actual assessed value. This comparison is to provide additional information to the analyst in determining the reliability of the statistical inference.

	R&O Statistics	Trended Ratio	Difference
Number of Sales	1,182	268	914
Median	97	91	6
Wgt. Mean	95	88	7
Mean	97	90	7
COD	6.24	17.08	-10.84
PRD	101.40	103.16	-1.76
Minimum	48.11	7.16	40.95
Maximum	245.45	192.62	52.83

Table VIII is a result of comparing the R&O statistics to a set of trending statistics that are generated beginning with the taxable value of the sold property prior to the sale date. Each year thereafter the value is trended by the county overall percent of change in the residential base.

A sample of 268 sales was chosen and each assessor location was fairly represented with the City of North Platte representing approximately 70% of the sold properties. The trended median would round to 91%, which appears to be low by 1-2%. The R&O stats are reflecting the weighted mean falling 2 points lower than the median and mean measures of central tendency. Respectively, the trended weighted mean is also 2 points below the median and mean. These are somewhat similar to the same percentages, although the median and mean indicate lower than expected statistics. The PRD is within the acceptable range at 103, and the COD is over the range by 2 points.

PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	92	MEDIAN:	94	COV:	11.41	95% Median C.I.:	93.01 to 94.96
TOTAL Sales Price:	29,252,430	WGT. MEAN:	88	STD:	10.46	95% Wgt. Mean C.I.:	80.99 to 95.67
TOTAL Adj.Sales Price:	29,379,930	MEAN:	92	AVG.ABS.DEV:	6.02	95% Mean C.I.:	89.56 to 93.84
TOTAL Assessed Value:	25,952,420						
AVG. Adj. Sales Price:	319,347	COD:	6.42	MAX Sales Ratio:	105.08		
AVG. Assessed Value:	282,091	PRD:	103.81	MIN Sales Ratio:	44.34		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	12	93.88	95.37	94.40	3.66	101.03	88.81	104.63	92.04 to 98.10		416,075	392,782
10/01/05 TO 12/31/05	3	93.74	92.85	91.15	4.31	101.87	86.35	98.47	N/A		604,500	551,003
01/01/06 TO 03/31/06	6	94.20	94.12	93.87	2.03	100.27	91.04	96.69	91.04 to 96.69		284,833	267,370
04/01/06 TO 06/30/06	8	97.34	96.66	96.71	2.49	99.94	90.78	103.27	90.78 to 103.27		142,000	137,331
07/01/06 TO 09/30/06	4	90.74	91.34	93.15	3.61	98.06	86.89	97.01	N/A		163,125	151,955
10/01/06 TO 12/31/06	6	94.88	95.41	90.93	3.45	104.94	89.25	101.32	89.25 to 101.32		345,000	313,691
01/01/07 TO 03/31/07	16	94.39	91.38	93.13	6.42	98.12	60.56	103.58	88.70 to 96.21		192,781	179,538
04/01/07 TO 06/30/07	7	97.76	96.01	93.47	3.07	102.71	90.85	100.17	90.85 to 100.17		142,785	133,465
07/01/07 TO 09/30/07	9	93.61	87.48	91.72	10.47	95.37	58.11	105.08	59.09 to 98.28		201,286	184,623
10/01/07 TO 12/31/07	11	87.97	82.64	78.97	15.59	104.64	44.34	101.79	55.31 to 101.46		877,722	693,166
01/01/08 TO 03/31/08	8	91.19	91.32	90.25	5.01	101.18	78.72	101.00	78.72 to 101.00		136,125	122,855
04/01/08 TO 06/30/08	2	88.29	88.29	86.50	3.90	102.08	84.85	91.74	N/A		183,250	158,507
____Study Years____												
07/01/05 TO 06/30/06	29	94.96	95.21	93.97	3.36	101.32	86.35	104.63	93.30 to 97.23		332,806	312,733
07/01/06 TO 06/30/07	33	94.11	93.09	92.51	5.09	100.62	60.56	103.58	92.22 to 96.21		206,257	190,813
07/01/07 TO 06/30/08	30	92.09	86.78	81.92	10.56	105.93	44.34	105.08	87.97 to 93.69		430,734	352,876
____Calendar Yrs____												
01/01/06 TO 12/31/06	24	95.41	94.82	93.27	3.26	101.67	86.89	103.27	92.28 to 97.05		231,979	216,368
01/01/07 TO 12/31/07	43	93.61	89.08	84.20	9.23	105.80	44.34	105.08	91.84 to 95.53		361,640	304,495
____ALL____												
	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96		319,347	282,091

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
BRADY	1	55.31	55.31	55.31			55.31	55.31	N/A		47,000	25,995
HERSHEY	3	92.28	82.01	86.95	11.78	94.31	60.56	93.18	N/A		30,333	26,375
MAXWELL	2	85.49	85.49	86.06	2.91	99.33	83.00	87.97	N/A		13,000	11,187
NORTH PLATTE	70	93.79	93.66	88.28	4.48	106.08	74.97	105.08	93.30 to 95.71		397,162	350,630
RURAL	8	93.57	90.66	92.30	8.14	98.22	58.11	103.67	58.11 to 103.67		152,666	140,906
SUTHERLAND	6	94.10	90.47	90.64	10.07	99.80	59.09	103.27	59.09 to 103.27		20,708	18,770
WALLACE	1	95.85	95.85	95.85			95.85	95.85	N/A		20,000	19,170
WELLFLEET	1	44.34	44.34	44.34			44.34	44.34	N/A		49,000	21,725
____ALL____												
	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96		319,347	282,091

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	92	MEDIAN:	94	COV:	11.41	95% Median C.I.:	93.01 to 94.96
TOTAL Sales Price:	29,252,430	WGT. MEAN:	88	STD:	10.46	95% Wgt. Mean C.I.:	80.99 to 95.67
TOTAL Adj.Sales Price:	29,379,930	MEAN:	92	AVG.ABS.DEV:	6.02	95% Mean C.I.:	89.56 to 93.84
TOTAL Assessed Value:	25,952,420						
AVG. Adj. Sales Price:	319,347	COD:	6.42	MAX Sales Ratio:	105.08		
AVG. Assessed Value:	282,091	PRD:	103.81	MIN Sales Ratio:	44.34		

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(!: Derived)

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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	84	93.65	91.80	88.16	6.26	104.13	44.34	105.08	92.77 to 95.10	335,221	295,537
2	5	94.11	87.95	89.02	9.55	98.79	58.11	98.28	N/A	167,866	149,437
3	3	93.03	95.17	99.49	5.32	95.65	88.81	103.67	N/A	127,333	126,690
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

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	86	93.71	92.31	88.53	5.90	104.27	44.34	105.08	93.03 to 95.10	329,594	291,789
2	5	79.08	80.30	82.70	12.95	97.09	58.11	98.10	N/A	202,966	167,863
3	1	95.85	95.85	95.85			95.85	95.85	N/A	20,000	19,170
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	88.29	88.29	86.50	3.90	102.08	84.85	91.74	N/A	183,250	158,507
21-0089											
24-0020											
32-0046	1	44.34	44.34	44.34			44.34	44.34	N/A	49,000	21,725
32-0095											
32-0125											
51-0006											
56-0001	77	93.99	93.50	88.48	4.77	105.68	58.11	105.08	93.31 to 95.71	372,223	329,339
56-0006	1	55.31	55.31	55.31			55.31	55.31	N/A	47,000	25,995
56-0007	2	85.49	85.49	86.06	2.91	99.33	83.00	87.97	N/A	13,000	11,187
56-0037	3	92.28	82.01	86.95	11.78	94.31	60.56	93.18	N/A	30,333	26,375
56-0055	5	93.10	89.54	90.46	11.79	98.99	59.09	103.27	N/A	23,850	21,574
56-0565	1	95.85	95.85	95.85			95.85	95.85	N/A	20,000	19,170
57-0501											
60-0090											
68-0020											
NonValid School	2	88.29	88.29	86.50	3.90	102.08	84.85	91.74	N/A	183,250	158,507
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	92	MEDIAN:	94	COV:	11.41	95% Median C.I.:	93.01 to 94.96
TOTAL Sales Price:	29,252,430	WGT. MEAN:	88	STD:	10.46	95% Wgt. Mean C.I.:	80.99 to 95.67
TOTAL Adj.Sales Price:	29,379,930	MEAN:	92	AVG.ABS.DEV:	6.02	95% Mean C.I.:	89.56 to 93.84
TOTAL Assessed Value:	25,952,420						
AVG. Adj. Sales Price:	319,347	COD:	6.42	MAX Sales Ratio:	105.08		
AVG. Assessed Value:	282,091	PRD:	103.81	MIN Sales Ratio:	44.34		

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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	6	83.53	81.58	82.79	11.99	98.54	58.11	98.10	58.11 to 98.10	171,805	142,231
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	94.69	93.64	95.21	5.96	98.35	83.00	101.00	83.00 to 101.00	56,250	53,555
1920 TO 1939	16	94.40	93.49	94.56	5.04	98.87	60.56	101.46	92.22 to 97.76	76,121	71,982
1940 TO 1949	7	93.34	89.07	93.52	7.85	95.23	55.31	98.17	55.31 to 98.17	226,142	211,497
1950 TO 1959	13	93.18	91.95	91.67	4.42	100.31	78.72	98.29	88.95 to 96.30	120,146	110,134
1960 TO 1969	10	96.65	92.44	94.91	8.63	97.40	44.34	105.08	89.16 to 104.63	181,300	172,064
1970 TO 1979	10	92.94	89.68	93.20	6.57	96.23	59.09	103.58	84.85 to 94.06	266,975	248,811
1980 TO 1989	14	93.56	92.63	81.12	5.21	114.18	74.97	103.67	86.89 to 97.71	883,321	716,578
1990 TO 1994	2	95.36	95.36	93.57	1.96	101.91	93.49	97.23	N/A	1,585,000	1,483,095
1995 TO 1999	3	93.74	96.28	93.78	4.06	102.67	91.84	103.27	N/A	305,833	286,803
2000 TO Present	5	93.30	94.56	97.58	3.39	96.90	88.81	101.79	N/A	542,400	529,260
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	93.10	92.99	92.53	1.55	100.50	90.78	95.10	N/A	6,333	5,860
Total \$											
1 TO 9999	3	93.10	92.99	92.53	1.55	100.50	90.78	95.10	N/A	6,333	5,860
10000 TO 29999	8	90.33	84.22	84.40	12.81	99.79	59.09	101.46	59.09 to 101.46	20,593	17,381
30000 TO 59999	16	95.58	90.34	90.17	9.12	100.19	44.34	103.27	90.17 to 98.29	48,271	43,527
60000 TO 99999	17	96.30	93.96	93.93	5.16	100.03	78.72	104.63	88.81 to 98.28	69,764	65,532
100000 TO 149999	13	93.31	90.07	89.75	6.30	100.36	58.11	99.21	88.70 to 95.80	117,756	105,680
150000 TO 249999	8	93.41	94.86	94.88	3.69	99.98	88.99	105.08	88.99 to 105.08	186,062	176,526
250000 TO 499999	17	94.26	93.86	93.76	4.71	100.10	79.08	103.67	89.16 to 98.10	334,205	313,358
500000 +	10	93.41	91.55	85.62	4.39	106.92	74.97	101.79	86.35 to 95.50	1,853,700	1,587,214
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	92	MEDIAN:	94	COV:	11.41	95% Median C.I.:	93.01 to 94.96
TOTAL Sales Price:	29,252,430	WGT. MEAN:	88	STD:	10.46	95% Wgt. Mean C.I.:	80.99 to 95.67
TOTAL Adj.Sales Price:	29,379,930	MEAN:	92	AVG.ABS.DEV:	6.02	95% Mean C.I.:	89.56 to 93.84
TOTAL Assessed Value:	25,952,420						
AVG. Adj. Sales Price:	319,347	COD:	6.42	MAX Sales Ratio:	105.08		
AVG. Assessed Value:	282,091	PRD:	103.81	MIN Sales Ratio:	44.34		

(!: AVTot=0)
(!: Derived)

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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	2	94.10	94.10	94.10	1.06	100.00	93.10	95.10	N/A	5,000	4,705
5000 TO 9999	3	83.00	78.11	74.74	12.14	104.51	60.56	90.78	N/A	11,666	8,720
Total \$											
1 TO 9999	5	90.78	84.51	79.04	9.83	106.91	60.56	95.10	N/A	9,000	7,114
10000 TO 29999	8	90.33	78.74	71.90	18.88	109.51	44.34	101.46	44.34 to 101.46	29,343	21,098
30000 TO 59999	21	96.21	94.28	93.79	4.64	100.52	78.72	103.27	90.78 to 97.76	52,683	49,413
60000 TO 99999	15	94.11	92.14	90.23	7.34	102.11	58.11	104.63	91.04 to 99.21	87,055	78,550
100000 TO 149999	11	93.31	93.26	93.02	2.25	100.26	88.70	99.04	88.99 to 95.80	131,772	122,570
150000 TO 249999	7	94.06	94.12	93.14	5.09	101.05	84.85	105.08	84.85 to 105.08	224,857	209,427
250000 TO 499999	16	94.47	94.70	94.40	4.08	100.32	79.08	103.67	92.22 to 98.10	352,093	332,376
500000 +	9	93.49	91.35	85.41	4.86	106.95	74.97	101.79	86.35 to 95.50	2,003,444	1,711,093
ALL											
	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	83.53	81.58	82.79	11.99	98.54	58.11	98.10	58.11 to 98.10	171,805	142,231
10	9	93.01	87.38	91.52	11.81	95.48	55.31	104.63	60.56 to 98.28	116,888	106,971
15	10	95.41	94.07	94.49	2.36	99.56	85.28	97.05	92.22 to 96.69	123,500	116,693
20	54	93.79	92.77	92.99	5.43	99.76	44.34	105.08	92.77 to 95.53	190,900	177,525
25	1	93.49	93.49	93.49			93.49	93.49	N/A	3,102,500	2,900,560
30	10	92.69	92.06	80.00	6.74	115.08	74.97	103.67	86.35 to 103.58	1,085,050	867,990
35	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,495
40	1	101.79	101.79	101.79			101.79	101.79	N/A	1,400,000	1,425,005
ALL											
	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	87.97	83.04	84.38	10.39	98.42	58.11	98.10	58.11 to 98.10	178,690	150,777
313	1	74.97	74.97	74.97			74.97	74.97	N/A	7,880,000	5,907,505
325	5	92.22	93.09	99.65	5.83	93.42	83.00	101.79	N/A	367,800	366,500
326	2	95.66	95.66	95.32	2.75	100.36	93.03	98.29	N/A	46,000	43,845
334	1	101.46	101.46	101.46			101.46	101.46	N/A	28,000	28,410
336	1	93.61	93.61	93.61			93.61	93.61	N/A	51,000	47,740
341	1	86.35	86.35	86.35			86.35	86.35	N/A	841,500	726,630
343	6	93.61	94.22	92.80	2.35	101.52	89.25	98.47	89.25 to 98.47	1,028,583	954,576
344	15	96.30	91.21	95.42	9.10	95.59	44.34	105.08	93.01 to 99.04	105,796	100,948
346	1	92.28	92.28	92.28			92.28	92.28	N/A	50,000	46,140
349	2	96.19	96.19	96.58	1.58	99.59	94.67	97.71	N/A	377,500	364,600
350	1	95.53	95.53	95.53			95.53	95.53	N/A	335,000	320,025
352	9	94.96	94.63	94.57	1.77	100.07	91.74	97.63	92.04 to 97.01	211,600	200,113
353	16	94.47	92.24	93.33	7.03	98.83	59.09	104.63	89.25 to 99.21	141,671	132,218
384	4	91.73	91.86	91.64	1.17	100.24	90.78	93.18	N/A	28,500	26,116
389	1	86.89	86.89	86.89			86.89	86.89	N/A	63,000	54,740
406	5	91.96	85.51	88.50	10.24	96.62	55.31	97.23	N/A	114,600	101,423
407	2	92.42	92.42	92.04	1.70	100.42	90.85	93.99	N/A	390,000	358,940
409	1	95.85	95.85	95.85			95.85	95.85	N/A	20,000	19,170
423	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,495
434	1	103.27	103.27	103.27			103.27	103.27	N/A	47,500	49,055
441	1	89.16	89.16	89.16			89.16	89.16	N/A	355,000	316,535
447	1	92.77	92.77	92.77			92.77	92.77	N/A	151,000	140,090
472	2	89.93	89.93	90.15	1.24	99.75	88.81	91.04	N/A	87,500	78,880
492	1	93.74	93.74	93.74			93.74	93.74	N/A	650,000	609,300
528	4	98.33	96.27	96.03	5.60	100.25	84.85	103.58	N/A	249,750	239,832
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

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	94.60	94.82	94.73	2.00	100.09	91.74	97.63	91.74 to 97.63	262,500	248,670
03	85	93.61	91.87	88.11	6.36	104.27	44.34	105.08	92.68 to 95.10	325,589	286,881
04	1	58.11	58.11	58.11			58.11	58.11	N/A	129,830	75,445
ALL	92	93.65	91.70	88.33	6.42	103.81	44.34	105.08	93.01 to 94.96	319,347	282,091

Lincoln County 2009 Assessment Actions taken to address the following property classes/subclasses:

Commercial

For the 2009 commercial appraisal work, the Villages of Brady, Maxwell, Hershey, Sutherland, Wallace and Wellfleet as well as the surrounding areas were all reappraised. This completes the entire county for a new reappraisal in 2008-09 in the commercial property class. New measurements, physical inspections, new photographs and depreciation tables were applied to the 2009 values. Mobile Home parks were revalued for 2009 to finish the entire commercial review and reappraisal for 2008 and 2009 actions.

New construction and building permits were timely inspected for current assessment information.

2009 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 with assistance of the GIS Technician
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2007
5.	What was the last year a 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?
	2009
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The cost approach and income approach when information is available
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	There are 8 Assessor Locations and within the City of North Platte there are 17 neighborhoods. Brady, Hershey, Maxwell, Rural, Sutherland, Wallace and Wellfleet are the other locations.
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	By location and development and topography
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Not in North Platte due to the 17 neighborhoods, but the assessor locations of the smaller villages would be a usable valuation grouping.
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes
12.	Is there unique 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>)
	Yes because the suburban parcels do not have the City amenities.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
48	0	0	48

PAD 2009 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008

Posted Before: 01/23/2009

NUMBER of Sales:	84	MEDIAN:	95	COV:	6.72	95% Median C.I.:	93.99 to 96.69
TOTAL Sales Price:	28,815,230	WGT. MEAN:	90	STD:	6.36	95% Wgt. Mean C.I.:	84.77 to 95.98
TOTAL Adj.Sales Price:	28,942,730	MEAN:	95	AVG.ABS.DEV:	4.09	95% Mean C.I.:	93.31 to 96.03
TOTAL Assessed Value:	26,157,355						
AVG. Adj. Sales Price:	344,556	COD:	4.31	MAX Sales Ratio:	107.64		
AVG. Assessed Value:	311,397	PRD:	104.75	MIN Sales Ratio:	58.44		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	12	95.63	96.77	94.40	3.20	102.51	92.04	104.63	93.49 to 101.17	416,075	392,782
10/01/05 TO 12/31/05	3	98.47	95.11	93.58	4.79	101.64	86.35	100.51	N/A	604,500	565,685
01/01/06 TO 03/31/06	5	96.30	95.09	93.93	2.17	101.23	91.04	98.10	N/A	331,800	311,647
04/01/06 TO 06/30/06	7	97.05	97.51	98.00	3.79	99.50	90.78	107.64	90.78 to 107.64	155,642	152,533
07/01/06 TO 09/30/06	4	90.74	91.34	93.15	3.61	98.06	86.89	97.01	N/A	163,125	151,955
10/01/06 TO 12/31/06	6	97.38	97.18	90.96	4.29	106.84	89.25	103.00	89.25 to 103.00	345,000	313,828
01/01/07 TO 03/31/07	14	95.52	95.92	96.07	2.71	99.84	88.99	101.97	93.99 to 99.41	214,607	206,174
04/01/07 TO 06/30/07	7	97.76	96.91	96.54	2.15	100.38	92.77	100.17	92.77 to 100.17	142,785	137,844
07/01/07 TO 09/30/07	7	93.61	89.11	91.09	6.44	97.82	58.44	98.28	58.44 to 98.28	231,690	211,055
10/01/07 TO 12/31/07	9	94.41	91.32	83.11	7.41	109.88	77.50	100.85	80.27 to 98.36	1,064,888	884,983
01/01/08 TO 03/31/08	8	92.94	93.18	91.14	3.29	102.24	88.95	101.00	88.95 to 101.00	136,125	124,068
04/01/08 TO 06/30/08	2	93.60	93.60	93.86	0.53	99.72	93.10	94.10	N/A	183,250	172,005
____Study Years____											
07/01/05 TO 06/30/06	27	96.30	96.47	94.57	3.46	102.00	86.35	107.64	93.49 to 98.10	353,885	334,681
07/01/06 TO 06/30/07	31	95.71	95.80	94.29	3.42	101.60	86.89	103.00	94.06 to 98.27	216,983	204,585
07/01/07 TO 06/30/08	26	93.63	91.47	85.13	5.40	107.45	58.44	101.00	91.96 to 94.41	486,974	414,569
____Calendar Yrs____											
01/01/06 TO 12/31/06	22	96.05	95.75	93.53	3.94	102.38	86.89	107.64	92.22 to 98.10	248,681	232,580
01/01/07 TO 12/31/07	37	94.67	93.70	87.40	4.85	107.20	58.44	101.97	93.73 to 97.85	411,076	359,286
____ALL____											
	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	1	97.85	97.85	97.85			97.85	97.85	N/A	47,000	45,990
HERSHEY	2	95.25	95.25	95.48	1.11	99.76	94.19	96.30	N/A	20,500	19,572
MAXWELL	2	97.63	97.63	96.88	3.30	100.77	94.41	100.85	N/A	13,000	12,595
NORTH PLATTE	66	94.21	94.59	90.24	3.71	104.83	77.50	104.63	93.59 to 96.30	416,543	375,877
RURAL	8	95.58	91.77	92.42	7.36	99.29	58.44	101.57	58.44 to 101.57	152,666	141,091
SUTHERLAND	4	102.09	102.48	105.70	2.78	96.95	98.10	107.64	N/A	16,625	17,572
WELLFLEET	1	81.81	81.81	81.81			81.81	81.81	N/A	49,000	40,085
____ALL____											
	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008

Posted Before: 01/23/2009

NUMBER of Sales:	84	MEDIAN:	95	COV:	6.72	95% Median C.I.:	93.99 to 96.69
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TOTAL Assessed Value:	26,157,355						
AVG. Adj. Sales Price:	344,556	COD:	4.31	MAX Sales Ratio:	107.64		
AVG. Assessed Value:	311,397	PRD:	104.75	MIN Sales Ratio:	58.44		

(!: AVTot=0)

(!: Derived)

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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	76	94.82	94.98	90.29	3.99	105.20	77.50	107.64	93.69 to 96.69	364,755	329,323
2	5	94.11	88.01	89.07	9.48	98.81	58.44	98.28	N/A	167,866	149,523
3	3	98.36	98.02	99.77	2.52	98.25	94.14	101.57	N/A	127,333	127,040
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

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	79	94.67	95.15	90.30	3.67	105.37	80.27	107.64	93.99 to 96.61	353,517	319,243
2	5	98.10	87.08	92.35	13.34	94.30	58.44	101.97	N/A	202,966	187,429
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

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	81.81	81.81	81.81			81.81	81.81	N/A	49,000	40,085
32-0095											
32-0125											
51-0006											
56-0001	75	94.26	94.34	90.33	4.11	104.43	58.44	104.63	93.66 to 96.61	382,909	345,887
56-0006	1	97.85	97.85	97.85			97.85	97.85	N/A	47,000	45,990
56-0007	2	97.63	97.63	96.88	3.30	100.77	94.41	100.85	N/A	13,000	12,595
56-0037	2	95.25	95.25	95.48	1.11	99.76	94.19	96.30	N/A	20,500	19,572
56-0055	3	103.00	103.94	106.32	2.09	97.76	101.17	107.64	N/A	20,500	21,795
56-0565											
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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TOTAL Assessed Value:	26,157,355						
AVG. Adj. Sales Price:	344,556	COD:	4.31	MAX Sales Ratio:	107.64		
AVG. Assessed Value:	311,397	PRD:	104.75	MIN Sales Ratio:	58.44		

(!: AVTot=0)
(!: Derived)

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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	6	96.26	88.31	92.38	11.97	95.59	58.44	101.97	58.44 to 101.97	171,805	158,708
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	99.21	96.68	95.84	3.93	100.87	89.25	101.00	N/A	58,200	55,781
1920 TO 1939	14	94.86	96.05	94.86	3.31	101.26	91.96	103.00	92.22 to 100.17	81,928	77,713
1940 TO 1949	7	95.50	95.14	94.79	2.34	100.38	90.78	98.17	90.78 to 98.17	226,142	214,354
1950 TO 1959	12	94.56	94.04	92.69	2.84	101.46	88.95	98.29	90.17 to 96.30	125,158	116,009
1960 TO 1969	9	96.61	95.20	95.03	4.31	100.18	81.81	104.63	89.16 to 99.04	183,666	174,541
1970 TO 1979	8	94.08	95.76	95.10	2.04	100.69	93.59	101.17	93.59 to 101.17	323,750	307,896
1980 TO 1989	14	93.56	93.04	84.55	4.84	110.04	80.27	101.57	86.89 to 99.97	883,321	746,889
1990 TO 1994	2	95.36	95.36	93.57	1.96	101.91	93.49	97.23	N/A	1,585,000	1,483,095
1995 TO 1999	3	100.51	100.00	98.80	5.24	101.21	91.84	107.64	N/A	305,833	302,176
2000 TO Present	4	96.13	95.98	95.93	2.35	100.06	93.30	98.36	N/A	673,000	645,596
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	101.17	100.76	100.84	1.61	99.92	98.10	103.00	N/A	6,333	6,386
Total \$											
1 TO 9999	3	101.17	100.76	100.84	1.61	99.92	98.10	103.00	N/A	6,333	6,386
10000 TO 29999	5	94.41	95.69	95.25	2.18	100.45	92.68	100.85	N/A	17,400	16,574
30000 TO 59999	13	97.76	96.07	95.87	4.66	100.21	81.81	107.64	90.17 to 101.00	48,684	46,674
60000 TO 99999	16	96.46	95.86	95.69	3.36	100.17	86.89	104.63	93.10 to 98.28	70,375	67,344
100000 TO 149999	13	93.59	90.92	90.75	6.36	100.18	58.44	99.41	91.04 to 99.04	117,756	106,867
150000 TO 249999	7	92.77	93.39	93.65	2.35	99.73	88.99	97.05	88.99 to 97.05	189,785	177,727
250000 TO 499999	17	95.53	95.86	96.02	3.14	99.83	88.95	101.97	93.99 to 98.47	334,205	320,902
500000 +	10	93.41	92.39	87.84	4.16	105.18	80.27	100.51	86.35 to 98.13	1,853,700	1,628,233
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008

Posted Before: 01/23/2009

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AVG. Assessed Value:	311,397	PRD:	104.75	MIN Sales Ratio:	58.44		

(!: AVTot=0)

(!: Derived)

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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	1	98.10	98.10	98.10			98.10	98.10	N/A	5,000	4,905
5000 TO 9999	2	102.09	102.09	101.82	0.90	100.26	101.17	103.00	N/A	7,000	7,127
Total \$											
1 TO 9999	3	101.17	100.76	100.84	1.61	99.92	98.10	103.00	N/A	6,333	6,386
10000 TO 29999	5	94.41	95.69	95.25	2.18	100.45	92.68	100.85	N/A	17,400	16,574
30000 TO 59999	18	97.15	95.51	95.25	4.49	100.26	81.81	107.64	90.78 to 98.29	52,105	49,632
60000 TO 99999	16	94.13	92.67	90.78	6.45	102.08	58.44	104.63	91.96 to 99.21	85,676	77,780
100000 TO 149999	11	93.59	94.23	94.05	2.36	100.19	88.99	99.41	92.04 to 99.04	131,772	123,933
150000 TO 249999	5	94.06	93.78	93.49	2.82	100.31	88.95	97.05	N/A	227,000	212,226
250000 TO 499999	17	95.53	96.12	96.12	2.87	100.00	89.16	101.97	93.99 to 98.47	347,794	334,295
500000 +	9	93.49	92.28	87.68	4.60	105.24	80.27	100.51	86.35 to 98.13	2,003,444	1,756,670
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	96.26	88.31	92.38	11.97	95.59	58.44	101.97	58.44 to 101.97	171,805	158,708
10	9	96.21	95.84	93.93	3.37	102.04	89.16	104.63	92.22 to 98.28	116,888	109,790
15	8	96.30	95.71	95.02	1.38	100.72	92.22	98.10	92.22 to 98.10	144,375	137,190
20	48	94.41	95.37	93.92	3.72	101.55	81.81	107.64	93.66 to 97.69	207,320	194,721
25	1	93.49	93.49	93.49			93.49	93.49	N/A	3,102,500	2,900,560
30	10	93.74	93.06	84.06	5.64	110.71	80.27	101.57	86.35 to 100.51	1,085,050	912,101
35	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,495
40	1	98.13	98.13	98.13			98.13	98.13	N/A	1,400,000	1,373,760
ALL	84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397

PAD 2009 R&O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	94.41	88.81	92.28	10.85	96.24	58.44	101.97	58.44 to 101.97	178,690	164,900
313	1	80.27	80.27	80.27			80.27	80.27	N/A	7,880,000	6,324,900
325	5	98.13	95.93	96.96	3.41	98.94	90.17	100.85	N/A	367,800	356,608
326	2	98.33	98.33	98.33	0.04	100.00	98.29	98.36	N/A	46,000	45,230
336	1	93.61	93.61	93.61			93.61	93.61	N/A	51,000	47,740
341	1	86.35	86.35	86.35			86.35	86.35	N/A	841,500	726,630
343	6	93.61	94.22	92.80	2.35	101.52	89.25	98.47	89.25 to 98.47	1,028,583	954,576
344	13	95.71	95.01	95.57	3.87	99.41	81.81	101.57	93.01 to 99.04	106,461	101,748
349	2	97.50	97.50	98.23	2.90	99.26	94.67	100.32	N/A	377,500	370,805
350	1	95.53	95.53	95.53			95.53	95.53	N/A	335,000	320,025
352	8	94.32	94.43	94.56	1.47	99.86	92.04	97.01	92.04 to 97.01	232,237	219,600
353	14	97.19	97.17	94.56	3.64	102.76	89.25	104.63	93.30 to 102.04	155,500	147,033
384	4	94.49	95.23	93.14	3.71	102.25	90.78	101.17	N/A	28,500	26,545
389	1	86.89	86.89	86.89			86.89	86.89	N/A	63,000	54,740
406	5	94.11	94.02	91.99	3.01	102.21	88.95	97.85	N/A	114,600	105,422
407	2	95.57	95.57	95.97	1.66	99.59	93.99	97.16	N/A	390,000	374,265
423	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,495
434	1	107.64	107.64	107.64			107.64	107.64	N/A	47,500	51,130
441	1	89.16	89.16	89.16			89.16	89.16	N/A	355,000	316,535
447	1	92.77	92.77	92.77			92.77	92.77	N/A	151,000	140,090
472	2	92.59	92.59	92.28	1.67	100.34	91.04	94.14	N/A	87,500	80,745
492	1	100.51	100.51	100.51			100.51	100.51	N/A	650,000	653,345
528	4	97.48	97.26	96.75	1.91	100.52	94.10	99.97	N/A	249,750	241,632

____ALL____

84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	93.69	94.53	94.72	1.30	99.80	93.10	97.01	N/A	305,700	289,562
03	78	95.25	95.15	90.28	4.03	105.39	77.50	107.64	94.06 to 97.16	349,800	315,816
04	1	58.44	58.44	58.44			58.44	58.44	N/A	129,830	75,875

____ALL____

84	94.82	94.67	90.38	4.31	104.75	58.44	107.64	93.99 to 96.69	344,556	311,397
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**2009 Correlation Section
for Lincoln County**

Commerical Real Property

I. Correlation

COMMERCIAL:For the 2009 assessment year, Lincoln County finalized a countywide reappraisal that included Villages of Brady, Maxwell, Hershey, Sutherland, Wallace and Wellfleet. All other areas, including the City of North Platte were completed in 2008. This is a large goal met for the Assessor and Appraisal staff. This two year reappraisal completion included approximately 1,500 commercial properties. Results shown through the reappraisal application are the median and mean measures of central tendency at 95; whereas the weighted mean falls slightly below at 90.38. The coefficient of dispersion displays a 4.31 calculation which may represent the new appraisal work. The level of value is best represented by the median measure at 95 and is supported through the Trended Preliminary Ratio shown on Table III. With no other information available and as shown through the actions of the county, it is believed the county has attained uniform and proportionate assessment practices.

**2009 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
2009	220	84	38.18
2008	249	112	44.98
2007	270	152	56.30
2006	263	153	58.17
2005	253	139	54.94

COMMERCIAL: Within the total 220 commercial sales, 43 of those are disqualified by the county due to substantially changed since the date of sale. Whereas, if the 43 sales could be used, the percent used would increase to 58%. This would be a better representation of the review procedures and assessment practices the county uses for qualification purposes.

2009 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.

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

**2009 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
2009	94	1.35	95	95
2008	97.85	17.46	115	99.89
2007	98	3.80	101	98
2006	97	1.36	98	98
2005	97	2.27	99	97

COMMERCIAL:Both Ratios support the assessment actions of commercial reappraisals in the small Villages in Lincoln County. The percent change in the base represents the small valuation base in these small Villages. There is virtually no difference between 95.27 and 95.00 and either support the level of value for the commercial property class.

2009 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 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 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 File		% Change in Total Assessed Value (excl. growth)
3.66	2009	1.35
5.42	2008	24.16
14.44	2007	3.80
2.60	2006	1.36
-5.80	2005	2.27

COMMERCIAL: A minor difference of 2.31 point spread is shown between the assessed value in the sales file versus the percent change in the assessed value (excl. growth). The county completed new appraisals for the Villages of Brady, Maxwell, Hershey, Sutherland, Wallace and Wellfleet. These are all small assessor locations only contribute an approximate 2.59% of the total county commercial base; where as the sold commercial sales in these locations make 12% of the sample base.

2009 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.

**2009 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	95	90	95

COMMERCIAL:Two measures of central tendency support each other and are within the parameters accepted. The trended preliminary ratio calculates at 95.00% and supports using the median to best describe the level of value for the commercial class of property.

**2009 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	4.31	104.75
Difference	0.00	1.75

COMMERCIAL: Only the price related differential is slightly above the acceptable parameters for commercial property. In reviewing each study year in this sample, the most current year is indicating a higher price related differential and lower level of value. This also would be reflected by the sales within North Platte. It is not an indication that properties are not being treated in a uniform and proportionate manner. Based on the known assessment practices used in the County, there is no indication to believe the quality measurements have not been met.

**2009 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	92	84	-8
Median	94	95	1
Wgt. Mean	88	90	2
Mean	92	95	3
COD	6.42	4.31	-2.11
PRD	103.81	104.75	0.94
Minimum	44.34	58.44	14.10
Maximum	105.08	107.64	2.56

COMMERCIAL: New appraisals were implemented in the smaller villages to complete a countywide commercial appraisal within two years. Review work to establish usability was conducted after the preliminary statistics to reflect the lower number of 8 sales. Table VII supports the reported actions in the commercial property class.

Lincoln County 2009 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

The Lincoln County Assessor studied the current agricultural sales within the county and each of the five market areas for new 2009 values. Each market area experienced changes due to market information. As the statistical information shows by each study year, the market has increased by over ten percent July 1, 2006 to June 30, 2008. Some areas experienced larger changes in the effort to equalize agricultural land values between market areas and also with neighboring counties with similar topography and soil types.

Market Area One, which is located on both sides of the Platte Rivers, experienced increased values in each land use. The irrigated values increased between \$70-\$220 per acre. Dry land values increased from \$25 for 1D1, 1D, 2D1 and 2D whereas 3D1 down to 4D increased \$75-\$100. Grass values increased in market area one \$5-\$10.

Market Area Two, which is located in the north 1/3 of Lincoln County has typically more sand hill topography and borders McPherson and Logan Counties. Irrigated values increased substantially with the largest change in 4A, increasing \$200 per acre. Dry land values increased between \$10-35 per acre and grass increased \$35-\$50.

Market Area Three is located south of the rivers and Interstate 80, mostly west of Highway 83 bordering Perkins County and a corner of Keith County on the West. This market area took huge increases to the irrigated subclasses, as much as \$450 per acre. Dry land subclasses increased as much as \$80 and grass values increased \$10-\$15.

Market Area Four is located in the southeast corner of Lincoln County bordering Frontier and Dawson Counties. The availability of water in the irrigated subclasses seems to be a strong factor of large increases in value. The largest increase in area four is 4A going up \$635 per acre, making the value of 4A \$1300. Dry subclasses increased \$50-\$120 whereas grass increased \$30-\$35 per acre.

Market Area Five is in the southwest corner of Lincoln County bordering Perkins County to the West and Hayes County to the South. The assessor made increases and decreases in the irrigated subclasses to equalize the land classification groups between the market areas. The irrigated land values for 2009 in area five are \$1000-\$1100. All dry land values are \$400 per acre and grass values were equalized with the sales in Perkins and Hayes County to set grass subclasses at \$285. Perkins County is at \$275 and Hayes County is at \$240-\$250.

2009 Assessment Survey for Lincoln County

Agricultural Appraisal Information

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Improvements are valued by the Appraisal Staff and the Agricultural land is set by the County Assessor
3.	Pickup work done by whom:
	Appraisal Staff and the GIS Technician
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?
	It is the policy of Lincoln County to assess the above referenced land 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.
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?
	Not used
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	1978
8.	What date was the last countywide land use study completed?
	2005-2006
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection
b.	By whom?
	Appraisal Staff
c.	What proportion is complete / implemented at this time?
	Known changes are completed by the office.
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	5 Market Areas
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	By topography because that is a factor that affects the use and market value.
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No

	Yes
a.	If yes, list.
	The assessor reports the market value of the whole parcel would be more appropriate to use rather than individual LCG groupings. The potential use of the buyer often is not related to the individual LCG acres.
12.	In your opinion, what is the level of value of these groupings?
	69-75%
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Not for the entire county

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
2	0	0	2

**Agricultural or
Special Valuation Reports**

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	122	MEDIAN:	74	COV:	24.82	95% Median C.I.:	67.99 to 76.70	(! : Derived)
(AgLand) TOTAL Sales Price:	32,044,031	WGT. MEAN:	71	STD:	18.68	95% Wgt. Mean C.I.:	67.28 to 74.54	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	31,448,131	MEAN:	75	AVG.ABS.DEV:	14.74	95% Mean C.I.:	71.94 to 78.57	
(AgLand) TOTAL Assessed Value:	22,298,360							
AVG. Adj. Sales Price:	257,771	COD:	19.95	MAX Sales Ratio:	125.71			
AVG. Assessed Value:	182,773	PRD:	106.14	MIN Sales Ratio:	35.79			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	5	101.16	91.68	85.85	23.83	106.79	51.21	123.33	N/A		132,698	113,924
10/01/05 TO 12/31/05	9	95.43	85.81	89.82	19.29	95.53	53.24	110.46	61.29 to 106.50		141,223	126,847
01/01/06 TO 03/31/06	12	83.17	86.00	88.90	15.21	96.74	51.70	110.47	75.86 to 105.36		228,315	202,961
04/01/06 TO 06/30/06	13	72.96	75.66	70.48	19.62	107.35	49.16	125.71	57.61 to 89.05		309,007	217,793
07/01/06 TO 09/30/06	4	61.43	60.05	66.86	16.91	89.82	42.10	75.24	N/A		111,250	74,376
10/01/06 TO 12/31/06	14	76.51	76.06	73.23	11.68	103.86	56.48	109.16	64.09 to 83.29		170,410	124,797
01/01/07 TO 03/31/07	16	76.16	74.44	73.08	13.42	101.86	52.88	93.17	62.12 to 86.69		237,888	173,855
04/01/07 TO 06/30/07	12	67.52	73.01	69.18	16.14	105.53	52.09	103.77	63.11 to 87.14		423,235	292,798
07/01/07 TO 09/30/07	3	81.60	91.08	89.05	13.84	102.27	78.88	112.75	N/A		117,333	104,486
10/01/07 TO 12/31/07	13	69.56	71.49	60.59	23.90	117.99	35.79	121.63	52.73 to 87.87		289,753	175,557
01/01/08 TO 03/31/08	16	67.29	67.46	66.03	18.26	102.17	48.83	96.92	55.24 to 76.00		340,323	224,731
04/01/08 TO 06/30/08	5	59.20	56.22	53.41	9.50	105.26	44.02	64.93	N/A		295,400	157,783
____Study Years____												
07/01/05 TO 06/30/06	39	82.25	83.24	80.29	21.72	103.67	49.16	125.71	67.99 to 96.96		222,855	178,925
07/01/06 TO 06/30/07	46	74.35	73.31	71.19	14.73	102.98	42.10	109.16	66.16 to 79.60		254,691	181,303
07/01/07 TO 06/30/08	37	64.93	69.27	63.22	22.45	109.57	35.79	121.63	59.20 to 74.01		298,404	188,657
____Calendar Yrs____												
01/01/06 TO 12/31/06	43	75.90	77.22	76.26	17.44	101.26	42.10	125.71	67.99 to 82.25		222,968	170,035
01/01/07 TO 12/31/07	44	73.41	74.31	68.37	18.13	108.69	35.79	121.63	66.16 to 81.60		295,541	202,067
____ALL____												
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70		257,771	182,773

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	122	MEDIAN:	74	COV:	24.82	95% Median C.I.:	67.99 to 76.70	(!: Derived)
(AgLand) TOTAL Sales Price:	32,044,031	WGT. MEAN:	71	STD:	18.68	95% Wgt. Mean C.I.:	67.28 to 74.54	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	31,448,131	MEAN:	75	AVG.ABS.DEV:	14.74	95% Mean C.I.:	71.94 to 78.57	
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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2577	1	72.96	72.96	72.96			72.96	72.96	N/A	540,000	393,975
2581	1	75.86	75.86	75.86			75.86	75.86	N/A	232,000	176,005
2583	3	71.64	72.83	72.04	9.18	101.09	63.56	83.29	N/A	229,440	165,298
2585	1	106.50	106.50	106.50			106.50	106.50	N/A	163,200	173,800
2587	2	63.90	63.90	63.12	2.36	101.23	62.39	65.40	N/A	248,750	157,002
2589	2	56.69	56.69	53.57	8.11	105.81	52.09	61.29	N/A	217,000	116,257
2757	1	68.75	68.75	68.75			68.75	68.75	N/A	252,800	173,800
2761	2	63.11	63.11	58.30	16.20	108.23	52.88	73.33	N/A	113,200	66,000
2763	1	98.21	98.21	98.21			98.21	98.21	N/A	89,600	88,000
2767	1	52.38	52.38	52.38			52.38	52.38	N/A	336,000	176,000
2869	3	89.05	99.71	93.93	12.42	106.16	88.46	121.63	N/A	240,942	226,306
2873	5	66.32	62.99	55.15	13.41	114.21	35.79	79.60	N/A	326,470	180,060
2875	5	75.76	73.61	74.96	14.12	98.20	53.24	95.43	N/A	199,120	149,267
2877	1	67.99	67.99	67.99			67.99	67.99	N/A	201,000	136,665
2881	1	101.16	101.16	101.16			101.16	101.16	N/A	173,000	175,015
2883	2	69.62	69.62	69.00	9.61	100.90	62.93	76.31	N/A	255,840	176,522
2885	5	75.63	71.91	73.17	12.58	98.27	55.24	85.94	N/A	114,312	83,640
3047	4	73.94	75.84	83.96	23.22	90.33	51.70	103.77	N/A	115,900	97,310
3049	3	91.67	90.01	91.14	1.81	98.76	86.69	91.67	N/A	143,000	130,336
3051	2	69.49	69.49	70.39	6.51	98.71	64.96	74.01	N/A	100,000	70,390
3053	3	78.88	80.26	82.69	13.54	97.06	64.93	96.96	N/A	179,666	148,558
3055	1	83.15	83.15	83.15			83.15	83.15	N/A	393,500	327,210
3057	1	51.21	51.21	51.21			51.21	51.21	N/A	130,000	66,575
3059	2	105.36	105.36	105.36	0.00	100.00	105.36	105.36	N/A	331,000	348,735
3061	1	96.92	96.92	96.92			96.92	96.92	N/A	177,148	171,700
3063	3	75.90	75.33	71.49	10.35	105.38	63.27	86.83	N/A	247,152	176,681
3165	2	83.06	83.06	54.80	39.13	151.58	50.56	115.56	N/A	414,500	227,127
3167	2	60.73	60.73	64.77	19.84	93.76	48.68	72.78	N/A	1,338,500	866,947
3169	1	74.86	74.86	74.86			74.86	74.86	N/A	207,000	154,960
3171	1	110.46	110.46	110.46			110.46	110.46	N/A	157,810	174,310
3173	1	67.43	67.43	67.43			67.43	67.43	N/A	285,000	192,170
3175	1	58.13	58.13	58.13			58.13	58.13	N/A	302,000	175,560
3177	3	70.59	85.21	74.50	29.09	114.38	61.72	123.33	N/A	240,496	179,178
3179	3	83.19	75.10	69.07	12.70	108.72	55.20	86.90	N/A	306,666	211,821
3181	3	57.23	78.56	67.67	42.51	116.08	52.73	125.71	N/A	67,000	45,341
3343	3	57.61	58.48	55.86	7.00	104.68	52.87	64.96	N/A	486,166	271,588
3345	1	67.15	67.15	67.15			67.15	67.15	N/A	200,000	134,300
3347	1	69.56	69.56	69.56			69.56	69.56	N/A	256,000	178,080

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

	NUMBER of Sales:		122	MEDIAN:		74	COV:	24.82	95% Median C.I.:		67.99 to 76.70	(!: Derived)	
(AgLand)	TOTAL Sales Price:		32,044,031	WGT. MEAN:		71	STD:	18.68	95% Wgt. Mean C.I.:		67.28 to 74.54	(!: land+NAT=0)	
(AgLand)	TOTAL Adj.Sales Price:		31,448,131	MEAN:		75	AVG.ABS.DEV:	14.74	95% Mean C.I.:		71.94 to 78.57		
(AgLand)	TOTAL Assessed Value:		22,298,360										
	AVG. Adj. Sales Price:		257,771	COD:		19.95	MAX Sales Ratio:	125.71					
	AVG. Assessed Value:		182,773	PRD:		106.14	MIN Sales Ratio:	35.79				Printed: 04/01/2009 14:23:17	
3351	5	75.24	73.51	75.47	15.21	97.40	57.98	93.17	N/A	313,163	236,343		
3353	2	90.35	90.35	89.88	15.11	100.53	76.70	104.00	N/A	207,200	186,222		
3357	1	83.82	83.82	83.82			83.82	83.82	N/A	210,000	176,015		
3359	3	81.12	82.11	81.37	3.73	100.91	78.06	87.14	N/A	110,500	89,913		
3383	1	59.20	59.20	59.20			59.20	59.20	N/A	112,000	66,300		
3389	4	59.22	59.54	59.99	6.03	99.24	55.60	64.09	N/A	267,275	160,345		
3391	2	65.67	65.67	69.04	8.50	95.12	60.09	71.25	N/A	191,800	132,417		
3397	3	98.80	87.85	59.06	18.07	148.75	55.59	109.16	N/A	293,866	173,551		
3399	4	74.88	72.38	77.06	12.36	93.92	56.48	83.26	N/A	110,863	85,432		
3403	1	73.85	73.85	73.85			73.85	73.85	N/A	345,800	255,360		
3405	1	73.97	73.97	73.97			73.97	73.97	N/A	590,538	436,800		
3567	2	80.79	80.79	63.58	39.56	127.07	48.83	112.75	N/A	208,000	132,240		
3571	1	80.09	80.09	80.09			80.09	80.09	N/A	92,000	73,680		
3573	1	87.87	87.87	87.87			87.87	87.87	N/A	85,700	75,305		
3575	1	49.16	49.16	49.16			49.16	49.16	N/A	80,000	39,330		
3577	4	77.13	71.27	77.78	16.79	91.63	42.10	88.71	N/A	161,750	125,806		
3579	2	74.48	74.48	74.96	2.04	99.36	72.96	76.00	N/A	182,500	136,800		
3581	1	110.47	110.47	110.47			110.47	110.47	N/A	267,280	295,260		
3583	4	73.59	72.88	68.32	26.24	106.67	44.02	100.30	N/A	732,250	500,251		
ALL													
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773		
AREA (MARKET)										Avg. Adj.	Avg.		
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
1	36	67.57	73.11	67.91	20.51	107.66	35.79	121.63	64.96 to 78.88	264,626	179,698		
2	33	73.33	75.69	74.38	19.65	101.77	51.70	125.71	63.56 to 83.19	194,936	144,991		
3	13	74.86	77.58	69.20	23.46	112.12	48.68	115.56	57.98 to 104.00	453,294	313,658		
4	10	76.99	81.77	74.33	19.54	110.01	48.83	123.33	67.43 to 112.75	237,748	176,717		
5	30	74.89	74.19	72.04	18.87	102.99	42.10	110.47	63.11 to 83.26	240,611	173,325		
ALL													
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773		
STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.		
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
1	2	116.90	116.90	115.64	5.50	101.08	110.46	123.33	N/A	132,150	152,820		
2	120	73.59	74.56	70.53	19.39	105.73	35.79	125.71	67.43 to 76.31	259,865	183,272		
ALL													
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773		

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	122	MEDIAN:	74	COV:	24.82	95% Median C.I.:	67.99 to 76.70	(!: Derived)
(AgLand) TOTAL Sales Price:	32,044,031	WGT. MEAN:	71	STD:	18.68	95% Wgt. Mean C.I.:	67.28 to 74.54	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	31,448,131	MEAN:	75	AVG.ABS.DEV:	14.74	95% Mean C.I.:	71.94 to 78.57	
(AgLand) TOTAL Assessed Value:	22,298,360							
AVG. Adj. Sales Price:	257,771	COD:	19.95	MAX Sales Ratio:	125.71			
AVG. Assessed Value:	182,773	PRD:	106.14	MIN Sales Ratio:	35.79			

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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	61.29	59.59	56.14	7.24	106.16	52.09	65.40	N/A	184,666	103,666
24-0020	12	62.66	69.32	65.30	21.02	106.16	51.70	125.71	55.24 to 79.79	150,713	98,413
32-0046	15	80.00	78.58	74.28	18.08	105.79	49.16	109.16	57.98 to 93.17	210,064	156,038
32-0095	2	61.40	61.40	65.13	20.47	94.27	48.83	73.97	N/A	455,269	296,520
32-0125	2	96.42	96.42	96.77	16.94	99.64	80.09	112.75	N/A	94,000	90,960
51-0006											
56-0001	10	71.88	75.63	75.68	18.66	99.93	51.21	110.46	59.56 to 96.96	253,031	191,502
56-0006	15	76.31	76.63	70.21	15.65	109.15	52.87	103.77	65.63 to 86.90	267,026	187,478
56-0007	7	69.56	79.15	74.16	23.10	106.74	58.13	123.33	58.13 to 123.33	188,167	139,537
56-0037	18	73.15	74.42	70.58	20.78	105.43	35.79	105.36	66.16 to 95.43	242,338	171,051
56-0055	9	75.90	80.47	67.45	26.03	119.32	48.68	121.63	50.56 to 115.56	528,523	356,465
56-0565	23	74.54	73.19	71.70	17.91	102.08	42.10	110.47	62.12 to 83.82	283,828	203,490
57-0501	6	73.75	78.27	76.29	13.94	102.59	63.56	106.50	63.56 to 106.50	222,720	169,916
60-0090											
68-0020											
NonValid School											
ALL											
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	2	60.85	60.85	65.78	30.81	92.50	42.10	79.60	N/A	47,500	31,247
50.01 TO 100.00	14	65.18	71.33	69.72	19.79	102.31	51.70	109.16	53.24 to 86.90	100,521	70,085
100.01 TO 180.00	40	66.64	71.44	68.02	17.84	105.03	49.16	125.71	62.12 to 74.01	183,370	124,722
180.01 TO 330.00	26	77.93	78.08	68.37	24.07	114.20	35.79	121.63	62.39 to 87.87	278,055	190,115
330.01 TO 650.00	27	79.79	79.21	74.46	17.08	106.37	48.68	123.33	69.56 to 88.71	278,581	207,437
650.01 +	13	73.97	79.61	72.80	14.76	109.36	55.59	110.47	71.25 to 89.05	604,603	440,148
ALL											
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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(AgLand) TOTAL Adj.Sales Price:	31,448,131	MEAN:	75	AVG.ABS.DEV:	14.74	95% Mean C.I.:	71.94 to 78.57	
(AgLand) TOTAL Assessed Value:	22,298,360							
AVG. Adj. Sales Price:	257,771	COD:	19.95	MAX Sales Ratio:	125.71			
AVG. Assessed Value:	182,773	PRD:	106.14	MIN Sales Ratio:	35.79			

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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	7	59.20	70.25	71.68	24.48	98.01	52.73	96.92	52.73 to 96.92	128,821	92,341
DRY-N/A	4	81.36	84.89	78.41	19.47	108.27	64.09	112.75	N/A	190,000	148,976
GRASS	59	76.00	78.55	75.37	20.69	104.21	44.02	125.71	72.96 to 83.19	192,851	145,358
GRASS-N/A	11	69.76	69.29	59.31	18.18	116.84	42.10	87.87	48.68 to 86.69	186,881	110,833
IRRGTD	8	67.06	70.35	65.87	14.94	106.80	52.87	95.43	52.87 to 95.43	405,343	267,002
IRRGTD-N/A	33	67.43	72.45	69.60	19.02	104.09	35.79	110.46	63.11 to 75.90	397,263	276,507
ALL	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773

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	7	59.20	70.25	71.68	24.48	98.01	52.73	96.92	52.73 to 96.92	128,821	92,341
DRY-N/A	4	81.36	84.89	78.41	19.47	108.27	64.09	112.75	N/A	190,000	148,976
GRASS	62	75.55	77.36	74.44	21.21	103.92	42.10	125.71	69.56 to 82.25	193,197	143,825
GRASS-N/A	8	79.91	75.01	60.32	11.34	124.33	48.68	87.87	48.68 to 87.87	181,962	109,768
IRRGTD	32	69.01	73.11	71.08	16.40	102.85	52.87	110.46	63.27 to 75.90	419,932	298,491
IRRGTD-N/A	9	64.96	68.26	58.64	23.43	116.41	35.79	100.30	50.56 to 96.96	323,844	189,893
ALL	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773

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	11	74.01	75.58	74.76	22.06	101.09	52.73	112.75	55.60 to 96.92	151,068	112,935
GRASS	69	76.00	77.51	74.63	19.95	103.85	42.10	125.71	71.25 to 81.60	181,796	135,681
GRASS-N/A	1	48.68	48.68	48.68			48.68	48.68	N/A	890,000	433,290
IRRGTD	40	67.29	72.95	70.19	17.54	103.93	50.56	110.46	64.93 to 75.76	393,060	275,881
IRRGTD-N/A	1	35.79	35.79	35.79			35.79	35.79	N/A	630,000	225,495
ALL	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70	257,771	182,773

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7020

Type: Qualified

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AVG. Assessed Value:	182,773	PRD:	106.14	MIN Sales Ratio:	35.79			

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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	109.16	109.16	109.16			109.16	109.16	N/A		20,800	22,705
30000 TO 59999	9	85.94	82.68	83.32	25.26	99.23	42.10	125.71	51.70 to 115.56		45,022	37,511
60000 TO 99999	18	67.69	71.86	72.56	19.94	99.04	49.16	112.75	60.09 to 80.09		77,623	56,323
100000 TO 149999	16	78.18	80.11	79.49	18.74	100.78	51.21	123.33	65.40 to 87.14		119,974	95,370
150000 TO 249999	34	78.93	81.53	80.75	15.18	100.97	52.88	110.46	75.24 to 88.71		198,844	160,562
250000 TO 499999	32	65.19	68.81	68.76	17.33	100.06	44.02	110.47	59.56 to 71.25		327,763	225,376
500000 +	12	67.94	64.94	64.34	20.37	100.94	35.79	93.17	50.56 to 75.76		871,346	560,592
ALL _____	_____											
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70		257,771	182,773

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	4	54.09	64.86	58.90	33.20	110.11	42.10	109.16	N/A		36,450	21,470
30000 TO 59999	19	65.63	71.75	67.91	21.16	105.65	49.16	125.71	57.23 to 81.12		67,637	45,930
60000 TO 99999	15	80.09	77.73	74.22	16.84	104.74	51.21	115.56	65.40 to 87.14		109,446	81,227
100000 TO 149999	16	78.47	81.09	75.60	20.48	107.26	44.02	123.33	64.96 to 95.43		162,445	122,811
150000 TO 249999	48	71.44	74.41	70.10	18.66	106.15	35.79	110.46	66.29 to 76.31		264,528	185,427
250000 TO 499999	16	74.26	75.66	69.30	20.47	109.18	48.68	110.47	55.20 to 89.05		513,635	355,930
500000 +	4	78.43	78.28	73.26	13.18	106.86	63.11	93.17	N/A		1,215,203	890,248
ALL _____	_____											
	122	73.91	75.26	70.91	19.95	106.14	35.79	125.71	67.99 to 76.70		257,771	182,773

Methodology for Special & Recapture Valuation
Lincoln County March 1, 2009

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 2007 there were also seven parcels located approximately six miles north of North Platte. These are rural residential lots of 10+ acres surrounded by sandhills pasture. All of these lots sold April 30, 2007 as rural residential lots that have an improved road and some utilities in place. There is no fencing to restrain livestock if used for pasture. Special value was disallowed upon review.

Mary Ann Long
Lincoln County Assessor

Agricultural Correlation

2009 Correlation Section for Lincoln County

Agricultural or Special Valuation

I. Correlation

AGRICULTURAL LAND: There are 122 qualified unimproved agricultural sales that are valued as having non-influenced value. There are 139 minimally improved sales, which are supportive of the unimproved sales, and add an additional 17 sales to review for statistical measurement purposes. Both sets of agricultural sales reflect the weighted mean (71), and mean (75) identical and strongly support the overall statistics. The median for the 122 unimproved agricultural sales is (74) and the minimally improved set has a median of (73). All of the central tendency measures represent acceptable levels of value for agricultural land in Lincoln County. For direct equalization purposes the median measure of the minimally improved agriculture sales will be described the level of agricultural land in Lincoln County at 73%. Either set would represent the overall county level of value, but when analyzing the individual five market areas, the additional sales that are included in the minimal agricultural sample, show a better representation of the market areas. Area one has 41 sales with a median rounding to 74, area two has 35 sales at 73, area three has 16 sales at 72, area four has 12 sales at 72, and area five at 75. Each set has an acceptable coefficient of dispersion that would round to 20, respectively; whereas the price related differential is over the range by 2.66 points. In reviewing the individual majority land use statistics, the >80% best represents the 67 grass sales at 75% and 41 irrigated sales at 70%. The small amount of seven pure dry land sales is not representative of the dry land value level of value. The assessor reviewed the three year study period to take the assessment actions to implement new land values in all five market areas to achieve equalization countywide. Each set of agricultural statistics show each study year declining which supports the strong increasing agricultural market. The minimally improved statistics show the oldest study year with a median rounding to 80%, the middle year at 75% and the most current year at 65%. Irrigated land classifications experienced the largest increases, as shown through the abstract, Form 45. Dry and Grass classifications raised between \$5-\$100 per acre. It is apparent that the county has attained uniform and proportionate assessment practices as shown through the coefficient of dispersion and the known assessment actions taken in the agricultural land class.

SPECIAL VALUATION: Lincoln County only has a small area that is affected by special value, which is located primarily east of 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 using the same process as other agricultural property in the county. It is the opinion that the level of value for special value is equal to the minimally improved agricultural level of value.

Total Real Property
Sum Lines 17, 25, & 30

Records : 22,316

Value : 2,523,762,405

Growth 25,564,995

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,321	12,153,070	217	3,119,110	631	11,308,805	2,169	26,580,985	
02. Res Improve Land	9,240	107,859,440	554	9,615,175	1,567	32,670,750	11,361	150,145,365	
03. Res Improvements	9,980	733,338,860	593	58,620,700	1,776	237,569,395	12,349	1,029,528,955	
04. Res Total	11,301	853,351,370	810	71,354,985	2,407	281,548,950	14,518	1,206,255,305	15,026,275
% of Res Total	77.84	70.74	5.58	5.92	16.58	23.34	65.06	47.80	58.78
05. Com UnImp Land	189	16,971,810	34	1,976,640	17	252,610	240	19,201,060	
06. Com Improve Land	981	71,247,995	51	1,871,710	50	1,089,060	1,082	74,208,765	
07. Com Improvements	1,039	288,335,050	55	8,195,215	68	13,316,325	1,162	309,846,590	
08. Com Total	1,228	376,554,855	89	12,043,565	85	14,657,995	1,402	403,256,415	7,435,980
% of Com Total	87.59	93.38	6.35	2.99	6.06	3.63	6.28	15.98	29.09
09. Ind UnImp Land	0	0	0	0	2	138,365	2	138,365	
10. Ind Improve Land	2	104,965	0	0	0	0	2	104,965	
11. Ind Improvements	2	1,527,235	0	0	0	0	2	1,527,235	
12. Ind Total	2	1,632,200	0	0	2	138,365	4	1,770,565	0
% of Ind Total	50.00	92.19	0.00	0.00	50.00	7.81	0.02	0.07	0.00
13. Rec UnImp Land	0	0	0	0	39	5,148,455	39	5,148,455	
14. Rec Improve Land	0	0	0	0	16	2,018,650	16	2,018,650	
15. Rec Improvements	0	0	0	0	302	36,903,775	302	36,903,775	
16. Rec Total	0	0	0	0	341	44,070,880	341	44,070,880	455,280
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	1.53	1.75	1.78
Res & Rec Total	11,301	853,351,370	810	71,354,985	2,748	325,619,830	14,859	1,250,326,185	15,481,555
% of Res & Rec Total	76.05	68.25	5.45	5.71	18.49	26.04	66.58	49.54	60.56
Com & Ind Total	1,230	378,187,055	89	12,043,565	87	14,796,360	1,406	405,026,980	7,435,980
% of Com & Ind Total	87.48	93.37	6.33	2.97	6.19	3.65	6.30	16.05	29.09
17. Taxable Total	12,531	1,231,538,425	899	83,398,550	2,835	340,416,190	16,265	1,655,353,165	22,917,535
% of Taxable Total	77.04	74.40	5.53	5.04	17.43	20.56	72.88	65.59	89.64

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	5	13,890	355,430		0	0	0
19. Commercial	14	6,484,960	67,549,005		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	355,430
19. Commercial	0	0	0		14	6,484,960	67,549,005
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	70,813,670

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	4	0	4	0	0
24. Non-Producing	0	0	0	0	11	32,000	11	32,000	0
25. Total	0	0	0	0	15	32,000	15	32,000	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	735	141	670	1,546

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	0	0	4,597	549,307,235	4,597	549,307,235
28. Ag-Improved Land	0	0	0	0	1,339	195,640,765	1,339	195,640,765
29. Ag Improvements	0	0	0	0	1,439	123,429,240	1,439	123,429,240
30. Ag Total							6,036	868,377,240

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban				SubUrban			
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0		0	0.00	0	
32. HomeSite Improv Land	0	0.00	0		0	0.00	0	
33. HomeSite Improvements	0	0.00	0		0	0.00	0	
34. HomeSite Total								
35. FarmSite UnImp Land	0	0.00	0		0	0.00	0	
36. FarmSite Improv Land	0	0.00	0		0	0.00	0	
37. FarmSite Improvements	0	0.00	0		0	0.00	0	
38. FarmSite Total								
39. Road & Ditches	0	0.00	0		0	0.00	0	
40. Other- Non Ag Use	0	0.00	0		0	0.00	0	
	Rural				Total			Growth
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	38	38.00	219,800		38	38.00	219,800	
32. HomeSite Improv Land	1,036	1,194.56	6,084,615		1,036	1,194.56	6,084,615	
33. HomeSite Improvements	1,054	0.00	93,552,930		1,054	0.00	93,552,930	1,489,315
34. HomeSite Total					1,092	1,232.56	99,857,345	
35. FarmSite UnImp Land	115	223.00	105,600		115	223.00	105,600	
36. FarmSite Improv Land	1,264	3,525.84	1,814,860		1,264	3,525.84	1,814,860	
37. FarmSite Improvements	1,260	0.00	29,876,310		1,260	0.00	29,876,310	1,158,145
38. FarmSite Total					1,375	3,748.84	31,796,770	
39. Road & Ditches	0	14,806.22	0		0	14,806.22	0	
40. Other- Non Ag Use	0	0.00	0		0	0.00	0	
41. Total Section VI					2,467	19,787.62	131,654,115	2,647,460

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,008.61	1,580,750	14	4,008.61	1,580,750

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	12.36	7,020	1	12.36	7,020
44. Recapture Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,223.74	6.40%	10,580,390	6.85%	1,700.01
46. 1A	29,582.64	30.40%	50,290,545	32.55%	1,700.00
47. 2A1	7,051.16	7.25%	11,986,955	7.76%	1,700.00
48. 2A	12,472.94	12.82%	21,196,150	13.72%	1,699.37
49. 3A1	9,256.87	9.51%	13,839,030	8.96%	1,495.00
50. 3A	14,809.14	15.22%	22,108,350	14.31%	1,492.89
51. 4A1	12,999.73	13.36%	17,814,805	11.53%	1,370.40
52. 4A	4,915.94	5.05%	6,681,215	4.32%	1,359.09
53. Total	97,312.16	100.00%	154,497,440	100.00%	1,587.65
Dry					
54. 1D1	245.03	0.75%	140,890	0.77%	574.99
55. 1D	8,600.04	26.40%	4,945,110	26.99%	575.01
56. 2D1	2,848.44	8.74%	1,637,865	8.94%	575.00
57. 2D	4,607.71	14.14%	2,649,490	14.46%	575.01
58. 3D1	3,882.92	11.92%	2,135,620	11.65%	550.00
59. 3D	4,805.19	14.75%	2,642,865	14.42%	550.00
60. 4D1	5,922.68	18.18%	3,257,480	17.78%	550.00
61. 4D	1,664.52	5.11%	915,510	5.00%	550.01
62. Total	32,576.53	100.00%	18,324,830	100.00%	562.52
Grass					
63. 1G1	10.74	0.00%	7,410	0.01%	689.94
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	152.73	0.17%	105,385	0.20%	690.01
66. 2G	24,077.33	27.16%	16,613,390	32.22%	690.00
67. 3G1	27,461.90	30.97%	18,948,815	36.74%	690.00
68. 3G	27,418.89	30.92%	11,790,155	22.86%	430.00
69. 4G1	4,277.62	4.82%	1,839,385	3.57%	430.00
70. 4G	5,266.81	5.94%	2,264,725	4.39%	430.00
71. Total	88,666.02	100.00%	51,569,265	100.00%	581.61
Irrigated Total	97,312.16	40.15%	154,497,440	64.91%	1,587.65
Dry Total	32,576.53	13.44%	18,324,830	7.70%	562.52
Grass Total	88,666.02	36.59%	51,569,265	21.66%	581.61
Waste	1,750.16	0.72%	87,515	0.04%	50.00
Other	22,041.12	9.09%	13,555,365	5.69%	615.00
Exempt	15,471.69	6.38%	0	0.00%	0.00
Market Area Total	242,345.99	100.00%	238,034,415	100.00%	982.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	167.30	0.49%	192,395	0.50%	1,150.00
46. 1A	7,352.49	21.32%	8,455,365	21.89%	1,150.00
47. 2A1	3,820.28	11.08%	4,352,510	11.27%	1,139.32
48. 2A	4,867.35	14.11%	5,597,455	14.49%	1,150.00
49. 3A1	2,304.90	6.68%	2,535,390	6.56%	1,100.00
50. 3A	2,917.28	8.46%	3,156,275	8.17%	1,081.92
51. 4A1	2,145.03	6.22%	2,350,695	6.09%	1,095.88
52. 4A	10,919.61	31.66%	11,989,225	31.04%	1,097.95
53. Total	34,494.24	100.00%	38,629,310	100.00%	1,119.88
Dry					
54. 1D1	189.20	1.04%	82,300	1.04%	434.99
55. 1D	4,757.66	26.15%	2,069,595	26.15%	435.00
56. 2D1	1,844.58	10.14%	802,395	10.14%	435.00
57. 2D	2,805.62	15.42%	1,220,450	15.42%	435.00
58. 3D1	2,249.74	12.36%	978,645	12.36%	435.00
59. 3D	1,811.92	9.96%	788,190	9.96%	435.00
60. 4D1	1,771.43	9.74%	770,575	9.74%	435.00
61. 4D	2,766.05	15.20%	1,203,235	15.20%	435.00
62. Total	18,196.20	100.00%	7,915,385	100.00%	435.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3.00	0.00%	900	0.00%	300.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	3,325.33	0.63%	997,600	0.69%	300.00
67. 3G1	2,958.71	0.56%	887,610	0.61%	300.00
68. 3G	453,931.13	86.50%	124,831,195	86.41%	275.00
69. 4G1	8,544.80	1.63%	2,349,830	1.63%	275.00
70. 4G	56,008.66	10.67%	15,402,390	10.66%	275.00
71. Total	524,771.63	100.00%	144,469,525	100.00%	275.30
Irrigated Total	34,494.24	5.95%	38,629,310	20.20%	1,119.88
Dry Total	18,196.20	3.14%	7,915,385	4.14%	435.00
Grass Total	524,771.63	90.54%	144,469,525	75.53%	275.30
Waste	1,900.68	0.33%	95,035	0.05%	50.00
Other	271.20	0.05%	166,790	0.09%	615.01
Exempt	419.88	0.07%	0	0.00%	0.00
Market Area Total	579,633.95	100.00%	191,276,045	100.00%	329.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,418.00	4.07%	1,952,660	4.28%	1,377.05
47. 2A1	1,367.80	3.92%	1,887,570	4.14%	1,380.00
48. 2A	1,371.22	3.93%	1,884,965	4.14%	1,374.66
49. 3A1	804.50	2.31%	1,107,075	2.43%	1,376.10
50. 3A	3,656.94	10.49%	4,734,820	10.39%	1,294.75
51. 4A1	1,380.10	3.96%	1,785,490	3.92%	1,293.74
52. 4A	24,867.12	71.32%	32,229,335	70.71%	1,296.06
53. Total	34,865.68	100.00%	45,581,915	100.00%	1,307.36
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,496.18	19.32%	598,470	19.32%	400.00
56. 2D1	474.48	6.13%	189,790	6.13%	400.00
57. 2D	980.18	12.66%	392,075	12.66%	400.00
58. 3D1	985.34	12.72%	394,130	12.72%	399.99
59. 3D	1,071.67	13.84%	428,665	13.84%	400.00
60. 4D1	1,410.93	18.22%	564,375	18.22%	400.00
61. 4D	1,326.15	17.12%	530,460	17.12%	400.00
62. Total	7,744.93	100.00%	3,097,965	100.00%	400.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	31.00	0.02%	12,400	0.04%	400.00
68. 3G	128,753.06	98.63%	33,475,785	98.62%	260.00
69. 4G1	558.18	0.43%	145,130	0.43%	260.01
70. 4G	1,196.87	0.92%	311,185	0.92%	260.00
71. Total	130,539.11	100.00%	33,944,500	100.00%	260.03
Irrigated Total	34,865.68	20.05%	45,581,915	55.16%	1,307.36
Dry Total	7,744.93	4.45%	3,097,965	3.75%	400.00
Grass Total	130,539.11	75.08%	33,944,500	41.08%	260.03
Waste	97.12	0.06%	4,855	0.01%	49.99
Other	615.36	0.35%	0	0.00%	0.00
Exempt	3,552.71	2.04%	0	0.00%	0.00
Market Area Total	173,862.20	100.00%	82,629,235	100.00%	475.26

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,943.71	45.69%	5,279,785	46.94%	1,338.79
47. 2A1	672.90	7.80%	865,075	7.69%	1,285.59
48. 2A	486.40	5.64%	624,135	5.55%	1,283.17
49. 3A1	1,730.54	20.05%	2,277,140	20.24%	1,315.86
50. 3A	45.00	0.52%	58,500	0.52%	1,300.00
51. 4A1	1,223.36	14.17%	1,469,225	13.06%	1,200.98
52. 4A	528.98	6.13%	674,585	6.00%	1,275.26
53. Total	8,630.89	100.00%	11,248,445	100.00%	1,303.28
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	10,645.64	49.06%	4,258,245	49.06%	400.00
56. 2D1	1,359.88	6.27%	543,955	6.27%	400.00
57. 2D	687.93	3.17%	275,170	3.17%	400.00
58. 3D1	5,967.30	27.50%	2,386,920	27.50%	400.00
59. 3D	39.10	0.18%	15,645	0.18%	400.13
60. 4D1	2,169.64	10.00%	867,855	10.00%	400.00
61. 4D	829.29	3.82%	331,715	3.82%	400.00
62. Total	21,698.78	100.00%	8,679,505	100.00%	400.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	19.29	0.01%	7,715	0.01%	399.95
66. 2G	110.50	0.04%	44,200	0.06%	400.00
67. 3G1	419.60	0.15%	167,840	0.22%	400.00
68. 3G	64,273.00	23.33%	17,996,430	23.31%	280.00
69. 4G1	107,745.33	39.11%	30,168,695	39.08%	280.00
70. 4G	102,930.86	37.36%	28,820,660	37.33%	280.00
71. Total	275,498.58	100.00%	77,205,540	100.00%	280.24
Irrigated Total	8,630.89	2.81%	11,248,445	11.58%	1,303.28
Dry Total	21,698.78	7.08%	8,679,505	8.93%	400.00
Grass Total	275,498.58	89.85%	77,205,540	79.45%	280.24
Waste	799.31	0.26%	39,970	0.04%	50.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,643.93	0.86%	0	0.00%	0.00
Market Area Total	306,627.56	100.00%	97,173,460	100.00%	316.91

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5.00	0.01%	5,500	0.01%	1,100.00
46. 1A	7,217.53	10.67%	7,918,045	11.44%	1,097.06
47. 2A1	4,283.15	6.33%	4,711,465	6.81%	1,100.00
48. 2A	5,184.91	7.66%	5,703,400	8.24%	1,100.00
49. 3A1	3,831.06	5.66%	4,195,395	6.06%	1,095.10
50. 3A	6,266.99	9.26%	6,255,020	9.04%	998.09
51. 4A1	4,828.58	7.14%	4,828,580	6.98%	1,000.00
52. 4A	36,049.15	53.27%	35,574,290	51.41%	986.83
53. Total	67,666.37	100.00%	69,191,695	100.00%	1,022.54
Dry					
54. 1D1	2.00	0.01%	850	0.01%	425.00
55. 1D	6,904.67	26.25%	2,934,515	26.25%	425.00
56. 2D1	2,950.96	11.22%	1,254,165	11.22%	425.00
57. 2D	3,722.53	14.15%	1,582,085	14.15%	425.00
58. 3D1	4,727.36	17.97%	2,009,160	17.97%	425.01
59. 3D	1,108.12	4.21%	470,945	4.21%	424.99
60. 4D1	4,294.52	16.32%	1,825,200	16.32%	425.01
61. 4D	2,596.50	9.87%	1,103,525	9.87%	425.00
62. Total	26,306.66	100.00%	11,180,445	100.00%	425.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	633.70	0.38%	253,480	0.54%	400.00
67. 3G1	1,419.20	0.86%	567,680	1.20%	400.00
68. 3G	155,210.61	94.23%	44,235,090	93.76%	285.00
69. 4G1	2,030.46	1.23%	578,680	1.23%	285.00
70. 4G	5,426.20	3.29%	1,546,470	3.28%	285.00
71. Total	164,720.17	100.00%	47,181,400	100.00%	286.43
Irrigated Total	67,666.37	26.04%	69,191,695	54.22%	1,022.54
Dry Total	26,306.66	10.12%	11,180,445	8.76%	425.00
Grass Total	164,720.17	63.40%	47,181,400	36.97%	286.43
Waste	1,128.66	0.43%	56,430	0.04%	50.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	259,821.86	100.00%	127,609,970	100.00%	491.14

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	242,969.34	319,148,805	242,969.34	319,148,805
77. Dry Land	0.00	0	0.00	0	106,523.10	49,198,130	106,523.10	49,198,130
78. Grass	0.00	0	0.00	0	1,184,195.51	354,370,230	1,184,195.51	354,370,230
79. Waste	0.00	0	0.00	0	5,675.93	283,805	5,675.93	283,805
80. Other	0.00	0	0.00	0	22,927.68	13,722,155	22,927.68	13,722,155
81. Exempt	1.00	0	3,766.26	0	18,320.95	0	22,088.21	0
82. Total	0.00	0	0.00	0	1,562,291.56	736,723,125	1,562,291.56	736,723,125

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	242,969.34	15.55%	319,148,805	43.32%	1,313.54
Dry Land	106,523.10	6.82%	49,198,130	6.68%	461.85
Grass	1,184,195.51	75.80%	354,370,230	48.10%	299.25
Waste	5,675.93	0.36%	283,805	0.04%	50.00
Other	22,927.68	1.47%	13,722,155	1.86%	598.50
Exempt	22,088.21	1.41%	0	0.00%	0.00
Total	1,562,291.56	100.00%	736,723,125	100.00%	471.57

2009 County Abstract of Assessment for Real Property, Form 45 Compared with the 2008 Certificate of Taxes Levied (CTL)

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	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,170,000,180	1,206,255,305	36,255,125	3.10%	15,026,275	1.81%
02. Recreational	36,301,890	44,070,880	7,768,990	21.40%	455,280	20.15%
03. Ag-Homesite Land, Ag-Res Dwelling	99,212,890	99,857,345	644,455	0.65%	1,489,315	-0.85%
04. Total Residential (sum lines 1-3)	1,305,514,960	1,350,183,530	44,668,570	3.42%	16,970,870	2.12%
05. Commercial	390,520,145	403,256,415	12,736,270	3.26%	7,435,980	1.36%
06. Industrial	1,770,565	1,770,565	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	29,278,995	31,796,770	2,517,775	8.60%	1,158,145	4.64%
08. Minerals	49,820	32,000	-17,820	-35.77	0	-35.77
09. Total Commercial (sum lines 5-8)	421,619,525	436,855,750	15,236,225	3.61%	8,594,125	1.58%
10. Total Non-Agland Real Property	1,727,134,485	1,787,039,280	59,904,795	3.47%	25,564,995	1.99%
11. Irrigated	281,040,385	319,148,805	38,108,420	13.56%		
12. Dryland	44,768,415	49,198,130	4,429,715	9.89%		
13. Grassland	319,247,720	354,370,230	35,122,510	11.00%		
14. Wasteland	308,420	283,805	-24,615	-7.98%		
15. Other Agland	16,647,310	13,722,155	-2,925,155	-17.57%		
16. Total Agricultural Land	662,012,250	736,723,125	74,710,875	11.29%		
17. Total Value of all Real Property (Locally Assessed)	2,389,146,735	2,523,762,405	134,615,670	5.63%	25,564,995	4.56%

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2008

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

North Platte and the surrounding villages are experiencing positive growth. Demand for vacant and improved parcels remains high. Land sales and values are and will be monitored and adjusted to reflect market conditions in various neighborhoods of North Platte and throughout the county for 2008.

The Marshall and Swift residential cost handbook as of June 2005 remains in effect for all pick up work. Sales are reviewed as they occur and areas received adjustments to maintain the proper levels for 2008 as warranted.

With constant attention paid to the residential market and sales remaining vigorous, this class of property will be updated for 2009 and reappraised for 2010.

COMMERCIAL

Reappraisal of the commercial class of property located in Lincoln County was to begin in mid-August of 2006 for tax year 2007. Because of extensive computer problems and becoming a pilot county to assist our vender with new programs this class was not reappraised until 2008. Sales are reviewed and adjustments to commercial properties made as needed for 2009 and 2010.

The appraisal staff will continue to receive formal education as well as on-the-job training by the lead appraiser for the commercial property class.

The Marshall and Swift Commercial Manual as of June 2006 will be utilized to develop the cost approach. Income and expense statements will be requested from all appropriate commercial property owners to assist in developing the income approach where applicable.

The sales comparison approach will be utilized in an informal manner to provide a check on the cost and income approaches.

New property record files will be created for this class and will be utilized in a timely manner for all new construction.

Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2009 and 2010.

RURAL RESIDENTIAL

All residential properties located in the rural areas have been reappraised for 2007 utilizing the June 2005 costing from the Marshall and Swift residential manual. This action caused **all** residential properties in Lincoln County, regardless of location or subclass, to be on the same costing for the first time in more than 30 years.

All rural residential parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2008. This sub-class will receive updates and/or reappraisals for 2009 and 2010 to coincide with the urban and suburban properties. Adjustments will be made to reflect market conditions.

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 to 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 Five. The Middle Republican NRD has had a moratorium on drilling new irrigation wells in their jurisdiction 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, irrigation and legal issues, it is necessary to study the sales in each market area on its own merit.

New legislation was passed that requires Assessor's to implement a new soil survey done by the Natural Resources Conservation Service for use in the 2009 tax year. Lincoln County had 88 different soils and now has 89 more. New soil acres range from 8.9 to 440,376.8. The existing GIS system is not capable of assisting in this effort. A new system is being investigated and needs to be in place for a county with 2,592 square miles to be converted in a timely manner.

MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98.00	9.17	103.05
Commercial/Industrial	96.00	5.67	101.57
Unimproved Ag	70.00	18.75	101.85

Training

The assessor obtained a renewed assessor's certificate valid until December 31, 2010. The deputy received a certificate in 2006 and began her duties January 4, 2007. Another staff member successfully completed the assessor's exam in 2004 and attends the workshops and classes to begin the collection of required hours. All three of the staff appraisers have Assessor's certificates also and two are registered appraisers. The other has only to sit for the exam. The appraisers use appraiser board classes to collect the required continuing education hours. IAAO classes are nearly cost prohibitive for multiple students when living expenses are also paid by the county, thus assessor certified staff rely on department classes offered locally, at workshops and elsewhere meet the requirements.

Budget

Purposed budget for 2007-2008	\$435,155
Salaries	405,635
Education	6,600
Data processing equipment and software	7,000
(Monthly fees for programs paid by IT budget)	
Reappraisal (done in-house)	none

Staff

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

CONCLUSION

With the volume of work from all its required assessment duties the staff of the Lincoln County Assessor's office had continued to work diligently to assess all property in the county in an equal and proportionate manner along with giving courteous information and assistance to the taxpayers filing personal property returns and homestead exemption application with the accompanying income statement.

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 two staff appraisers are registered and one about to take the exam, 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, 2008

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Mary Ann Long
Lincoln County Assessor
June 15, 2008

2009 Assessment Survey for Lincoln County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	3
3.	Other full-time employees
	8
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$497,715
7.	Part of the budget that is dedicated to the computer system
	\$37,000; which includes \$28,000 for the GIS program.
8.	Adopted budget, or granted budget if different from above
	N/A
9.	Amount of the total budget set aside for appraisal work
	\$299,055
10.	Amount of the total budget set aside for education/workshops
	\$13,720
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	\$198,660
13.	Total budget
	\$497,715
a.	Was any of last year's budget not used:
	Yes, approximately \$46,000

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MIPS

3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	The Map Clerk
5.	Does the county have GIS software?
	Lincoln County entered into a contract with GIS workshop in the summer of 2008 and as of this date the County is waiting on the Surveyor to give information on the available section corners.
6.	Who maintains the GIS software and maps?
	When GIS is implemented the program will be maintained by the Assessor's office.
7.	Personal Property software:
	MIPS

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, Hershey, Maxwell, Sutherland and Wallace. Dickens and Wellfleet are unincorporated villages.
4.	When was zoning implemented?
	The County was zoned in 1975.

D. Contracted Services

1.	Appraisal Services
	Pritchard & Abbott provides the appraisal for one producing mineral property.
2.	Other services
	MIPS is contracted through the County Clerk's office for the County.

Certification

This is to certify that the 2009 Reports and Opinions of the Property Tax Administrator have been sent to the following:

Four copies to the Tax Equalization and Review Commission, by hand delivery.

One copy to the Lincoln County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts