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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LINCOLN COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Lincoln County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lincoln County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Julie Stenger, Lincoln County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the 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.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

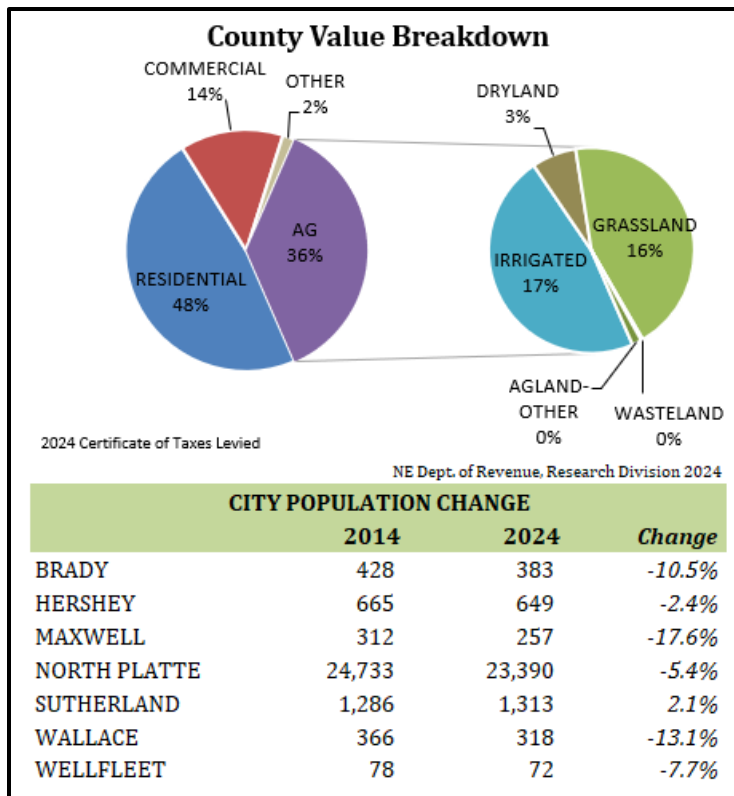
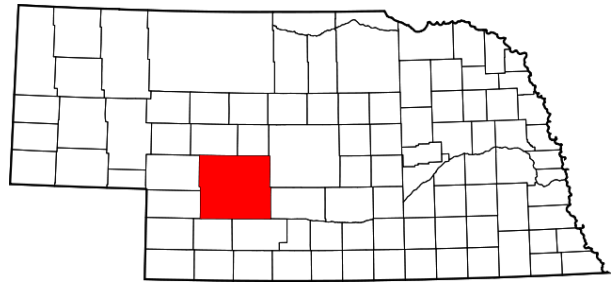
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

*\*Further information may be found in Exhibit 94*



## County Overview

With a total area of 2,564 square miles, Lincoln County has 33,365 residents, per the Census Bureau Quick Facts for 2023, a 4% decline from the 2020 U.S. Census. Reports indicate that 64% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$176,571 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Lincoln County are located in and around North Platte, the county seat. According to the latest information available from the U.S. Census Bureau, there are 1,012 employer establishments with total employment of 11,294 for a slight decrease in total employment.

Agricultural land accounts for the majority of the county's valuation base. Grassland makes up the majority of the land in the county. Lincoln County is included in both the Twin Platte and Middle Republican Natural Resources Districts (NRD). The ethanol plant located in Sutherland also contributes to the local agricultural economy.

North Platte is also home to Union Pacific's Bailey Yard, which is the world's largest freight yard, and the largest employer in the county.

## 2025 Residential Correlation for Lincoln County

### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales and verification processes used by the county assessor's office was reviewed. The usability rate of the residential sales was higher than the statewide average. Examination of the non-qualified sales reveal sufficient reasonings for disqualification. All arm's-length sales are available for measurement purposes.

Seven valuation groups are used to stratify the residential class by economic differences. Valuation Group 1 and 2 represent the City of North Platte. Valuation Group 6 is comprised of the larger villages of Hershey and Sutherland while Valuation Group 8 contains the rest of the villages of Brady, Dickens, Maxwell, Wallace, and Wellfleet. Valuation Group 5 represents the recreational parcels located around Lake Maloney and Jeffrey Lake. Valuation Groups 3 and 4 are comprised of parcels outside of the city limits.

The county is compliance with the six-year inspection and review cycle. The county assessor's in-house appraisal staff physically inspects parcels at least once every six years as part of their systematic reappraisal cycle. A valuation methodology has been developed for Lincoln County.

2025 Residential Assessment Details for Lincoln County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Northside North Platte	2023	2023	2023	2022	New Map Factors Applied
2	Southside North Platte	2023	2023	2023	2023	
3	Suburban Areas	2023	2023	2023	2019-2020	New Map Factors- approximately 8% increase to improvements
4	Rural Residential	2023	2023	2023	2019-2020	New Map Factors- approximately 8% increase to improvements
5	Lake Maloney, Lake Jeffrey	2023	2023	*2024	2022	New Map Factors/leaseholds
6	Sutherland, Hershey	*2024	*2024	*2024	*2024	
8	Small Villages- Maxwell, Wallace, Brady, WellFleet, Dickens	*2024	*2024	*2024	*2024	
<u>Additional comments:</u> Single-wide mobile homes countywide: Functional depreciation decreased from 25% to 10%  * = assessment action for current year						

## 2025 Residential Correlation for Lincoln County

### *Description of Analysis*

The overall statistical sample shows that all three measures of central tendency are within the acceptable range along with the COD. The PRD is slightly high as it is influenced by a few extreme outliers. Analysis removing these sales shows that the PRD falls below 103 and the COD lowers a few points as well. The sale price substratum does not reflect a clear pattern of regressivity. When stratified by the valuation group, all valuation groups have a median within the acceptable range, with qualitative statistics that support the use of the median.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied (CTL) shows the population generally changed in a similar manner to the sales overall. There are some discrepancies by assessor location involving the areas of the reappraisal for 2025. In Valuation Group 6 the sample was affected by several duplex sales, while Valuation Group 8 is comprised of the small villages. The representation of the villages is skewed in the sales file, when compared to the population. The changes reflect the county assessor's reported actions.

### *Equalization and Quality of Assessment*

After review of all available information, it is determined that the quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	168	99.30	105.48	97.19	24.43	108.53
2	623	95.82	97.58	94.37	12.61	103.40
3	32	96.87	102.88	97.73	21.45	105.27
4	107	95.23	94.90	93.02	16.66	102.02
5	25	95.04	97.58	95.41	11.50	102.27
6	70	97.83	101.38	99.14	13.58	102.26
8	21	96.38	98.15	92.35	12.45	106.28
____ALL____	1,046	96.30	99.00	94.86	15.36	104.36

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Lincoln County is 96%.

## 2025 Commercial Correlation for Lincoln County

### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The usability rate of Lincoln County's commercial sales parallels that of the statewide average. Review of the non-qualified sales shows sufficient comments for disqualification. All arm's-length transactions were made available for measurement of the commercial class.

The commercial class is divided into five valuation groups based on the economics of the county. Valuation Group 1 is the City of North Platte, the county seat and regional economic hub. Valuation Group 4 is comprised of the villages of Sutherland and Hershey, with active commercial districts, while Valuation Group 5 contains the smaller villages. Valuation Group 2 and 3 represent commercial properties located outside of the village.

The six-year inspection and review is completed in-house by the county assessor's appraisal staff. The review includes on-site inspections, new photos, and data characteristic updates.

2025 Commercial Assessment Details for Lincoln County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	North Platte	2021	2021	2021	2021	adjustments by occupancy codes
2	Suburban	2021	2021	2021	2019-2020	
3	Rural	2021	2021	2021	2019-2020	
4	Sutherland, Hershey	*2024	*2024	*2024	*2024	
5	Small Villages- Maxwell, Wallace, Brady, and Wellfleet	*2024	*2024	*2024	*2024	
<u>Additional comments:</u>						
* = assessment action for current year						

### *Description of Analysis*

The statistical sample shows 97 qualified sales with sales in all five valuation groups. Overall, the median and mean are within the acceptable range while the weighted mean is low. The COD supports the median and is within the recommended parameters. However, the PRD is high indicating regressivity.

When analyzed by valuation groups, Valuation Group 1 contains most of the sales. The statistics closely follow that of the overall statistics. Valuation Groups 3,4, 6, and 8 all have small sample

## 2025 Commercial Correlation for Lincoln County

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sizes; however, the median is within the range for three out of the four groups. Valuation Group 3 only has three sales with two extreme outliers on both ends one of 256% and 38% with a COD of 90%.

Analysis of the sales stratified by occupancy code reveal that the codes with sufficient sales have medians within the acceptable range.

Comparison of the 2025 Abstract of Assessment Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) shows the sample changed at a larger percentage than the population. The changes to the sample correlate with the reported assessment actions of the county. Changes in individual assessor locations in the population indicate the difference is due to exemptions and TIF projects. Based on the review of all available information, commercial valuation changes were equitably applied.

### *Equalization and Quality of Assessment*

In consideration of the statistical review and the assessments practices it is determined that real property in the commercial class in Lincoln County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	77	96.26	94.63	81.24	18.97	116.48
3	3	80.32	124.92	51.96	90.46	240.42
4	6	94.11	96.11	95.30	07.46	100.85
6	7	97.56	99.68	93.89	11.70	106.17
8	4	95.96	89.75	92.91	08.75	96.60
____ALL____	97	95.97	95.82	80.67	19.31	118.78

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Lincoln County is 96%.

## 2025 Agricultural Correlation for Lincoln County

### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

Review of the sales qualification and verification processes of the county assessor show the usability rate of the agricultural class aligns with the statewide average. The county assessor's office provides sufficient information when disqualifying sales. All qualified sales are made available for measurement purposes.

The Lincoln County Assessor recognizes four unique market areas for the agricultural class based on geographical and topographical differences. Market Area one is located along the North Platte and South Platte River basin, which runs across the middle from the west to east. The land here is typically flat and is used mainly for cropland. Market Area two is the northern portion of the county comprised mainly of Sandhills soils and is well suited for grazing. Market Area 3 is the southwestern portion of the county consists largely of sandy soils used for grazing. There are areas of loamy soils on plateaus used for cropland. Market Area 4 is the southeastern portion of the county. The composition is mostly canyons suitable for pasture while the rest consists of silty soils on smooth uplands. The agricultural improvements are reviewed at the same time as the rural residential. The physical review involves an on-site visit conducted by the in-house appraisal staff of Lincoln County. Land use is systematically reviewed using aerial imagery when new imagery arrives. The county assessor complies with the six-year inspection and review cycle.

Special valuation is utilized in Market Area 1. The county conducts sales comparison studies for properties with accretion located along the North Platte and South Platte Rivers. Feedlots are recognized as intensive use. The county assessor has been identifying acres in government programs including Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP).

2025 Agricultural Assessment Details for Lincoln County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2021	2021	2021	2019-2020	
AB DW	Agricultural dwellings	2021	2021	2021	2019-2020	
<u>Additional comments:</u> New Vanguard costing manual and a cost factor of 135% applied to all improvements.  * = assessment action for current year						

## 2025 Agricultural Correlation for Lincoln County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Along the river bottom of the North Platte, South Platte and Platte rivers running the full width of the county from west to east.	2022	Irrigated land 3-4% increase Dryland 3% increase Grassland 3% increase CREP- 67-73% of irrigated values by LCG CRP -79-82% of dryland values by LCG
2	Mainly Sandhills soils, the majority of the land is used for pasture land.	2022	Irrigated land 7% increase Dryland 7% increase Grassland 7% increase CREP- 76% of irrigated values
3	Southwestern portion of Lincoln County- 2/3rds Valentine soils with pockets of loamy and sandy soils that allow for some farming	2022	Irrigated land 10% increase Dryland 10% increase Grassland 14% increase CREP 67-69% of irrigated values by LCG CRP 78-80% of dryland values
4	Southeastern portion of Lincoln County- characterized by canyon lands of rough terrain with some upland areas suitable for cultivating.	2022	Irrigated land 5% increase Dryland 6% increase Grassland 17-22% increase CREP 70% of irrigated values
<u>Additional comments:</u>  *= assessment action for current year			

### *Description of Analysis*

The statistical sample shows two of the measures of central tendency are within the range, the median and mean, while the weighted mean is slightly low. Each of the four individual market areas have a sufficient number of sales with medians that are within the acceptable range.

An analysis of the 80% Majority Land Use (MLU) by market areas indicates that when there are sufficient sales for analysis an acceptable median is produced. Comparison of the average acre values set by the county to the values of the neighboring counties indicate that agricultural land in Lincoln County is equalized.

The review of the 2024 County Abstract of Assessment for Real Property Form 45 compared with the 2024 Certificate of Taxes Levied Report (CTL) indicates an increase to the population that is consistent with the assessment actions reported by the county assessor.

Lincoln County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistic can be found in the appendix of this report and contains a median of 49%. Based on the review of the statistics and the reduced values reported by the Lincoln County Assessor, the valuations were reduced as required.



## 2025 Agricultural Correlation for Lincoln County

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	27	70.34	67.81	64.37	20.78	105.34
1	18	72.71	71.10	67.46	20.15	105.40
2	4	52.38	53.44	52.05	22.30	102.67
3	5	70.34	67.46	64.90	16.18	103.94
<u>Dry</u>						
County	4	75.42	74.44	74.01	09.47	100.58
1	1	78.82	78.82	78.82	00.00	100.00
3	1	62.58	62.58	62.58	00.00	100.00
4	2	78.18	78.18	74.91	07.89	104.37
<u>Grass</u>						
County	48	70.15	71.52	69.58	18.23	102.79
1	3	45.53	47.52	41.69	34.04	113.98
2	25	73.37	70.44	70.55	16.33	99.84
3	9	69.44	71.31	71.59	05.18	99.61
4	11	69.16	80.69	72.62	26.10	111.11
<u>ALL</u>	93	71.59	71.45	67.87	20.23	105.27

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Lincoln County is 72%.

### *Special Valuation Level of Value*

A review of agricultural land value in Lincoln County in areas that have influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

***Level of Value of School Bond Valuation – LB 2*** (Operative January 1, 2022) A review of agricultural land value in Lincoln County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is in the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lincoln County is 49%.

***Special Valuation Level of Value of School Bond Valuation – LB 2*** (Operative January 1, 2022) A review of agricultural land values in Lincoln County in areas that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the



## **2025 Agricultural Correlation for Lincoln County**

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assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Lincoln County is 49%.

## 2025 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.R.S. 2011). 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 these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>School Bond Value Agricultural Land</b>	<b>49</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2025.



A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2025 Commission Summary for Lincoln County

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### Residential Real Property - Current

Number of Sales	1046	Median	96.30
Total Sales Price	\$218,959,509	Mean	99.00
Total Adj. Sales Price	\$218,959,509	Wgt. Mean	94.86
Total Assessed Value	\$207,704,600	Average Assessed Value of the Base	\$170,212
Avg. Adj. Sales Price	\$209,330	Avg. Assessed Value	\$198,570

### Confidence Interval - Current

95% Median C.I	95.53 to 96.90
95% Wgt. Mean C.I	93.76 to 95.96
95% Mean C.I	96.91 to 101.09
% of Value of the Class of all Real Property Value in the County	43.93
% of Records Sold in the Study Period	7.03
% of Value Sold in the Study Period	8.20

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	1,184	98	98.10
2023	1,344	95	94.66
2022	1,249	94	94.05
2021	1,130	95	94.95

## 2025 Commission Summary for Lincoln County

### Commercial Real Property - Current

Number of Sales	97	Median	95.97
Total Sales Price	\$53,105,934	Mean	95.82
Total Adj. Sales Price	\$53,105,934	Wgt. Mean	80.67
Total Assessed Value	\$42,842,819	Average Assessed Value of the Base	\$488,083
Avg. Adj. Sales Price	\$547,484	Avg. Assessed Value	\$441,679

### Confidence Interval - Current

95% Median C.I	90.81 to 99.31
95% Wgt. Mean C.I	74.73 to 86.62
95% Mean C.I	90.01 to 101.63
% of Value of the Class of all Real Property Value in the County	13.85
% of Records Sold in the Study Period	5.93
% of Value Sold in the Study Period	5.37

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	109	96	95.65
2023	99	96	96.26
2022	86	98	98.20
2021	115	94	94.03

**56 Lincoln**  
**RESIDENTIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 1,046  
 Total Sales Price : 218,959,509  
 Total Adj. Sales Price : 218,959,509  
 Total Assessed Value : 207,704,600  
 Avg. Adj. Sales Price : 209,330  
 Avg. Assessed Value : 198,570

MEDIAN : 96  
 WGT. MEAN : 95  
 MEAN : 99  
 COD : 15.36  
 PRD : 104.36

COV : 34.80  
 STD : 34.45  
 Avg. Abs. Dev : 14.79  
 MAX Sales Ratio : 847.48  
 MIN Sales Ratio : 28.93

95% Median C.I. : 95.53 to 96.90  
 95% Wgt. Mean C.I. : 93.76 to 95.96  
 95% Mean C.I. : 96.91 to 101.09

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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
____ Qtrts ____											
01-OCT-22 To 31-DEC-22	113	101.97	105.20	102.00	12.35	103.14	68.53	181.28	99.46 to 105.56	177,368	180,908
01-JAN-23 To 31-MAR-23	115	98.98	101.74	97.82	11.36	104.01	56.26	187.33	97.34 to 101.99	210,675	206,077
01-APR-23 To 30-JUN-23	143	98.19	105.56	97.02	16.77	108.80	57.34	847.48	96.32 to 100.14	208,699	202,488
01-JUL-23 To 30-SEP-23	152	95.92	95.99	95.75	10.01	100.25	42.56	161.05	93.55 to 97.12	222,084	212,646
01-OCT-23 To 31-DEC-23	123	96.73	102.29	95.22	19.66	107.42	28.93	348.52	94.06 to 99.49	190,000	180,927
01-JAN-24 To 31-MAR-24	105	96.17	100.60	97.08	16.59	103.63	56.97	494.29	92.73 to 99.06	237,716	230,772
01-APR-24 To 30-JUN-24	153	89.76	92.54	89.60	16.73	103.28	53.58	263.28	86.27 to 93.20	206,066	184,630
01-JUL-24 To 30-SEP-24	142	87.95	91.41	88.22	16.07	103.62	49.21	177.26	85.35 to 91.24	219,931	194,026
____ Study Yrs ____											
01-OCT-22 To 30-SEP-23	523	98.22	101.86	97.73	12.92	104.23	42.56	847.48	97.41 to 99.05	206,254	201,567
01-OCT-23 To 30-SEP-24	523	92.50	96.14	92.08	17.65	104.41	28.93	494.29	90.70 to 94.10	212,406	195,574
____ Calendar Yrs ____											
01-JAN-23 To 31-DEC-23	533	97.44	101.25	96.43	14.43	105.00	28.93	847.48	96.40 to 98.28	208,628	201,184
____ ALL ____	1,046	96.30	99.00	94.86	15.36	104.36	28.93	847.48	95.53 to 96.90	209,330	198,570

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	168	99.30	105.48	97.19	24.43	108.53	47.77	847.48	96.29 to 101.97	114,254	111,048
2	623	95.82	97.58	94.37	12.61	103.40	56.97	494.29	94.92 to 96.56	196,736	185,656
3	32	96.87	102.88	97.73	21.45	105.27	56.26	173.51	88.86 to 109.18	334,934	327,335
4	107	95.23	94.90	93.02	16.66	102.02	28.93	160.29	89.76 to 99.37	362,248	336,947
5	25	95.04	97.58	95.41	11.50	102.27	59.75	132.37	90.70 to 105.24	436,256	416,228
6	70	97.83	101.38	99.14	13.58	102.26	64.95	162.75	94.69 to 100.60	194,420	192,744
8	21	96.38	98.15	92.35	12.45	106.28	58.99	181.28	93.33 to 103.58	152,571	140,894
____ ALL ____	1,046	96.30	99.00	94.86	15.36	104.36	28.93	847.48	95.53 to 96.90	209,330	198,570

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	990	96.31	99.22	95.27	15.09	104.15	28.93	847.48	95.53 to 96.91	214,067	203,935
06	2	60.37	60.37	59.03	05.02	102.27	57.34	63.40	N/A	590,000	348,299
07	54	96.23	96.48	87.34	19.53	110.46	49.21	168.52	86.78 to 100.22	108,399	94,674
____ ALL ____	1,046	96.30	99.00	94.86	15.36	104.36	28.93	847.48	95.53 to 96.90	209,330	198,570

**56 Lincoln**  
**RESIDENTIAL**

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	114.67	358.75	251.82	213.19	142.46	114.09	847.48	N/A	10,667	26,861
Less Than 30,000	18	129.48	185.30	165.72	65.52	111.82	66.34	847.48	106.85 to 168.52	19,714	32,671
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,046	96.30	99.00	94.86	15.36	104.36	28.93	847.48	95.53 to 96.90	209,330	198,570
Greater Than 14,999	1,043	96.25	98.25	94.84	14.63	103.60	28.93	494.29	95.53 to 96.87	209,902	199,064
Greater Than 29,999	1,028	96.20	97.49	94.74	13.89	102.90	28.93	494.29	95.47 to 96.73	212,650	201,475
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	114.67	358.75	251.82	213.19	142.46	114.09	847.48	N/A	10,667	26,861
15,000 TO 29,999	15	134.86	150.61	157.19	38.23	95.81	66.34	348.52	89.20 to 168.52	21,523	33,832
30,000 TO 59,999	58	123.37	135.06	132.98	26.61	101.56	47.77	494.29	116.20 to 135.29	44,886	59,687
60,000 TO 99,999	105	102.18	106.19	106.00	18.59	100.18	28.93	185.82	99.14 to 107.66	77,218	81,849
100,000 TO 149,999	222	95.92	94.38	94.12	13.97	100.28	49.21	164.69	92.31 to 97.47	126,423	118,989
150,000 TO 249,999	335	94.14	93.65	93.81	10.63	99.83	42.56	148.01	92.73 to 95.53	193,623	181,641
250,000 TO 499,999	269	95.78	94.29	94.41	08.69	99.87	56.26	142.81	94.59 to 97.09	334,253	315,581
500,000 TO 999,999	37	91.45	90.38	90.41	14.03	99.97	57.34	117.67	85.43 to 98.27	617,565	558,356
1,000,000 +	2	102.52	102.52	102.05	05.03	100.46	97.36	107.67	N/A	1,100,000	1,122,499
<u>ALL</u>	1,046	96.30	99.00	94.86	15.36	104.36	28.93	847.48	95.53 to 96.90	209,330	198,570

**56 Lincoln**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 97  
Total Sales Price : 53,105,934  
Total Adj. Sales Price : 53,105,934  
Total Assessed Value : 42,842,819  
Avg. Adj. Sales Price : 547,484  
Avg. Assessed Value : 441,679

MEDIAN : 96  
WGT. MEAN : 81  
MEAN : 96  
COD : 19.31  
PRD : 118.78

COV : 30.44  
STD : 29.17  
Avg. Abs. Dev : 18.53  
MAX Sales Ratio : 256.20  
MIN Sales Ratio : 29.83

95% Median C.I. : 90.81 to 99.31  
95% Wgt. Mean C.I. : 74.73 to 86.62  
95% Mean C.I. : 90.01 to 101.63

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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
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	8	107.57	122.62	100.37	25.71	122.17	79.63	256.20	79.63 to 256.20	327,337	328,565
01-JAN-22 To 31-MAR-22	5	96.26	101.81	99.59	10.41	102.23	88.82	131.00	N/A	275,880	274,746
01-APR-22 To 30-JUN-22	9	99.89	104.38	77.59	12.93	134.53	69.58	145.37	95.16 to 125.77	1,180,533	915,964
01-JUL-22 To 30-SEP-22	8	86.86	87.18	84.90	16.66	102.69	40.35	124.20	40.35 to 124.20	578,500	491,140
01-OCT-22 To 31-DEC-22	10	88.54	87.05	84.70	12.82	102.77	66.18	105.92	68.67 to 102.87	186,218	157,732
01-JAN-23 To 31-MAR-23	13	102.88	98.71	94.10	15.10	104.90	64.35	125.06	86.07 to 114.37	384,136	361,479
01-APR-23 To 30-JUN-23	4	108.56	107.52	111.32	09.17	96.59	94.04	118.91	N/A	368,125	409,794
01-JUL-23 To 30-SEP-23	6	97.53	100.40	71.13	23.58	141.15	49.26	164.08	49.26 to 164.08	315,833	224,642
01-OCT-23 To 31-DEC-23	9	97.56	96.31	98.46	21.26	97.82	29.83	169.42	81.06 to 109.57	281,778	277,443
01-JAN-24 To 31-MAR-24	9	77.77	80.83	67.52	18.08	119.71	60.03	113.56	60.72 to 100.73	1,227,111	828,517
01-APR-24 To 30-JUN-24	8	90.71	92.91	67.26	25.36	138.14	38.23	169.58	38.23 to 169.58	740,400	497,957
01-JUL-24 To 30-SEP-24	8	89.04	80.54	83.98	17.04	95.90	56.22	102.48	56.22 to 102.48	516,050	433,364
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	30	99.60	104.23	84.02	18.70	124.05	40.35	256.20	92.51 to 103.69	641,696	539,168
01-OCT-22 To 30-SEP-23	33	97.87	96.55	90.61	16.43	106.56	49.26	164.08	86.16 to 104.37	309,801	280,714
01-OCT-23 To 30-SEP-24	34	90.20	87.70	73.65	21.39	119.08	29.83	169.58	77.77 to 97.56	695,047	511,888
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	32	94.05	94.26	81.78	14.95	115.26	40.35	145.37	86.24 to 100.45	577,949	472,620
01-JAN-23 To 31-DEC-23	32	99.12	99.45	93.45	18.32	106.42	29.83	169.42	90.07 to 109.57	340,539	318,226
<u>ALL</u>	97	95.97	95.82	80.67	19.31	118.78	29.83	256.20	90.81 to 99.31	547,484	441,679

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	77	96.26	94.63	81.24	18.97	116.48	29.83	169.58	88.82 to 99.98	602,900	489,781
3	3	80.32	124.92	51.96	90.46	240.42	38.23	256.20	N/A	933,333	484,976
4	6	94.11	96.11	95.30	07.46	100.85	83.94	110.81	83.94 to 110.81	384,833	366,731
6	7	97.56	99.68	93.89	11.70	106.17	81.06	125.77	81.06 to 125.77	179,069	168,132
8	4	95.96	89.75	92.91	08.75	96.60	68.67	98.43	N/A	80,044	74,367
<u>ALL</u>	97	95.97	95.82	80.67	19.31	118.78	29.83	256.20	90.81 to 99.31	547,484	441,679



**56 Lincoln**  
**COMMERCIAL**

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Qualified

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MEDIAN : 96  
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 MEAN : 96  
 COD : 19.31  
 PRD : 118.78

COV : 30.44  
 STD : 29.17  
 Avg. Abs. Dev : 18.53  
 MAX Sales Ratio : 256.20  
 MIN Sales Ratio : 29.83

95% Median C.I. : 90.81 to 99.31  
 95% Wgt. Mean C.I. : 74.73 to 86.62  
 95% Mean C.I. : 90.01 to 101.63

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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	7	95.97	105.91	98.16	15.34	107.90	85.72	145.37	85.72 to 145.37	286,212	280,948
03	89	95.70	94.76	79.90	19.61	118.60	29.83	256.20	88.82 to 99.31	572,837	457,668
04	1	119.77	119.77	119.77	00.00	100.00	119.77	119.77	N/A	120,000	143,718
<u>ALL</u>	<u>97</u>	95.97	95.82	80.67	19.31	118.78	29.83	256.20	90.81 to 99.31	547,484	441,679

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	105.72	105.72	106.24	07.43	99.51	97.87	113.56	N/A	7,500	7,968
Less Than 30,000	3	97.87	93.37	82.76	15.29	112.82	68.67	113.56	N/A	13,333	11,035
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	97	95.97	95.82	80.67	19.31	118.78	29.83	256.20	90.81 to 99.31	547,484	441,679
Greater Than 14,999	95	95.70	95.62	80.67	19.56	118.53	29.83	256.20	90.32 to 99.31	558,852	450,809
Greater Than 29,999	94	95.84	95.90	80.67	19.44	118.88	29.83	256.20	90.32 to 99.81	564,531	455,423
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	105.72	105.72	106.24	07.43	99.51	97.87	113.56	N/A	7,500	7,968
15,000 TO 29,999	1	68.67	68.67	68.67	00.00	100.00	68.67	68.67	N/A	25,000	17,168
30,000 TO 59,999	5	99.31	100.03	101.39	09.75	98.66	77.77	123.89	N/A	47,715	48,380
60,000 TO 99,999	8	92.40	110.23	110.52	30.05	99.74	61.01	256.20	61.01 to 256.20	73,563	81,303
100,000 TO 149,999	10	117.91	125.65	125.59	16.34	100.05	97.18	169.58	102.86 to 164.08	122,088	153,332
150,000 TO 249,999	23	95.16	94.82	95.99	12.66	98.78	29.83	131.00	87.47 to 100.52	198,561	190,600
250,000 TO 499,999	21	97.56	95.58	94.12	16.73	101.55	57.47	169.42	85.72 to 103.69	350,277	329,678
500,000 TO 999,999	17	86.07	85.42	83.69	17.79	102.07	40.35	118.91	64.35 to 99.81	648,533	542,764
1,000,000 TO 1,999,999	6	86.57	83.50	84.81	21.57	98.46	49.26	104.14	49.26 to 104.14	1,466,367	1,243,606
2,000,000 TO 4,999,999	2	49.13	49.13	48.69	22.19	100.90	38.23	60.03	N/A	2,115,000	1,029,893
5,000,000 TO 9,999,999	2	68.60	68.60	68.67	01.44	99.90	67.61	69.58	N/A	7,521,000	5,164,310
10,000,000 +											
<u>ALL</u>	<u>97</u>	95.97	95.82	80.67	19.31	118.78	29.83	256.20	90.81 to 99.31	547,484	441,679

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**COMMERCIAL**

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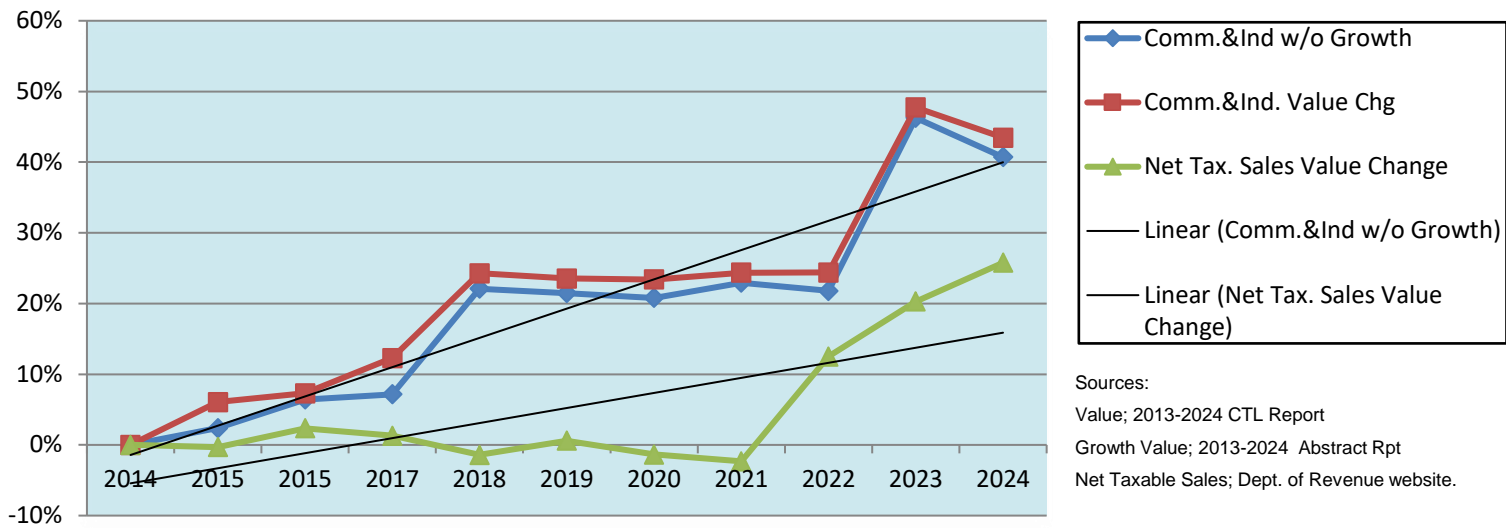
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 95% Mean C.I. : 90.01 to 101.63

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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
162	1	164.08	164.08	164.08	00.00	100.00	164.08	164.08	N/A	125,000	205,100
303	2	91.06	91.06	94.24	12.55	96.63	79.63	102.48	N/A	1,126,151	1,061,230
311	2	103.26	103.26	102.70	07.32	100.55	95.70	110.81	N/A	512,500	526,331
319	2	87.51	87.51	86.39	04.33	101.30	83.72	91.29	N/A	409,500	353,782
336	1	99.31	99.31	99.31	00.00	100.00	99.31	99.31	N/A	47,900	47,570
341	2	98.52	98.52	80.79	26.94	121.95	71.98	125.06	N/A	1,054,100	851,610
344	11	97.55	100.46	103.77	10.53	96.81	85.75	131.00	86.79 to 118.91	244,800	254,039
349	1	97.60	97.60	97.60	00.00	100.00	97.60	97.60	N/A	491,415	479,610
351	1	119.77	119.77	119.77	00.00	100.00	119.77	119.77	N/A	120,000	143,718
352	9	95.97	101.10	98.22	15.54	102.93	68.67	145.37	85.72 to 125.77	284,963	279,888
353	10	99.58	99.70	97.93	11.21	101.81	81.50	123.89	84.66 to 116.04	137,318	134,474
384	1	113.56	113.56	113.56	00.00	100.00	113.56	113.56	N/A	8,000	9,085
386	2	81.80	81.80	77.38	25.77	105.71	60.72	102.87	N/A	253,000	195,770
387	1	114.37	114.37	114.37	00.00	100.00	114.37	114.37	N/A	550,000	629,027
406	13	99.89	93.06	85.00	21.97	109.48	29.83	169.42	56.22 to 108.25	475,982	404,584
410	6	92.99	85.19	58.87	19.78	144.71	38.23	112.72	38.23 to 112.72	601,667	354,222
412	2	85.83	85.83	76.60	14.67	112.05	73.24	98.42	N/A	750,000	574,464
419	3	94.04	143.77	101.70	62.08	141.37	81.06	256.20	N/A	260,833	265,278
428	1	40.35	40.35	40.35	00.00	100.00	40.35	40.35	N/A	990,000	399,460
442	2	79.56	79.56	70.22	16.82	113.30	66.18	92.94	N/A	212,000	148,865
471	3	86.16	86.97	84.83	02.66	102.52	83.94	90.81	N/A	233,333	197,936
494	6	82.78	84.99	79.23	18.51	107.27	64.35	124.20	64.35 to 124.20	453,533	359,329
530	1	57.47	57.47	57.47	00.00	100.00	57.47	57.47	N/A	450,000	258,614
551	1	169.58	169.58	169.58	00.00	100.00	169.58	169.58	N/A	120,000	203,500
555	1	61.01	61.01	61.01	00.00	100.00	61.01	61.01	N/A	80,000	48,809
594	2	86.77	86.77	69.06	22.08	125.64	67.61	105.92	N/A	3,625,000	2,503,515
595	5	101.07	87.84	75.59	15.61	116.21	60.03	104.37	N/A	2,585,400	1,954,329
701	2	92.54	92.54	92.21	04.02	100.36	88.82	96.26	N/A	197,500	182,119
851	2	85.05	85.05	90.05	08.56	94.45	77.77	92.32	N/A	112,500	101,310
999	1	99.98	99.98	99.98	00.00	100.00	99.98	99.98	N/A	60,000	59,990
<u>ALL</u>	<u>97</u>	<u>95.97</u>	<u>95.82</u>	<u>80.67</u>	<u>19.31</u>	<u>118.78</u>	<u>29.83</u>	<u>256.20</u>	<u>90.81 to 99.31</u>	<u>547,484</u>	<u>441,679</u>

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 481,874,000	\$ 9,405,925	1.95%	\$ 472,468,075		\$ 477,499,079	
2014	\$ 511,056,736	\$ 17,710,355	3.47%	\$ 493,346,381	2.38%	\$ 476,061,484	-0.30%
2015	\$ 516,998,421	\$ 4,234,515	0.82%	\$ 512,763,906	0.33%	\$ 488,759,841	2.67%
2015	\$ 541,057,694	\$ 24,626,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
2017	\$ 598,843,655	\$ 10,511,865	1.76%	\$ 588,331,790	8.74%	\$ 470,707,150	-2.68%
2018	\$ 595,252,765	\$ 9,837,846	1.65%	\$ 585,414,919	-2.24%	\$ 480,403,119	2.06%
2019	\$ 594,582,057	\$ 12,472,948	2.10%	\$ 582,109,109	-2.21%	\$ 471,015,474	-1.95%
2020	\$ 599,307,736	\$ 6,818,174	1.14%	\$ 592,489,562	-0.35%	\$ 466,394,294	-0.98%
2021	\$ 599,353,275	\$ 12,511,917	2.09%	\$ 586,841,358	-2.08%	\$ 537,262,757	15.19%
2022	\$ 711,850,246	\$ 7,063,212	0.99%	\$ 704,787,034	17.59%	\$ 574,309,552	6.90%
2023	\$ 691,359,222	\$ 13,274,206	1.92%	\$ 678,085,016	-4.74%	\$ 600,534,796	4.57%
2024	\$ 793,351,849	\$ 89,234,619	11.25%	\$ 704,117,230	1.85%	\$ 618,776,711	3.04%
Ann %chg	4.50%			Average	1.74%	2.66%	2.50%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	2.38%	6.06%	-0.30%
2015	6.41%	7.29%	2.36%
2016	7.17%	12.28%	1.29%
2017	22.09%	24.27%	-1.42%
2018	21.49%	23.53%	0.61%
2019	20.80%	23.39%	-1.36%
2020	22.96%	24.37%	-2.33%
2021	21.78%	24.38%	12.52%
2022	46.26%	47.73%	20.27%
2023	40.72%	43.47%	25.77%
2024	46.12%	64.64%	29.59%

County Number	56
County Name	Lincoln

**56 Lincoln**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 93	MEDIAN : 72	COV : 28.44	95% Median C.I. : 67.98 to 74.68
Total Sales Price : 63,338,781	WGT. MEAN : 68	STD : 20.32	95% Wgt. Mean C.I. : 62.83 to 72.91
Total Adj. Sales Price : 63,338,781	MEAN : 71	Avg. Abs. Dev : 14.48	95% Mean C.I. : 67.32 to 75.58
Total Assessed Value : 42,987,090			
Avg. Adj. Sales Price : 681,062	COD : 20.23	MAX Sales Ratio : 149.70	
Avg. Assessed Value : 462,227	PRD : 105.27	MIN Sales Ratio : 25.27	

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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
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	14	82.42	84.82	82.88	12.47	102.34	61.52	120.51	74.40 to 90.49	495,039	410,281
01-JAN-22 To 31-MAR-22	7	94.40	90.68	80.79	21.64	112.24	56.91	132.78	56.91 to 132.78	765,143	618,142
01-APR-22 To 30-JUN-22	8	70.96	75.14	66.02	28.64	113.81	25.27	149.70	25.27 to 149.70	681,767	450,115
01-JUL-22 To 30-SEP-22	4	63.66	62.14	56.89	21.98	109.23	36.96	84.27	N/A	404,882	230,328
01-OCT-22 To 31-DEC-22	7	75.76	78.12	77.35	06.68	101.00	70.83	94.57	70.83 to 94.57	512,007	396,036
01-JAN-23 To 31-MAR-23	7	71.59	69.60	70.78	10.17	98.33	52.64	81.05	52.64 to 81.05	721,872	510,971
01-APR-23 To 30-JUN-23	4	57.17	58.07	57.75	04.32	100.55	55.34	62.58	N/A	1,062,336	613,530
01-JUL-23 To 30-SEP-23	8	69.31	66.33	69.96	14.85	94.81	40.00	89.89	40.00 to 89.89	560,241	391,967
01-OCT-23 To 31-DEC-23	12	73.12	67.35	64.34	17.18	104.68	36.71	91.50	50.83 to 74.93	933,114	600,390
01-JAN-24 To 31-MAR-24	12	66.97	67.04	64.17	22.79	104.47	43.95	108.51	47.94 to 80.95	680,460	436,619
01-APR-24 To 30-JUN-24	3	46.81	47.27	46.98	16.96	100.62	35.60	59.41	N/A	685,667	322,096
01-JUL-24 To 30-SEP-24	7	59.26	60.25	58.66	10.45	102.71	43.91	77.00	43.91 to 77.00	741,466	434,948
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	33	77.23	80.96	75.38	22.40	107.40	25.27	149.70	71.42 to 85.33	586,673	442,217
01-OCT-22 To 30-SEP-23	26	71.21	69.11	68.74	12.91	100.54	40.00	94.57	62.58 to 75.76	668,016	459,189
01-OCT-23 To 30-SEP-24	34	62.95	64.01	61.84	21.54	103.51	35.60	108.51	55.51 to 73.83	782,651	483,971
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	26	72.82	78.12	72.57	23.08	107.65	25.27	149.70	69.64 to 84.27	615,912	446,980
01-JAN-23 To 31-DEC-23	31	69.30	66.40	65.53	15.70	101.33	36.71	91.50	60.38 to 73.83	805,863	528,107
<u>ALL</u>	93	71.59	71.45	67.87	20.23	105.27	25.27	149.70	67.98 to 74.68	681,062	462,227

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	28	71.68	66.76	65.05	22.17	102.63	25.27	98.01	55.51 to 76.16	821,466	534,382
2	33	72.40	71.95	68.69	21.27	104.75	36.71	132.78	59.26 to 79.85	616,878	423,703
3	19	70.34	71.44	68.79	12.82	103.85	43.91	111.93	64.90 to 76.05	663,668	456,505
4	13	69.46	80.30	72.83	23.96	110.26	51.40	149.70	64.77 to 89.31	567,005	412,969
<u>ALL</u>	93	71.59	71.45	67.87	20.23	105.27	25.27	149.70	67.98 to 74.68	681,062	462,227

**56 Lincoln**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 93	MEDIAN : 72	COV : 28.44	95% Median C.I. : 67.98 to 74.68
Total Sales Price : 63,338,781	WGT. MEAN : 68	STD : 20.32	95% Wgt. Mean C.I. : 62.83 to 72.91
Total Adj. Sales Price : 63,338,781	MEAN : 71	Avg. Abs. Dev : 14.48	95% Mean C.I. : 67.32 to 75.58
Total Assessed Value : 42,987,090			
Avg. Adj. Sales Price : 681,062	COD : 20.23	MAX Sales Ratio : 149.70	
Avg. Assessed Value : 462,227	PRD : 105.27	MIN Sales Ratio : 25.27	

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	8	58.12	66.02	61.98	26.79	106.52	36.71	94.57	36.71 to 94.57	738,462	457,717
1	7	59.33	70.20	67.70	24.56	103.69	52.64	94.57	52.64 to 94.57	688,179	465,924
2	1	36.71	36.71	36.71	00.00	100.00	36.71	36.71	N/A	1,090,443	400,265
____Dry____											
County	1	78.82	78.82	78.82	00.00	100.00	78.82	78.82	N/A	750,000	591,149
1	1	78.82	78.82	78.82	00.00	100.00	78.82	78.82	N/A	750,000	591,149
____Grass____											
County	46	70.15	71.73	70.21	18.52	102.16	25.27	149.70	66.42 to 75.77	481,522	338,087
1	3	45.53	47.52	41.69	34.04	113.98	25.27	71.77	N/A	514,429	214,484
2	23	73.37	70.77	72.51	16.79	97.60	40.00	108.51	59.26 to 81.05	413,545	299,870
3	9	69.44	71.31	71.59	05.18	99.61	64.90	77.00	67.58 to 76.05	491,093	351,567
4	11	69.16	80.69	72.62	26.10	111.11	51.40	149.70	59.41 to 120.51	606,848	440,678
____ALL____	93	71.59	71.45	67.87	20.23	105.27	25.27	149.70	67.98 to 74.68	681,062	462,227

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	27	70.34	67.81	64.37	20.78	105.34	36.71	98.01	55.51 to 76.16	949,267	611,077
1	18	72.71	71.10	67.46	20.15	105.40	43.06	98.01	55.51 to 89.89	902,820	609,054
2	4	52.38	53.44	52.05	22.30	102.67	36.71	72.27	N/A	1,072,611	558,339
3	5	70.34	67.46	64.90	16.18	103.94	43.91	90.49	N/A	1,017,800	660,550
____Dry____											
County	4	75.42	74.44	74.01	09.47	100.58	62.58	84.34	N/A	453,934	335,958
1	1	78.82	78.82	78.82	00.00	100.00	78.82	78.82	N/A	750,000	591,149
3	1	62.58	62.58	62.58	00.00	100.00	62.58	62.58	N/A	370,000	231,533
4	2	78.18	78.18	74.91	07.89	104.37	72.01	84.34	N/A	347,868	260,574
____Grass____											
County	48	70.15	71.52	69.58	18.23	102.79	25.27	149.70	66.42 to 74.93	560,104	389,703
1	3	45.53	47.52	41.69	34.04	113.98	25.27	71.77	N/A	514,429	214,484
2	25	73.37	70.44	70.55	16.33	99.84	40.00	108.51	59.26 to 79.85	569,861	402,030
3	9	69.44	71.31	71.59	05.18	99.61	64.90	77.00	67.58 to 76.05	491,093	351,567
4	11	69.16	80.69	72.62	26.10	111.11	51.40	149.70	59.41 to 120.51	606,848	440,678
____ALL____	93	71.59	71.45	67.87	20.23	105.27	25.27	149.70	67.98 to 74.68	681,062	462,227

## Lincoln County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,822	4,816	4,622	4,589	4,398	4,253	4,389	4,353	4,666
Dawson	1	6,319	6,892	5,876	4,625	5,147	4,937	4,718	4,763	6,065
Keith	2	3,660	3,660	3,575	3,445	3,445	3,445	3,445	3,445	3,583
Lincoln	2	3,200	3,178	3,200	3,196	3,090	3,092	3,185	3,175	3,177
Custer	4	3,870	3,880	3,880	3,555	3,135	3,135	2,930	2,745	3,564
Logan	1	4,250	4,250	4,000	4,000	3,400	3,400	3,000	3,000	3,668
Keith	1	n/a	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Lincoln	3	3,922	3,917	3,925	3,913	3,806	3,742	3,814	3,799	3,838
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Perkins	1	5,692	5,718	4,903	5,553	5,488	5,020	5,373	5,362	5,578
Lincoln	4	3,150	3,129	2,653	3,066	3,150	3,100	2,822	2,925	3,059
Frontier	1	4,143	4,156	4,082	4,139	4,100	4,076	4,029	3,958	4,131
Dawson	1	6,319	6,892	5,876	4,625	5,147	4,937	4,718	4,763	6,065

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,900	1,900	1,875	1,875	1,851	1,850	1,850	1,850	1,874
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,744
Keith	2	n/a	1,130	n/a	1,070	1,030	n/a	1,030	1,030	1,107
Lincoln	2	n/a	1,660	1,660	1,660	1,660	1,610	1,610	1,610	1,646
Custer	4	n/a	1,705	1,655	1,385	1,300	1,280	1,205	1,205	1,471
Logan	1	n/a	1,499	1,498	1,498	1,404	1,404	1,258	1,258	1,418
Keith	1	n/a	625	625	625	600	600	600	600	609
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Lincoln	3	n/a	1,425	1,425	1,425	1,375	1,375	1,375	1,375	1,409
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Perkins	1	n/a	1,400	1,400	1,315	1,315	n/a	1,235	1,235	1,356
Lincoln	4	1,275	1,275	1,275	1,275	1,275	1,200	1,200	1,200	1,262
Frontier	1	1,750	1,750	1,700	1,700	1,650	n/a	1,600	1,600	1,727
Dawson	1	n/a	3,088	3,088	2,800	2,784	2,514	2,172	2,152	2,744

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,175	1,175	1,175	1,175	1,125	1,125	1,125	1,125	1,165
Dawson	1	1,312	1,312	1,300	1,245	1,202	1,190	1,159	1,148	1,282
Keith	2	815	n/a	n/a	815	n/a	775	775	775	775
Lincoln	2	800	787	800	800	798	770	770	759	772
Custer	4	867	908	903	910	898	621	n/a	260	849
Logan	1	688	685	685	685	685	685	685	n/a	686
Keith	1	760	760	n/a	760	720	720	720	720	722
McPherson	1	670	670	670	670	670	670	670	670	670
Lincoln	3	823	825	825	825	825	770	770	770	775
Hayes	1	600	600	n/a	600	600	600	600	600	600
Perkins	1	690	n/a	n/a	690	n/a	690	690	690	690
Lincoln	4	975	975	975	975	975	850	850	850	966
Frontier	1	765	765	765	n/a	765	765	765	765	765
Dawson	1	1,312	1,312	1,300	1,245	1,202	1,190	1,159	1,148	1,282

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	1,510	n/a	646
Dawson	1	n/a	n/a	50
Keith	2	790	n/a	314
Lincoln	2	n/a	n/a	394
Custer	4	1,060	n/a	50
Logan	1	685	n/a	15
Keith	1	484	n/a	316
McPherson	1	725	n/a	10
Lincoln	3	1,105	n/a	425
Hayes	1	1,187	n/a	294
Perkins	1	766	n/a	80
Lincoln	4	n/a	n/a	430
Frontier	1	1,310	n/a	n/a
Dawson	1	n/a	n/a	50

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

## AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	13	Median :	49	COV :	32.09	95% Median C.I. :	24.12 to 54.73
Total Sales Price :	7,296,334	Wgt. Mean :	44	STD :	13.88	95% Wgt. Mean C.I. :	22.51 to 65.77
Total Adj. Sales Price :	7,626,900	Mean :	43	Avg.Abs.Dev :	09.77	95% Mean C.I. :	34.87 to 51.65
Total Assessed Value :	3,366,424						
Avg. Adj. Sales Price :	586,685	COD :	19.89	MAX Sales Ratio :	58.67		
Avg. Assessed Value :	258,956	PRD :	98.01	MIN Sales Ratio :	16.49		

Printed : 04/03/2025

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	2	55.24	55.24	55.35	00.92	99.80	54.73	55.74	N/A	624,999	345,919
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	16.49	16.49	16.49		100.00	16.49	16.49	N/A	575,000	94,808
07/01/2022 To 09/30/2022	1	24.12	24.12	24.12		100.00	24.12	24.12	N/A	525,000	126,654
10/01/2022 To 12/31/2022	4	49.29	49.27	49.79	02.62	98.96	46.85	51.66	N/A	587,699	292,611
01/01/2023 To 03/31/2023	2	42.13	42.13	43.62	18.44	96.58	34.36	49.89	N/A	741,554	323,452
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	2	53.39	53.39	56.70	09.89	94.16	48.11	58.67	N/A	449,000	254,562
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	1	23.24	23.24	23.24		100.00	23.24	23.24	N/A	545,000	126,654
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	4	39.43	37.77	38.86	44.31	97.20	16.49	55.74	N/A	587,499	228,325
10/01/2022 To 09/30/2023	8	49.29	48.51	49.17	07.91	98.66	34.36	58.67	34.36 to 58.67	591,488	290,809
10/01/2023 To 09/30/2024	1	23.24	23.24	23.24		100.00	23.24	23.24	N/A	545,000	126,654
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	6	47.99	39.62	40.34	21.80	98.22	16.49	51.66	16.49 to 51.66	575,133	231,984
01/01/2023 To 12/31/2023	4	49.00	47.76	48.55	13.31	98.37	34.36	58.67	N/A	595,277	289,007
<u>ALL</u>											
10/01/2021 To 09/30/2024	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956



AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	13	Median :	49	COV :	32.09	95% Median C.I. :	24.12 to 54.73
Total Sales Price :	7,296,334	Wgt. Mean :	44	STD :	13.88	95% Wgt. Mean C.I. :	22.51 to 65.77
Total Adj. Sales Price :	7,626,900	Mean :	43	Avg.Abs.Dev :	09.77	95% Mean C.I. :	34.87 to 51.65
Total Assessed Value :	3,366,424						
Avg. Adj. Sales Price :	586,685	COD :	19.89	MAX Sales Ratio :	58.67		
Avg. Assessed Value :	258,956	PRD :	98.01	MIN Sales Ratio :	16.49		

Printed : 04/03/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	9	46.85	39.38	41.11	26.36	95.79	16.49	58.67	23.24 to 51.66	634,784	260,953
2	3	54.73	52.86	54.49	04.64	97.01	48.11	55.74	N/A	472,666	257,552
3	1	49.45	49.45	49.45		100.00	49.45	49.45	N/A	495,849	245,196
ALL											
10/01/2021 To 09/30/2024	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	13	Median :	49	COV :	32.09	95% Median C.I. :	24.12 to 54.73
Total Sales Price :	7,296,334	Wgt. Mean :	44	STD :	13.88	95% Wgt. Mean C.I. :	22.51 to 65.77
Total Adj. Sales Price :	7,626,900	Mean :	43	Avg.Abs.Dev :	09.77	95% Mean C.I. :	34.87 to 51.65
Total Assessed Value :	3,366,424						
Avg. Adj. Sales Price :	586,685	COD :	19.89	MAX Sales Ratio :	58.67		
Avg. Assessed Value :	258,956	PRD :	98.01	MIN Sales Ratio :	16.49		

Printed : 04/03/2025

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
210089											
240020											
320046											
320095											
320125											
510006											
560001											
560006											
560007											
560037	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956
560055											
560565											
570501											
600090											
680020											
ALL											
10/01/2021 To 09/30/2024	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956

## AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	13	Median :	49	COV :	32.09	95% Median C.I. :	24.12 to 54.73
Total Sales Price :	7,296,334	Wgt. Mean :	44	STD :	13.88	95% Wgt. Mean C.I. :	22.51 to 65.77
Total Adj. Sales Price :	7,626,900	Mean :	43	Avg.Abs.Dev :	09.77	95% Mean C.I. :	34.87 to 51.65
Total Assessed Value :	3,366,424						
Avg. Adj. Sales Price :	586,685	COD :	19.89	MAX Sales Ratio :	58.67		
Avg. Assessed Value :	258,956	PRD :	98.01	MIN Sales Ratio :	16.49		

Printed : 04/03/2025

95%MLU By Market Area

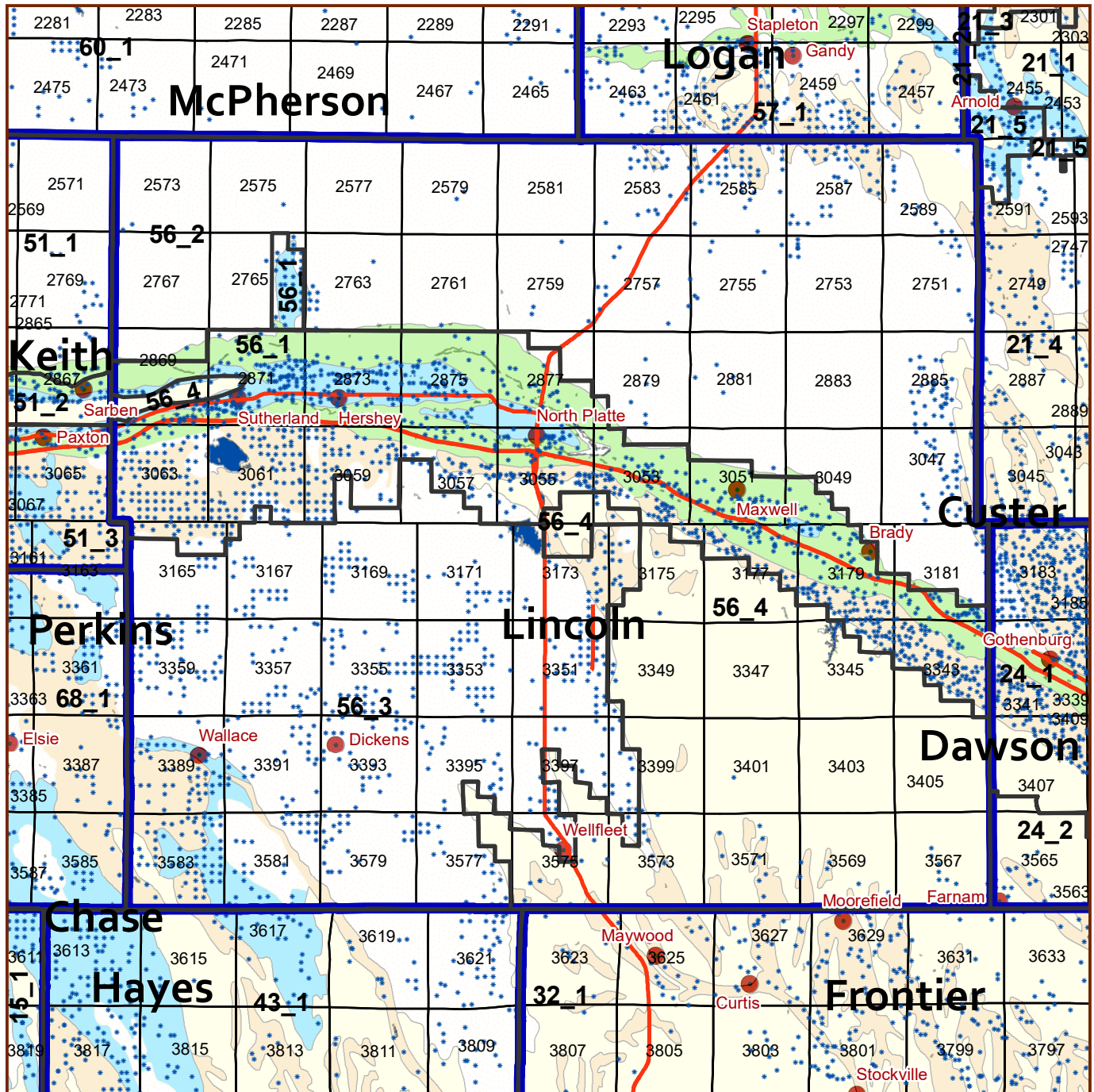
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	1	34.36	34.36	34.36		100.00	34.36	34.36	N/A	599,000	205,801
1	1	34.36	34.36	34.36		100.00	34.36	34.36	N/A	599,000	205,801
____Dry____											
County	1	51.66	51.66	51.66		100.00	51.66	51.66	N/A	750,000	387,414
1	1	51.66	51.66	51.66		100.00	51.66	51.66	N/A	750,000	387,414
____Grass____											
County	5	48.11	44.38	43.85	19.60	101.21	16.49	55.74	N/A	442,257	193,945
1	2	31.67	31.67	24.84	47.93	127.50	16.49	46.85	N/A	396,644	98,536
2	3	54.73	52.86	54.49	04.64	97.01	48.11	55.74	N/A	472,666	257,552
____ALL____											
10/01/2021 To 09/30/2024	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	4	49.51	48.01	48.74	12.66	98.50	34.36	58.67	N/A	774,942	377,695
1	4	49.51	48.01	48.74	12.66	98.50	34.36	58.67	N/A	774,942	377,695
____Dry____											
County	1	51.66	51.66	51.66		100.00	51.66	51.66	N/A	750,000	387,414
1	1	51.66	51.66	51.66		100.00	51.66	51.66	N/A	750,000	387,414
____Grass____											
County	5	48.11	44.38	43.85	19.60	101.21	16.49	55.74	N/A	442,257	193,945
1	2	31.67	31.67	24.84	47.93	127.50	16.49	46.85	N/A	396,644	98,536
2	3	54.73	52.86	54.49	04.64	97.01	48.11	55.74	N/A	472,666	257,552
____ALL____											

10/01/2021 To 09/30/2024	13	49.12	43.26	44.14	19.89	98.01	16.49	58.67	24.12 to 54.73	586,685	258,956
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# LINCOLN COUNTY



## Legend

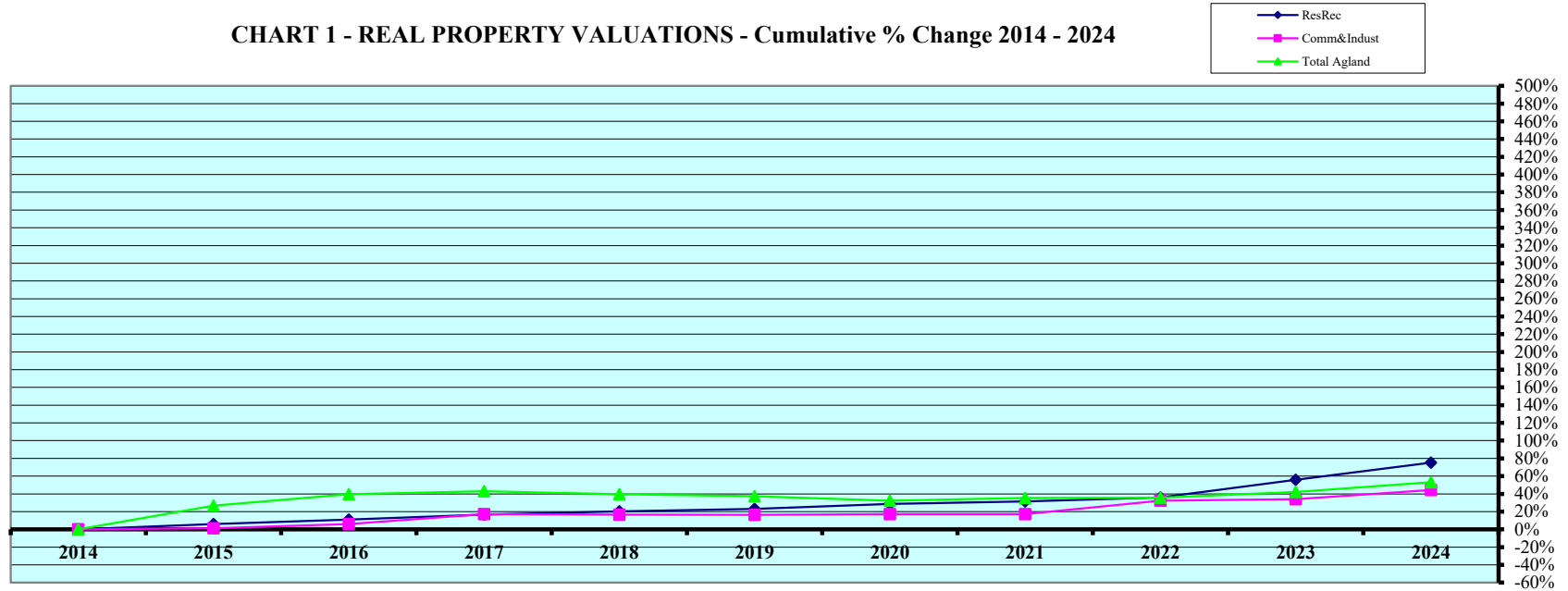
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

## Soils

### CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	1,352,715,636	-	-	-	511,056,736	-	-	-	1,290,200,215	-	-	-
2015	1,433,103,510	80,387,874	5.94%	5.94%	516,998,421	5,941,685	1.16%	1.16%	1,634,406,700	344,206,485	26.68%	26.68%
2016	1,500,581,165	67,477,655	4.71%	10.93%	541,057,694	24,059,273	4.65%	5.87%	1,802,456,350	168,049,650	10.28%	39.70%
2017	1,575,700,935	75,119,770	5.01%	16.48%	598,843,655	57,785,961	10.68%	17.18%	1,845,201,730	42,745,380	2.37%	43.02%
2018	1,627,982,379	52,281,444	3.32%	20.35%	595,252,765	-3,590,890	-0.60%	16.47%	1,800,268,540	-44,933,190	-2.44%	39.53%
2019	1,666,266,069	38,283,690	2.35%	23.18%	594,582,057	-670,708	-0.11%	16.34%	1,770,571,503	-29,697,037	-1.65%	37.23%
2020	1,739,975,312	73,709,243	4.42%	28.63%	599,307,736	4,725,679	0.79%	17.27%	1,705,586,028	-64,985,475	-3.67%	32.20%
2021	1,776,394,213	36,418,901	2.09%	31.32%	599,353,275	45,539	0.01%	17.28%	1,746,275,691	40,689,663	2.39%	35.35%
2022	1,840,218,791	63,824,578	3.59%	36.04%	675,860,332	76,507,057	12.76%	32.25%	1,751,079,821	4,804,130	0.28%	35.72%
2023	2,108,791,672	268,572,881	14.59%	55.89%	685,307,013	9,446,681	1.40%	34.10%	1,832,963,387	81,883,566	4.68%	42.07%
2024	2,370,095,746	261,304,074	12.39%	75.21%	737,682,373	52,375,360	7.64%	44.34%	1,975,657,887	142,694,500	7.78%	53.13%

Rate Annual %chg: Residential & Recreational **5.77%** Commercial & Industrial **3.74%** Agricultural Land **4.35%**

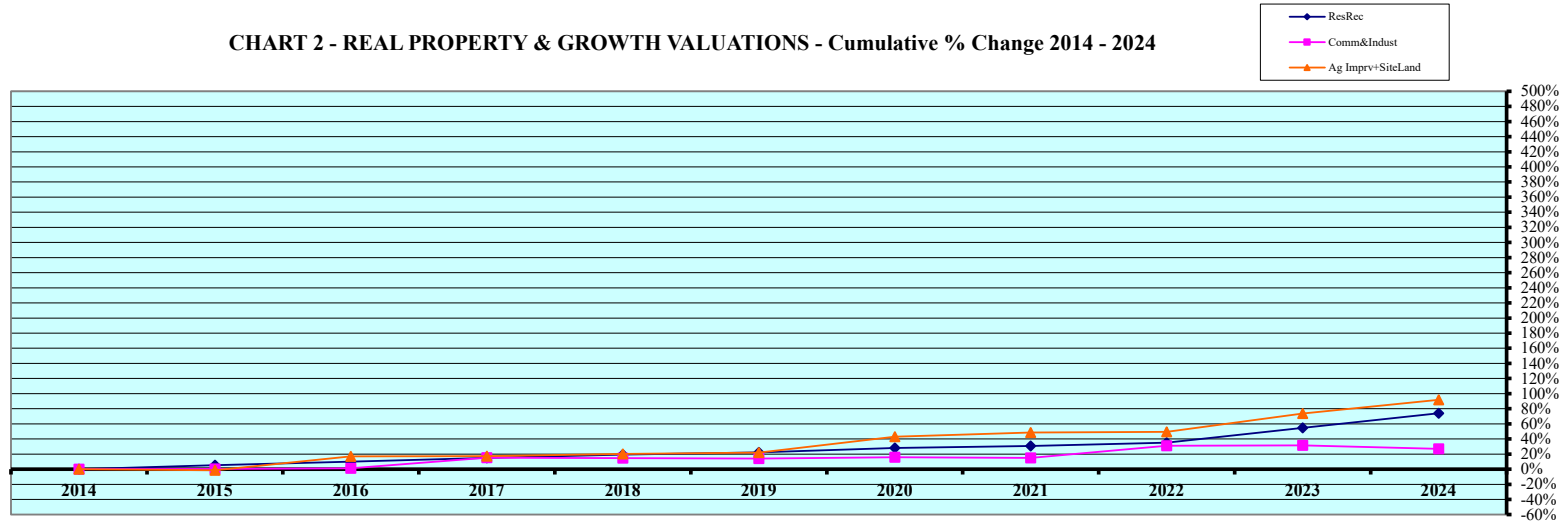
Cnty# **56**  
County **LINCOLN**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	--	--	511,056,736	17,710,355	3.47%	493,346,381	--	--
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	5.22%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	0.33%
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	9.95%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	1.05%
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	14.98%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	15.12%
2018	1,627,982,379	15,076,946	0.93%	1,612,905,433	2.36%	19.23%	595,252,765	9,837,846	1.65%	585,414,919	-2.24%	14.55%
2019	1,666,266,069	12,963,319	0.78%	1,653,302,750	1.56%	22.22%	594,582,057	12,472,948	2.10%	582,109,109	-2.21%	13.90%
2020	1,739,975,312	8,478,204	0.49%	1,731,497,108	3.91%	28.00%	599,307,736	6,818,174	1.14%	592,489,562	-0.35%	15.93%
2021	1,776,394,213	9,198,888	0.52%	1,767,195,325	1.56%	30.64%	599,353,275	12,511,917	2.09%	586,841,358	-2.08%	14.83%
2022	1,840,218,791	11,580,629	0.63%	1,828,638,162	2.94%	35.18%	675,860,332	7,063,212	1.05%	668,797,120	11.59%	30.87%
2023	2,108,791,672	15,899,585	0.75%	2,092,892,087	13.73%	54.72%	685,307,013	13,274,206	1.94%	672,032,807	-0.57%	31.50%
2024	2,370,095,746	16,335,766	0.69%	2,353,759,980	11.62%	74.00%	737,682,373	89,234,619	12.10%	648,447,754	-5.38%	26.88%
Rate Ann%chg	5.77%	Resid & Recreat w/o growth				5.03%	3.74%	C & I w/o growth				0.77%

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	--	--
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	-1.45%
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	16.89%
2017	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	17.30%
2018	121,253,690	48,369,890	169,623,580	2,942,787	1.73%	166,680,793	-2.17%	20.20%
2019	122,475,968	48,819,565	171,295,533	2,229,935	1.30%	169,065,598	-0.33%	21.92%
2020	147,718,894	55,251,922	202,970,816	4,885,534	2.41%	198,085,282	15.64%	42.85%
2021	141,583,178	67,346,967	208,930,145	2,862,448	1.37%	206,067,697	1.53%	48.60%
2022	141,214,122	68,970,270	210,184,392	3,069,518	1.46%	207,114,874	-0.87%	49.36%
2023	163,962,117	78,740,844	242,702,961	1,945,412	0.80%	240,757,549	14.55%	73.62%
2024	182,456,754	86,540,418	268,997,172	3,030,916	1.13%	265,966,256	9.59%	91.80%
Rate Ann%chg	5.75%	9.68%	6.85%	Ag Imprv+Site w/o growth			4.92%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.  
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2014 - 2024 CTL  
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
Prepared as of 02/11/2025

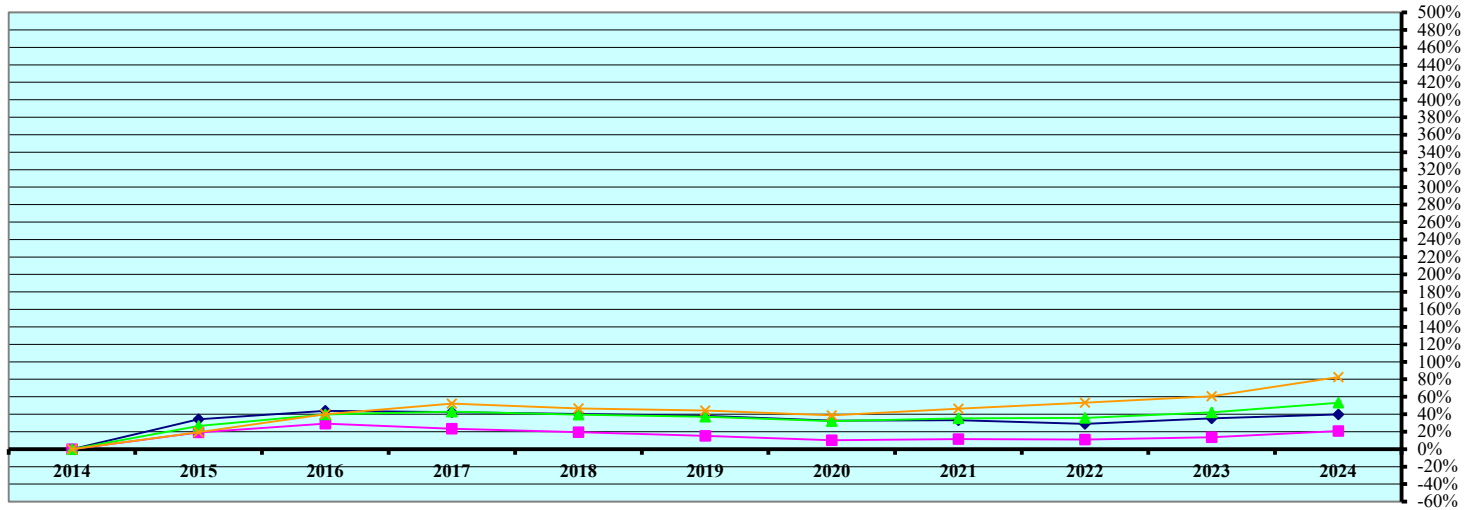
Cnty#  
County

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LINCOLN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	665,390,905	-	-	-	114,944,295	-	-	-	477,769,415	-	-	-
2015	893,796,750	228,405,845	34.33%	34.33%	137,121,515	22,177,220	19.29%	19.29%	570,412,650	92,643,235	19.39%	19.39%
2016	957,210,135	63,413,385	7.09%	43.86%	148,566,445	11,444,930	8.35%	29.25%	669,292,590	98,879,940	17.33%	40.09%
2017	947,715,740	-9,494,395	-0.99%	42.43%	141,829,120	-6,737,325	-4.53%	23.39%	727,517,115	58,224,525	8.70%	52.27%
2018	934,315,485	-13,400,255	-1.41%	40.42%	137,325,060	-4,504,060	-3.18%	19.47%	700,370,430	-27,146,685	-3.73%	46.59%
2019	920,136,365	-14,179,120	-1.52%	38.29%	132,558,321	-4,766,739	-3.47%	15.32%	689,792,793	-10,577,637	-1.51%	44.38%
2020	882,767,545	-37,368,820	-4.06%	32.67%	126,552,803	-6,005,518	-4.53%	10.10%	662,805,364	-26,987,429	-3.91%	38.73%
2021	885,466,975	2,699,430	0.31%	33.07%	128,114,508	1,561,705	1.23%	11.46%	698,998,732	36,193,368	5.46%	46.30%
2022	857,624,719	-27,842,256	-3.14%	28.89%	127,653,871	-460,637	-0.36%	11.06%	732,127,257	33,128,525	4.74%	53.24%
2023	900,768,354	43,143,635	5.03%	35.37%	130,670,660	3,016,789	2.36%	13.68%	767,655,338	35,528,081	4.85%	60.67%
2024	929,645,307	28,876,953	3.21%	39.71%	138,799,629	8,128,969	6.22%	20.75%	872,052,757	104,397,419	13.60%	82.53%

Rate Ann.%chg: Irrigated **3.40%** Dryland **1.90%** Grassland **6.20%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	13,490	-	-	-	32,082,110	-	-	-	1,290,200,215	-	-	-
2015	14,795	1,305	9.67%	9.67%	33,060,990	978,880	3.05%	3.05%	1,634,406,700	344,206,485	26.68%	26.68%
2016	12,985	-1,810	-12.23%	-3.74%	27,374,195	-5,686,795	-17.20%	-14.67%	1,802,456,350	168,049,650	10.28%	39.70%
2017	13,750	765	5.89%	1.93%	28,126,005	751,810	2.75%	-12.33%	1,845,201,730	42,745,380	2.37%	43.02%
2018	13,555	-195	-1.42%	0.48%	28,244,010	118,005	0.42%	-11.96%	1,800,268,540	-44,933,190	-2.44%	39.53%
2019	13,370	-185	-1.36%	-0.89%	28,070,654	-173,356	-0.61%	-12.50%	1,770,571,503	-29,697,037	-1.65%	37.23%
2020	5,244,712	5,231,342	39127.46%	38778.52%	28,215,604	144,950	0.52%	-12.05%	1,705,586,028	-64,985,475	-3.67%	32.20%
2021	5,297,641	52,929	1.01%	39170.87%	28,397,835	182,231	0.65%	-11.48%	1,746,275,691	40,689,663	2.39%	35.35%
2022	5,322,963	25,322	0.48%	39358.58%	28,351,011	-46,824	-0.16%	-11.63%	1,751,079,821	4,804,130	0.28%	35.72%
2023	5,453,914	130,951	2.46%	40329.31%	28,415,121	64,110	0.23%	-11.43%	1,832,963,387	81,883,566	4.68%	42.07%
2024	5,744,251	290,337	5.32%	42481.55%	29,415,943	1,000,822	3.52%	-8.31%	1,975,657,887	142,694,500	7.78%	53.13%

Cnty# **56**  
County **LINCOLN**

Rate Ann.%chg: Total Agric Land **4.35%**



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	666,208,510	243,243	2,739			115,409,065	100,519	1,148			477,511,665	1,191,169	401		
2015	895,607,385	242,383	3,695	34.91%	34.91%	137,771,480	99,624	1,383	20.45%	20.45%	569,833,645	1,193,066	478	19.14%	19.14%
2016	957,003,135	242,173	3,952	6.95%	44.28%	148,635,360	98,484	1,509	9.13%	31.45%	668,731,165	1,192,075	561	17.45%	39.94%
2017	947,836,645	243,004	3,900	-1.30%	42.41%	141,898,885	97,701	1,452	-3.77%	26.50%	727,410,795	1,192,210	610	8.76%	52.20%
2018	938,991,845	243,092	3,863	-0.97%	41.03%	137,024,110	97,531	1,405	-3.27%	22.37%	711,691,425	1,192,168	597	-2.16%	48.92%
2019	922,040,008	243,490	3,787	-1.97%	38.26%	132,835,302	97,204	1,367	-2.73%	19.03%	689,566,374	1,173,893	587	-1.60%	46.53%
2020	882,669,322	243,195	3,629	-4.15%	32.52%	126,727,202	96,416	1,314	-3.82%	14.48%	662,345,606	1,163,809	569	-3.12%	41.97%
2021	886,179,239	242,928	3,648	0.51%	33.19%	128,272,716	96,822	1,325	0.80%	15.39%	699,022,165	1,163,806	601	5.54%	49.83%
2022	858,424,150	242,835	3,535	-3.09%	29.07%	127,771,123	96,388	1,326	0.06%	15.46%	732,032,189	1,163,269	629	4.77%	56.98%
2023	900,747,878	243,266	3,703	4.74%	35.19%	130,983,028	95,985	1,365	2.94%	18.86%	767,556,290	1,162,936	660	4.88%	64.64%
2024	929,191,073	243,032	3,823	3.26%	39.60%	138,733,973	95,577	1,452	6.37%	26.43%	872,065,639	1,161,296	751	13.78%	87.32%

Rate Annual %chg Average Value/Acre: 3.38%

1.86%

6.21%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	13,490	54	250			32,482,115	27,214	1,194			1,291,624,845	1,562,200	827		
2015	14,795	49	300	19.95%	19.95%	33,171,520	27,237	1,218	2.04%	2.04%	1,636,398,825	1,562,359	1,047	26.68%	26.68%
2016	12,985	39	335	11.64%	33.91%	25,408,090	21,606	1,176	-3.44%	-1.47%	1,799,790,735	1,554,377	1,158	10.55%	40.04%
2017	13,750	39	355	5.89%	41.80%	27,771,200	23,838	1,165	-0.93%	-2.39%	1,844,931,275	1,556,792	1,185	2.35%	43.33%
2018	13,555	39	350	-1.42%	39.79%	28,143,710	24,187	1,164	-0.12%	-2.51%	1,815,864,645	1,557,018	1,166	-1.59%	41.06%
2019	13,370	39	345	-1.36%	37.89%	27,882,477	24,056	1,159	-0.38%	-2.89%	1,772,337,531	1,538,681	1,152	-1.23%	39.32%
2020	5,241,068	10,601	494	43.29%	97.57%	28,363,775	24,186	1,173	1.18%	-1.75%	1,705,346,973	1,538,207	1,109	-3.75%	34.09%
2021	5,297,626	10,602	500	1.07%	99.68%	28,190,123	24,094	1,170	-0.23%	-1.97%	1,746,961,869	1,538,252	1,136	2.44%	37.36%
2022	5,323,071	10,596	502	0.54%	100.75%	28,351,011	24,308	1,166	-0.31%	-2.28%	1,751,901,544	1,537,397	1,140	0.34%	37.82%
2023	5,454,081	10,583	515	2.60%	105.96%	28,532,259	24,049	1,186	1.72%	-0.60%	1,833,273,536	1,536,818	1,193	4.68%	44.28%
2024	5,744,278	10,575	543	5.39%	117.07%	29,400,029	23,950	1,228	3.47%	2.85%	1,975,134,992	1,534,430	1,287	7.91%	55.69%

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LINCOLN

Rate Annual %chg Average Value/Acre: 4.34%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

**CHART 4**

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
34,676	LINCOLN	200,508,770	162,552,522	525,700,183	2,329,121,277	731,531,327	6,151,046	40,974,469	1,975,657,887	182,456,754	86,540,418	5,440	6,241,200,093
cnty sector/value % of total value:		3.21%	2.60%	8.42%	37.32%	11.72%	0.10%	0.66%	31.66%	2.92%	1.39%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
383	BRADY	244,503	2,391,050	3,690,266	17,567,507	1,275,251	0	0	0	0	0	0	25,168,577
1.10%	%sector of county sector	0.12%	1.47%	0.70%	0.75%	0.17%							0.40%
	%sector of municipality	0.97%	9.50%	14.66%	69.80%	5.07%							100.00%
649	HERSHEY	1,355,546	1,642,911	6,473,738	44,508,338	10,519,808	0	0	266,862	0	0	0	64,767,203
1.87%	%sector of county sector	0.68%	1.01%	1.23%	1.91%	1.44%			0.01%				1.04%
	%sector of municipality	2.09%	2.54%	10.00%	68.72%	16.24%			0.41%				100.00%
257	MAXWELL	513,031	1,535,449	4,889,384	13,108,951	1,663,706	0	0	0	0	0	0	21,710,521
0.74%	%sector of county sector	0.26%	0.94%	0.93%	0.56%	0.23%							0.35%
	%sector of municipality	2.36%	7.07%	22.52%	60.38%	7.66%							100.00%
23,390	NORTH PLATTE	64,537,850	36,389,081	39,290,403	1,306,863,991	648,767,214	2,315,607	141,840	2,083,448	0	82,904	0	2,100,472,338
67.45%	%sector of county sector	32.19%	22.39%	7.47%	56.11%	88.69%	37.65%	0.35%	0.11%		0.10%		33.65%
	%sector of municipality	3.07%	1.73%	1.87%	62.22%	30.89%	0.11%	0.01%	0.10%		0.00%		100.00%
1,313	SUTHERLAND	5,765,904	3,518,715	4,497,563	79,495,734	7,704,333	3,396,167	0	0	0	0	0	104,378,416
3.79%	%sector of county sector	2.88%	2.16%	0.86%	3.41%	1.05%	55.21%						1.67%
	%sector of municipality	5.52%	3.37%	4.31%	76.16%	7.38%	3.25%						100.00%
318	WALLACE	616,268	511,859	21,295	10,354,854	3,097,833	0	0	187,022	5,038	11,629	0	14,805,798
0.92%	%sector of county sector	0.31%	0.31%	0.00%	0.44%	0.42%			0.01%	0.00%	0.01%		0.24%
	%sector of municipality	4.16%	3.46%	0.14%	69.94%	20.92%			1.26%	0.03%	0.08%		100.00%
72	WELLFLEET	22,444	227,777	65,142	2,942,976	33,226	0	0	25,823	0	0	0	3,317,388
0.21%	%sector of county sector	0.01%	0.14%	0.01%	0.13%	0.00%			0.00%				0.05%
	%sector of municipality	0.68%	6.87%	1.96%	88.71%	1.00%			0.78%				100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
26,383	Total Municipalities	73,055,547	46,216,843	58,927,792	1,474,842,357	673,061,373	5,711,775	141,840	2,563,155	5,038	94,533	0	2,334,620,248
76.08%	%all municip.sectors of cnty	36.44%	28.43%	11.21%	63.32%	92.01%	92.86%	0.35%	0.13%	0.00%	0.11%		37.41%

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Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	850	11,251,644	170	3,529,971	445	10,809,464	1,465	25,591,079	
02. Res Improve Land	9,625	277,819,615	683	30,737,639	1,660	91,198,614	11,968	399,755,868	
03. Res Improvements	10,329	1,240,041,101	731	152,702,110	2,165	670,909,066	13,225	2,063,652,277	
04. Res Total	11,179	1,529,112,360	901	186,969,720	2,610	772,917,144	14,690	2,488,999,224	24,000,750
% of Res Total	76.10	61.43	6.13	7.51	17.77	31.05	64.59	43.18	32.70
05. Com UnImp Land	199	24,166,047	30	1,555,546	11	667,336	240	26,388,929	
06. Com Improve Land	1,154	130,431,788	74	4,913,486	54	2,759,189	1,282	138,104,463	
07. Com Improvements	1,199	565,891,819	84	14,713,991	91	46,305,598	1,374	626,911,408	
08. Com Total	1,398	720,489,654	114	21,183,023	102	49,732,123	1,614	791,404,800	43,878,548
% of Com Total	86.62	91.04	7.06	2.68	6.32	6.28	7.10	13.73	59.78
09. Ind UnImp Land	5	470,048	3	240,728	1	33,287	9	744,063	
10. Ind Improve Land	11	710,120	2	162,496	0	0	13	872,616	
11. Ind Improvements	11	5,476,249	2	5,422	0	0	13	5,481,671	
12. Ind Total	16	6,656,417	5	408,646	1	33,287	22	7,098,350	5,268
% of Ind Total	72.73	93.77	22.73	5.76	4.55	0.47	0.10	0.12	0.01
13. Rec UnImp Land	2	141,840	40	2,995,252	64	9,692,483	106	12,829,575	
14. Rec Improve Land	0	0	31	4,219,364	49	8,125,348	80	12,344,712	
15. Rec Improvements	0	0	31	5,780,106	50	12,287,161	81	18,067,267	
16. Rec Total	2	141,840	71	12,994,722	114	30,104,992	187	43,241,554	1,392,984
% of Rec Total	1.07	0.33	37.97	30.05	60.96	69.62	0.82	0.75	1.90
Res & Rec Total	11,181	1,529,254,200	972	199,964,442	2,724	803,022,136	14,877	2,532,240,778	25,393,734
% of Res & Rec Total	75.16	60.39	6.53	7.90	18.31	31.71	65.41	43.93	34.60
Com & Ind Total	1,414	727,146,071	119	21,591,669	103	49,765,410	1,636	798,503,150	43,883,816
% of Com & Ind Total	86.43	91.06	7.27	2.70	6.30	6.23	7.19	13.85	59.79
17. Taxable Total	12,595	2,256,400,271	1,091	221,556,111	2,827	852,787,546	16,513	3,330,743,928	69,277,550
% of Taxable Total	76.27	67.74	6.61	6.65	17.12	25.60	72.61	57.78	94.39

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	33	1,413,983	8,527,604		0	0	0
19. Commercial	37	7,113,423	216,838,100		0	0	0
20. Industrial	0	0	0		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		33	1,413,983	8,527,604
19. Commercial	0	0	0		37	7,113,423	216,838,100
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					70	8,527,406	225,365,704

## 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	0	0	0	0	0
24. Non-Producing	0	0	0	0	7	0	7	0	0
25. Total	0	0	0	0	0	0	7	0	0

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	716	161	686	1,563

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	12	1,363,557	216	56,140,928	4,592	1,591,949,665	4,820	1,649,454,150
28. Ag-Improved Land	1	103,305	135	53,893,281	1,194	480,045,239	1,330	534,041,825
29. Ag Improvements	1	81,773	135	24,207,820	1,267	225,725,180	1,403	250,014,773

30. Ag Total

6,223

2,433,510,748

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban				SubUrban			Growth
	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		82	99.00	3,076,500	
33. HomeSite Improvements	0	0.00	0		89	0.00	18,480,096	
34. HomeSite Total								
35. FarmSite UnImp Land	0	0.00	0		4	5.13	7,359	
36. FarmSite Improv Land	1	1.00	1,565		128	339.62	514,101	
37. FarmSite Improvements	1	0.00	81,773		124	0.00	5,727,724	
38. FarmSite Total								
39. Road & Ditches	0	0.00	0		0	507.43	0	Growth
40. Other- Non Ag Use	0	0.00	0		0	187.41	222,929	
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	10	15.00	316,000		10	15.00	316,000	
32. HomeSite Improv Land	757	851.25	24,842,955		839	950.25	27,919,455	
33. HomeSite Improvements	838	0.00	148,729,710		927	0.00	167,209,806	2,555,992
34. HomeSite Total					937	965.25	195,445,261	
35. FarmSite UnImp Land	140	215.98	272,505		144	221.11	279,864	
36. FarmSite Improv Land	1,115	3,216.45	4,069,613		1,244	3,557.07	4,585,279	
37. FarmSite Improvements	1,120	0.00	76,995,470		1,245	0.00	82,804,967	1,562,666
38. FarmSite Total					1,389	3,778.18	87,670,110	
39. Road & Ditches	0	14,318.21	0		0	14,825.64	0	
40. Other- Non Ag Use	0	519.14	434,176		0	706.55	657,105	
41. Total Section VI					2,326	20,275.62	283,772,476	4,118,658

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	4,018.29	4,033,351	14	4,018.29	4,033,351

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	85.06	97,555	59	9,128.08	19,920,961
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	265	42,129.43	82,372,836	325	51,342.57	102,391,352
44. Market Value	0	0	0	0	0	0

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	30,527.48	29.32%	147,194,779	30.30%	4,821.71
46. 1A	19,657.06	18.88%	94,672,398	19.49%	4,816.20
47. 2A1	2,146.44	2.06%	9,919,773	2.04%	4,621.50
48. 2A	37,684.11	36.20%	172,939,362	35.60%	4,589.19
49. 3A1	1,629.47	1.57%	7,166,276	1.48%	4,397.92
50. 3A	5,387.97	5.18%	22,914,851	4.72%	4,252.97
51. 4A1	4,521.95	4.34%	19,846,428	4.09%	4,388.91
52. 4A	2,548.80	2.45%	11,093,718	2.28%	4,352.53
53. Total	104,103.28	100.00%	485,747,585	100.00%	4,666.02
Dry					
54. 1D1	101.98	0.39%	193,762	0.40%	1,900.00
55. 1D	9,257.58	35.80%	17,589,402	36.29%	1,900.00
56. 2D1	659.13	2.55%	1,235,886	2.55%	1,875.03
57. 2D	5,584.43	21.60%	10,470,882	21.60%	1,875.01
58. 3D1	6,223.88	24.07%	11,520,534	23.77%	1,851.02
59. 3D	599.60	2.32%	1,109,276	2.29%	1,850.03
60. 4D1	2,001.31	7.74%	3,702,482	7.64%	1,850.03
61. 4D	1,431.73	5.54%	2,648,386	5.46%	1,849.78
62. Total	25,859.64	100.00%	48,470,610	100.00%	1,874.37
Grass					
63. 1G1	33,486.18	54.13%	39,340,040	54.58%	1,174.81
64. 1G	9,521.43	15.39%	11,187,754	15.52%	1,175.01
65. 2G1	3,906.33	6.31%	4,601,202	6.38%	1,177.88
66. 2G	2,131.97	3.45%	2,516,782	3.49%	1,180.50
67. 3G1	3,986.85	6.44%	4,491,409	6.23%	1,126.56
68. 3G	6,933.15	11.21%	7,804,726	10.83%	1,125.71
69. 4G1	1,421.87	2.30%	1,600,488	2.22%	1,125.62
70. 4G	480.27	0.78%	540,309	0.75%	1,125.01
71. Total	61,868.05	100.00%	72,082,710	100.00%	1,165.10
Irrigated Total	104,103.28	47.16%	485,747,585	76.19%	4,666.02
Dry Total	25,859.64	11.72%	48,470,610	7.60%	1,874.37
Grass Total	61,868.05	28.03%	72,082,710	11.31%	1,165.10
72. Waste	7,169.29	3.25%	4,628,903	0.73%	645.66
73. Other	21,733.05	9.85%	26,644,421	4.18%	1,225.99
74. Exempt	117.44	0.05%	0	0.00%	0.00
75. Market Area Total	220,733.31	100.00%	637,574,229	100.00%	2,888.44

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,325.00	6.55%	7,440,000	6.59%	3,200.00
46. 1A	8,775.95	24.71%	27,886,110	24.71%	3,177.56
47. 2A1	56.13	0.16%	179,616	0.16%	3,200.00
48. 2A	7,870.66	22.16%	25,156,338	22.30%	3,196.22
49. 3A1	1,809.37	5.10%	5,591,229	4.96%	3,090.15
50. 3A	303.76	0.86%	939,090	0.83%	3,091.55
51. 4A1	1,641.34	4.62%	5,228,248	4.63%	3,185.35
52. 4A	12,729.56	35.85%	40,412,036	35.82%	3,174.66
53. Total	35,511.77	100.00%	112,832,667	100.00%	3,177.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,172.72	34.61%	8,586,714	34.90%	1,660.00
56. 2D1	38.35	0.26%	63,660	0.26%	1,659.97
57. 2D	4,146.65	27.75%	6,883,440	27.98%	1,660.00
58. 3D1	1,508.03	10.09%	2,503,327	10.17%	1,660.00
59. 3D	135.17	0.90%	217,624	0.88%	1,610.00
60. 4D1	1,300.57	8.70%	2,093,926	8.51%	1,610.01
61. 4D	2,643.75	17.69%	4,256,449	17.30%	1,610.00
62. Total	14,945.24	100.00%	24,605,140	100.00%	1,646.35
Grass					
63. 1G1	4,721.59	0.91%	3,777,272	0.94%	800.00
64. 1G	493.08	0.09%	387,982	0.10%	786.85
65. 2G1	13,187.73	2.53%	10,549,114	2.63%	799.92
66. 2G	7,796.34	1.50%	6,237,072	1.55%	800.00
67. 3G1	5,128.37	0.99%	4,093,180	1.02%	798.14
68. 3G	488,315.63	93.85%	376,003,137	93.63%	770.00
69. 4G1	34.18	0.01%	26,319	0.01%	770.01
70. 4G	648.81	0.12%	492,336	0.12%	758.83
71. Total	520,325.73	100.00%	401,566,412	100.00%	771.76
Irrigated Total	35,511.77	6.20%	112,832,667	20.87%	3,177.33
Dry Total	14,945.24	2.61%	24,605,140	4.55%	1,646.35
Grass Total	520,325.73	90.86%	401,566,412	74.28%	771.76
72. Waste	1,278.35	0.22%	503,901	0.09%	394.18
73. Other	633.67	0.11%	1,072,001	0.20%	1,691.73
74. Exempt	1.80	0.00%	0	0.00%	0.00
75. Market Area Total	572,694.76	100.00%	540,580,121	100.00%	943.92



## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,631.32	2.76%	10,319,848	2.82%	3,921.93
46. 1A	13,509.99	14.20%	52,920,813	14.49%	3,917.16
47. 2A1	69.84	0.07%	274,123	0.08%	3,925.01
48. 2A	13,263.94	13.94%	51,901,862	14.21%	3,913.00
49. 3A1	54,235.80	56.99%	206,422,959	56.51%	3,806.03
50. 3A	2,776.79	2.92%	10,390,752	2.84%	3,742.00
51. 4A1	5,991.61	6.30%	22,854,514	6.26%	3,814.42
52. 4A	2,693.14	2.83%	10,230,530	2.80%	3,798.74
53. Total	95,172.43	100.00%	365,315,401	100.00%	3,838.46
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	12,001.99	35.64%	17,102,949	36.05%	1,425.01
56. 2D1	72.21	0.21%	102,901	0.22%	1,425.02
57. 2D	10,507.01	31.20%	14,972,582	31.56%	1,425.01
58. 3D1	2,158.43	6.41%	2,967,863	6.26%	1,375.01
59. 3D	458.95	1.36%	631,062	1.33%	1,375.01
60. 4D1	5,105.31	15.16%	7,019,851	14.80%	1,375.01
61. 4D	3,374.92	10.02%	4,640,564	9.78%	1,375.01
62. Total	33,678.82	100.00%	47,437,772	100.00%	1,408.53
Grass					
63. 1G1	1,376.98	0.47%	1,132,900	0.50%	822.74
64. 1G	2,899.55	0.99%	2,395,618	1.05%	826.20
65. 2G1	9,130.15	3.11%	7,554,350	3.32%	827.41
66. 2G	8,744.95	2.98%	7,215,103	3.17%	825.06
67. 3G1	6,097.82	2.08%	5,031,057	2.21%	825.06
68. 3G	262,466.38	89.49%	202,112,644	88.87%	770.05
69. 4G1	2,236.94	0.76%	1,728,256	0.76%	772.60
70. 4G	326.04	0.11%	251,052	0.11%	770.00
71. Total	293,278.81	100.00%	227,420,980	100.00%	775.44
Irrigated Total	95,172.43	22.37%	365,315,401	56.80%	3,838.46
Dry Total	33,678.82	7.92%	47,437,772	7.38%	1,408.53
Grass Total	293,278.81	68.93%	227,420,980	35.36%	775.44
72. Waste	1,862.65	0.44%	791,184	0.12%	424.76
73. Other	1,496.22	0.35%	2,244,330	0.35%	1,500.00
74. Exempt	18,517.83	4.35%	0	0.00%	0.00
75. Market Area Total	425,488.93	100.00%	643,209,667	100.00%	1,511.70

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	916.95	10.91%	2,888,404	11.23%	3,150.01
46. 1A	3,758.18	44.70%	11,759,617	45.72%	3,129.07
47. 2A1	217.65	2.59%	577,392	2.25%	2,652.85
48. 2A	1,936.98	23.04%	5,938,098	23.09%	3,065.65
49. 3A1	132.35	1.57%	416,903	1.62%	3,150.00
50. 3A	55.27	0.66%	171,337	0.67%	3,100.00
51. 4A1	943.47	11.22%	2,662,245	10.35%	2,821.76
52. 4A	446.04	5.31%	1,304,478	5.07%	2,924.58
53. Total	8,406.89	100.00%	25,718,474	100.00%	3,059.21
Dry					
54. 1D1	3.57	0.02%	4,552	0.02%	1,275.07
55. 1D	10,265.43	49.05%	13,088,470	49.55%	1,275.00
56. 2D1	1,032.66	4.93%	1,316,649	4.98%	1,275.01
57. 2D	5,953.97	28.45%	7,591,348	28.74%	1,275.01
58. 3D1	99.76	0.48%	127,196	0.48%	1,275.02
59. 3D	13.08	0.06%	15,696	0.06%	1,200.00
60. 4D1	1,935.01	9.25%	2,322,012	8.79%	1,200.00
61. 4D	1,625.80	7.77%	1,950,960	7.39%	1,200.00
62. Total	20,929.28	100.00%	26,416,883	100.00%	1,262.20
Grass					
63. 1G1	8,710.03	3.05%	8,489,400	3.08%	974.67
64. 1G	14,199.23	4.97%	13,844,386	5.02%	975.01
65. 2G1	37,088.32	12.99%	36,161,237	13.10%	975.00
66. 2G	113,753.53	39.84%	110,909,830	40.19%	975.00
67. 3G1	92,313.35	32.33%	90,005,633	32.61%	975.00
68. 3G	3,292.66	1.15%	2,798,788	1.01%	850.01
69. 4G1	12,189.36	4.27%	10,360,987	3.75%	850.00
70. 4G	4,012.24	1.41%	3,410,418	1.24%	850.00
71. Total	285,558.72	100.00%	275,980,679	100.00%	966.46
Irrigated Total	8,406.89	2.67%	25,718,474	7.83%	3,059.21
Dry Total	20,929.28	6.64%	26,416,883	8.04%	1,262.20
Grass Total	285,558.72	90.58%	275,980,679	84.04%	966.46
72. Waste	256.43	0.08%	110,349	0.03%	430.33
73. Other	98.58	0.03%	147,870	0.05%	1,500.00
74. Exempt	255.83	0.08%	0	0.00%	0.00
75. Market Area Total	315,249.90	100.00%	328,374,255	100.00%	1,041.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	194.57	902,367	15,995.16	73,271,356	227,004.64	915,440,404	243,194.37	989,614,127
77. Dry Land	109.84	204,611	2,576.00	4,594,555	92,727.14	142,131,239	95,412.98	146,930,405
78. Grass	90.33	105,743	22,566.83	22,926,359	1,138,374.15	954,018,679	1,161,031.31	977,050,781
79. Waste	24.72	16,275	1,672.95	1,103,337	8,869.05	4,914,725	10,566.72	6,034,337
80. Other	129.77	236,301	3,574.24	4,317,713	20,257.51	25,554,608	23,961.52	30,108,622
81. Exempt	68.44	0	0.00	0	18,824.46	0	18,892.90	0
82. Total	549.23	1,465,297	46,385.18	106,213,320	1,487,232.49	2,042,059,655	1,534,166.90	2,149,738,272

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,194.37	15.85%	989,614,127	46.03%	4,069.23
Dry Land	95,412.98	6.22%	146,930,405	6.83%	1,539.94
Grass	1,161,031.31	75.68%	977,050,781	45.45%	841.54
Waste	10,566.72	0.69%	6,034,337	0.28%	571.07
Other	23,961.52	1.56%	30,108,622	1.40%	1,256.54
Exempt	18,892.90	1.23%	0	0.00%	0.00
Total	1,534,166.90	100.00%	2,149,738,272	100.00%	1,401.24

## Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag	1	17,056	1	66,665	3	617,144	4	700,865	0
83.2 Lake Properties Res	30	241,430	15	2,227,500	490	250,308,787	520	252,777,717	1,387,142
83.3 North Platte Com	1	39,204	1	58,631	1	95,231	2	193,066	0
83.4 Northside Np Res	275	2,956,662	1,835	27,118,124	2,085	160,291,034	2,360	190,365,820	2,350,845
83.5 Rural (rec)	5	826,289	1	76,192	1	584,605	6	1,487,086	300,754
83.6 Rural Com	1	32,410	0	0	0	0	1	32,410	0
83.7 Rural Res	457	19,262,103	1,694	97,156,396	1,721	432,484,485	2,178	548,902,984	8,583,391
83.8 Small Villages Res	240	1,052,065	560	6,985,048	573	44,679,860	813	52,716,973	727,452
83.9 Southside Np Res	291	5,947,510	6,455	222,258,402	6,895	928,820,745	7,186	1,157,026,657	9,730,836
83.10 Suburban Rec	2	54,240	1	109,935	1	116,892	3	281,067	0
83.11 Suburban Res	152	6,071,334	642	32,275,006	665	150,086,170	817	188,432,510	1,626,073
83.12 Suth & Hersh Com	1	21,520	0	0	0	0	1	21,520	0
83.13 Suth & Hersh Res	115	1,898,831	843	23,768,681	871	113,634,591	986	139,302,103	687,241
84 Residential Total	1,571	38,420,654	12,048	412,100,580	13,306	2,081,719,544	14,877	2,532,240,778	25,393,734

## Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ag	0	0	0	0	2	4,094	2	4,094	0
85.2	Lake Properties Com	0	0	0	0	10	3,096,921	10	3,096,921	0
85.3	North Platte Com	198	25,628,019	1,039	131,318,797	1,072	554,857,397	1,270	711,804,213	32,557,586
85.4	Rural Com	11	667,336	54	2,759,189	72	42,990,238	83	46,416,763	10,847,264
85.5	Rural Res	1	33,287	0	0	8	214,345	9	247,632	0
85.6	Small Villages Com	16	73,291	78	725,441	85	6,414,775	101	7,213,507	397,994
85.7	Southside Np Res	0	0	2	67,077	2	349,766	2	416,843	0
85.8	Suburban Com	12	591,157	35	2,133,351	41	7,543,286	53	10,267,794	0
85.9	Suburban Res	0	0	0	0	2	8,567	2	8,567	0
85.10	Suth & Hersh Com	11	139,902	87	1,973,224	93	16,913,690	104	19,026,816	80,972
86	Commercial Total	249	27,132,992	1,295	138,977,079	1,387	632,393,079	1,636	798,503,150	43,883,816

## Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

## Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	33,486.18	54.21%	39,340,040	54.69%	1,174.81
88. 1G	9,521.43	15.41%	11,187,754	15.55%	1,175.01
89. 2G1	3,872.96	6.27%	4,550,813	6.33%	1,175.02
90. 2G	2,097.09	3.40%	2,464,113	3.43%	1,175.02
91. 3G1	3,970.84	6.43%	4,467,234	6.21%	1,125.01
92. 3G	6,920.42	11.20%	7,785,503	10.82%	1,125.00
93. 4G1	1,419.60	2.30%	1,597,060	2.22%	1,125.01
94. 4G	480.27	0.78%	540,309	0.75%	1,125.01
95. Total	61,768.79	100.00%	71,932,826	100.00%	1,164.55
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	33.37	33.62%	50,389	33.62%	1,510.01
99. 2C	34.88	35.14%	52,669	35.14%	1,510.01
100. 3C1	16.01	16.13%	24,175	16.13%	1,509.99
101. 3C	12.73	12.82%	19,223	12.83%	1,510.05
102. 4C1	2.27	2.29%	3,428	2.29%	1,510.13
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	99.26	100.00%	149,884	100.00%	1,510.01
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	61,768.79	99.84%	71,932,826	99.79%	1,164.55
CRP Total	99.26	0.16%	149,884	0.21%	1,510.01
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	61,868.05	100.00%	72,082,710	100.00%	1,165.10

## Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,721.59	0.91%	3,777,272	0.94%	800.00
88. 1G	493.08	0.09%	387,982	0.10%	786.85
89. 2G1	13,187.73	2.53%	10,549,114	2.63%	799.92
90. 2G	7,796.34	1.50%	6,237,072	1.55%	800.00
91. 3G1	5,128.37	0.99%	4,093,180	1.02%	798.14
92. 3G	488,315.63	93.85%	376,003,137	93.63%	770.00
93. 4G1	34.18	0.01%	26,319	0.01%	770.01
94. 4G	648.81	0.12%	492,336	0.12%	758.83
95. Total	520,325.73	100.00%	401,566,412	100.00%	771.76
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	520,325.73	100.00%	401,566,412	100.00%	771.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	520,325.73	100.00%	401,566,412	100.00%	771.76

## Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,376.98	0.47%	1,132,900	0.50%	822.74
88. 1G	2,887.21	0.98%	2,381,982	1.05%	825.01
89. 2G1	9,052.07	3.09%	7,468,071	3.29%	825.01
90. 2G	8,743.28	2.98%	7,213,258	3.17%	825.01
91. 3G1	6,096.79	2.08%	5,029,919	2.21%	825.01
92. 3G	262,426.29	89.53%	202,068,345	88.92%	770.00
93. 4G1	2,219.61	0.76%	1,709,106	0.75%	770.00
94. 4G	326.04	0.11%	251,052	0.11%	770.00
95. Total	293,128.27	100.00%	227,254,633	100.00%	775.27
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	12.34	8.20%	13,636	8.20%	1,105.02
98. 2C1	78.08	51.87%	86,279	51.87%	1,105.01
99. 2C	1.67	1.11%	1,845	1.11%	1,104.79
100. 3C1	1.03	0.68%	1,138	0.68%	1,104.85
101. 3C	40.09	26.63%	44,299	26.63%	1,104.99
102. 4C1	17.33	11.51%	19,150	11.51%	1,105.02
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	150.54	100.00%	166,347	100.00%	1,105.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	293,128.27	99.95%	227,254,633	99.93%	775.27
CRP Total	150.54	0.05%	166,347	0.07%	1,105.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	293,278.81	100.00%	227,420,980	100.00%	775.44



## Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,710.03	3.05%	8,489,400	3.08%	974.67
88. 1G	14,199.23	4.97%	13,844,386	5.02%	975.01
89. 2G1	37,088.32	12.99%	36,161,237	13.10%	975.00
90. 2G	113,753.53	39.84%	110,909,830	40.19%	975.00
91. 3G1	92,313.35	32.33%	90,005,633	32.61%	975.00
92. 3G	3,292.66	1.15%	2,798,788	1.01%	850.01
93. 4G1	12,189.36	4.27%	10,360,987	3.75%	850.00
94. 4G	4,012.24	1.41%	3,410,418	1.24%	850.00
95. Total	285,558.72	100.00%	275,980,679	100.00%	966.46
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	285,558.72	100.00%	275,980,679	100.00%	966.46
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	285,558.72	100.00%	275,980,679	100.00%	966.46

## 2025 County Abstract of Assessment for Real Property, Form 45

### Compared with the 2024 Certificate of Taxes Levied Report (CTL)

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	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,329,121,277	2,488,999,224	159,877,947	6.86%	24,000,750	5.83%
02. Recreational	40,974,469	43,241,554	2,267,085	5.53%	1,392,984	2.13%
03. Ag-Homesite Land, Ag-Res Dwelling	182,456,754	195,445,261	12,988,507	7.12%	2,555,992	5.72%
<b>04. Total Residential (sum lines 1-3)</b>	<b>2,552,552,500</b>	<b>2,727,686,039</b>	<b>175,133,539</b>	<b>6.86%</b>	<b>27,949,726</b>	<b>5.77%</b>
05. Commercial	731,531,327	791,404,800	59,873,473	8.18%	43,878,548	2.19%
06. Industrial	6,151,046	7,098,350	947,304	15.40%	5,268	15.32%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>737,682,373</b>	<b>798,503,150</b>	<b>60,820,777</b>	<b>8.24%</b>	<b>43,883,816</b>	<b>2.30%</b>
08. Ag-Farmsite Land, Outbuildings	85,899,504	87,670,110	1,770,606	2.06%	1,562,666	0.24%
09. Minerals	5,440	0	-5,440	-100.00	0	-100.00%
10. Non Ag Use Land	640,914	657,105	16,191	2.53%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>86,545,858</b>	<b>88,327,215</b>	<b>1,781,357</b>	<b>2.06%</b>	<b>1,562,666</b>	<b>0.25%</b>
12. Irrigated	929,645,307	989,614,127	59,968,820	6.45%		
13. Dryland	138,799,629	146,930,405	8,130,776	5.86%		
14. Grassland	872,052,757	977,050,781	104,998,024	12.04%		
15. Wasteland	5,744,251	6,034,337	290,086	5.05%		
16. Other Agland	29,415,943	30,108,622	692,679	2.35%		
<b>17. Total Agricultural Land</b>	<b>1,975,657,887</b>	<b>2,149,738,272</b>	<b>174,080,385</b>	<b>8.81%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>5,352,438,618</b>	<b>5,764,254,676</b>	<b>411,816,058</b>	<b>7.69%</b>	<b>73,396,208</b>	<b>6.32%</b>

## 2025 Assessment Survey for Lincoln County

### A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$644,660
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$176,150
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$56,125
11.	Amount of the assessor's budget set aside for education/workshops:
	\$8,300
12.	Amount of last year's assessor's budget not used:
	\$50,609

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard
2.	<b>CAMA software:</b>
	Vanguard
3.	<b>Personal Property software:</b>
	Vanguard
4.	<b>Are cadastral maps currently being used?</b>
	The maps are still in the office to look back on for reference purposes but they are not maintained.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes, gWorks (ESRI/Arc View)
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes- <a href="http://www.lincoln.gworks.com">www.lincoln.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks (full support)
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	The most recent FSA aerial imagery provided to us by GWorks
10.	<b>When was the aerial imagery last updated?</b>
	The current and most recent imagery we are using is 2024 aerial imagery, updated 2/25/2025

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	North Platte, Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	1977

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	The county contracts with Pritchard & Abbot for the oil and gas mineral parcels.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The appraisal company must be approved by the board and the contract must be compliant with any applicable provisions of Title 350 Ne. Admin. Code 50-004.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Renewed in 2024 for 2025-2026
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2025 Residential Assessment Survey for Lincoln County

1.	<b>Valuation data collection done by:</b>
	All appraisal staff and data collectors.
2.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Only the cost approach is used for the residential class of property.
3.	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The county appraisal staff develops depreciation tables using local sales data with assist from Vanguard.
4.	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes
5.	<b>Describe the methodology used to determine the residential lot values?</b>
	The sales comparison approach was used as much as possible, as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land. Unimproved lots are adjusted for not being improved.
6.	<b>How are rural residential site values developed?</b>
	Lincoln County uses the sales comparison approach to determine a vacant lot value, than adds for the lot being improved (\$25,000) for water/well, sewer/septic and electrical
7.	<b>Are there form 191 applications on file?</b>
	Yes
8.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	A discounted cash flow process is used for all parcels that have filed a Form 191 to combine parcels held for sale or resale. Any without applications filed are valued the same as all other lots.

## 2025 Commercial Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>
	All appraisal staff.
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	The Cost Approach is the most commonly used method of valuing commercial properties; however, when available the Income Approach is used. The Sales Comparison Approach is used to help value unsold properties with the Cost Approach.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	Unique commercial properties usually do not have comparable sales so a cost approach is performed, as well as an income approach if relevant. Then a correlation of value using both approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The county studied the Vanguard depreciation tables and found that they were compatible to use. When the next physical inspection and review of all commercial properties is complete, this will be checked again.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Not at this time; however, an economic depreciation or map factor is applied within the villages.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	The sales comparison approach was used as much as possible; however, in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land.

## 2025 Agricultural Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Appraisal staff and occasionally will be assisted by appraisal data entry clerks or former appraisal data entry clerks.
<b>2.</b>	<b>Describe the process used to determine and monitor market areas.</b>
	Class or subclass includes, but not limited to, the classifications of agricultural land defined in sections 77-1359 and 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics. Also a good understanding of Title 350 Chapter 14 Agricultural and Horticultural Land Assessment Regulations; specifically REG-14-002.01 and 14-002.07 through 14-002.56 definitions of soil types and their uses and REG-14-003 Areas, defining the 8 land areas outlining the geographical formations, soils parent materials, topographic regions, growing seasons, frost-free days, average rainfall, predominant land uses, typical farming and ranching practices and typical crops located in each land area.
<b>3.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	<p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p>
<b>4.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Yes
<b>5.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Analysis is completed by an in-house appraiser. Feedlots are valued as a unit based on head count , size, and quality of the operation.
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>



	Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.
<b>6a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	Irrigated grass is the only other subclass currently. The value is arrive by using a formula based on other subclass and using market analysis as well
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>7a.</b>	<b>How many parcels have a special valuation application on file?</b>
	335
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Market Analysis is used and a more detailed Special Valuation Methodology report is kept on file in our office.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Mainly along the North Platte & South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.

## **THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2024**

SS 77-1311.02 requires the county assessor shall prepare a plan of assessment that describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall describe the actions necessary to achieve the levels required by state law and the resources needed to complete those actions. This plan should be completed by June 15; presented to the county board by July 31, and a copy and any amendments mailed to the Department of Revenue by October 31 of each year. SS 77-1311.03 states that all parcels of real property in the county will be inspected and reviewed no less than every six years.

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 (revaluation of reassessment).
- Updates: annual adjustments applied to properties between reappraisals.

### **NORTH PLATTE & VILLAGE RESIDENTIAL**

North Platte and the surrounding villages are experiencing a steady number of sales and also seeing the sales prices very strong. Sales continue to be steady despite the layoffs occurring at the Union Pacific Railroad and several other major stores closing in the area. The market has become a sellers’ market with very few properties being on the market and shorter marketing times. Even with the Covid-19 pandemic, properties continue to sell at or above the current assessed values indicating that the market has not suffered too significantly due to the pandemic.

In December 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1<sup>st</sup>, 2019, with Vanguard. Conversions can be difficult trying to double check all the data to be sure it converted accurately, but we are very excited for the new system & all it has to offer Lincoln County.

For 2023, we updated our costing tables with Vanguard to the 2020 manual. This manual is then adjusted to our area as well as account for any inflation or increases in costs since 2020. Any adjustments to depreciation tables were also made where needed. All residential parcels in Lincoln County are on the updated cost tables. Commercial properties will be updated to the new cost tables when reviewed in 2026.

For the 2023 assessment year, we performed a physical review and inspection of all north side properties. New photos were taken, and condition of the improvements were reviewed. The updated cost tables were also applied to these properties for 2023. Land valuations were also reviewed and adjusted for the 2023 assessment year on the north side of North Platte. For 2024, 2025, and 2026, sales will continue to be monitored for any necessary adjustments that may need to be applied.

For 2024, all of the south side of North Platte was physically reviewed and inspected. Due to the increasing sales prices, a new manual level was set at 135%, an increase of 15% from the previous year. New photos were taken, and condition of the improvements were reviewed. Land was revalued with the 2024 review as well. Updated cost tables were applied, depreciation tables were adjusted as necessary and map factors were applied when necessary. For 2025, 2026, and 2027, sales will continue to be monitored for any necessary adjustments that may need to be applied.

For 2025, all of the small villages in Lincoln County will be reviewed. This includes Brady, Maxwell, Hershey, Sutherland, Wallace, and Wellfleet. Both the residential parcels and the commercial parcels will be physically reviewed and inspected, new photos will be taken, land will be reviewed and/or adjusted, if necessary, depreciation tables will be adjusted where necessary, and map factors will be applied where

necessary for locational adjustments. For 2025, 2026, and 2027, sales will continue to be monitored for any necessary adjustments that may need to be applied.

Assessment year 2026 will begin our suburban and rural review of all residential and improved agricultural parcels. New photos will be taken, and condition of the improvements will be reviewed. Land will be revalued at this time as well. Updated cost tables will be applied, depreciation tables will be adjusted as necessary and map factors will be applied when necessary. If necessary, this review may run into the 2027 assessment year. For 2027, 2028, and 2029, sales will continue to be monitored for any necessary adjustments that may need to be applied.

## **COMMERCIAL**

In December 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1<sup>st</sup>, 2019, with Vanguard. Conversions can be difficult trying to double check all the data to be sure it converted accurately, but we are very excited for the new system & all it has to offer Lincoln County.

For the 2020 assessment year, all of the suburban and rural commercial properties were physically inspected, however; they were not revalued due to time constraints and the shutdown from the Covid-19 pandemic. These parcels were re-assessed for 2021.

For the 2021 assessment year, all of the suburban and rural commercial properties were re-assessed. Also, all of the Village commercial properties were physically inspected and reviewed. The cost approach to value was developed using our new Vanguard system. The new land methodology was implemented for the Villages, Suburban, and Rural Commercial properties for 2021 as well. A review of the current depreciation tables used by Vanguard were verified and adjusted if needed to fit our market. Income and expense statements were requested when appropriate to assist in developing the income approach to value.

For 2022, a physical review and inspection of the Commercial properties in North Platte was performed. All of North Platte Commercial parcels were removed from override and re-assessed using Vanguard costing and depreciation schedules. Income and expense statements will be requested when appropriate to assist in developing the income approach to value. Commercial land was reviewed and re-assessed for 2022 as well. Although updated cost tables have been received, commercial parcels did not get the updated costing applied and won't until the next review in 2027 or 2028 depending upon how long the rural review takes. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2025, 2026, and 2027.

## **RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL**

For the 2020 assessment year, all of the rural residential and improved agricultural properties were physically inspected and reviewed. All of the suburban and rural residential properties were re-assessed in neighborhoods Co.-2, Co.-3, Co.-4, Co.-9, Co.-10, and Co.-11 for 2020. Due to the pandemic shutting down the courthouse, the remaining neighborhoods were not able to be re-assessed for 2020. All of the improved agricultural parcels were physically inspected, but also were not all re-assessed. All parcels that were not re-assessed received new valuations for 2021. However, these parcels did receive the new land methodology valuation for 2020. These parcels have been updated with the current Vanguard cost tables as well as new depreciation tables created and used for these parcels. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

For the 2020 assessment year, a new land methodology was developed and put into place for the suburban, rural residential, and improved agricultural properties. Our vendor, Vanguard, helped in the development of the land valuations for 2020. For vacant parcels, the vacant land sales were used to establish values of those parcels. With regards to the improved parcels, the values of the septic, well, and electricity to the house were included in the total land valuation. A study of what septic systems, wells, and electricity costs

were ranged from \$15,000 and up; we determined that on average, it would cost \$25,000 to install these items on an improved parcel. So, for the improved parcel, we developed a methodology that took the unimproved sale value plus the \$25,000 for the land improvements. For the unimproved parcels, they received a 50% discount for vacancy across the county to remove the land improvements from the land value. Sales indicated to us that there were three separate areas namely, Area #1 with a 1-acre base of \$45,000, Area #2 with a 1-acre base of \$35,000, and Area #3 with a 1-acre base of \$25,000. Area #1 includes neighborhoods Co.-1, Co.-2, and Co.-8. These three neighborhoods are in close proximity to the city of North Platte and have the highest demand for country living but still being close to necessary amenities that the city of North Platte can provide. Area #2 includes neighborhoods Co.-4 (Township 12 only), Co.-6, and Co.-10. These three neighborhood areas are along the Highway 30 and Interstate area as well as further south of the city of North Platte. The demand is still high in these areas due to having Villages nearby with some amenities or still being fairly close to the city of North Platte. Area #3 includes all the rest of the rural neighborhoods namely, Co.-3, Co.-4 (Townships 9, 10, and 11 only), Co.-5, Co.-7, Co.-9, and Co.-11. Area #3 was revalued for 2024, increasing the first acre to \$30,000 rather than \$25,000 per acre. Demand in these areas is not as high as they are in the other two areas and far fewer suburban and rural residential parcels can be found in these areas as these areas are predominantly agricultural properties. The 1-acre base in each area was also used for the improved agricultural parcels based on what neighborhood the improved agricultural parcel was located in.

For the 2021 assessment year, the remaining areas in the suburban and rural residential neighborhoods, as well as all of the improved agricultural parcels, that didn't get done for 2020, were re-assessed. All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2025 and will begin our physical review and inspection of the suburban and rural parcels for 2026. These sub-classes will receive adjustments as needed to reflect market conditions. As new GIS aerial imagery is received and time permits, we also continue to check and monitor the improved and unimproved parcels throughout the county for any changes in the adding or removing of buildings.

For 2023, all suburban, rural residential, and improved agricultural parcels received updated costing and new valuations due to the market increases. For 2024, the manual level was increased to 135%, increasing all improvement values for the suburban, rural, and improved agricultural parcels.

Assessment year 2026 will begin our suburban and rural review of all residential and improved agricultural parcels. New photos will be taken, and condition of the improvements will be reviewed. Land will be revalued at this time as well. Updated cost tables will be applied, depreciation tables will be adjusted as necessary and map factors will be applied when necessary. If necessary, this review may run into the 2027 assessment year. For 2027, 2028, and 2029, sales will continue to be monitored for any necessary adjustments that may need to be applied.

For 2016 our methodology for our Recreational parcels was reviewed and updated. Due to continued sales of recreational parcels, a review of all recreational parcels was performed for 2021; however, no adjustments were warranted to the Recreational land valuation for 2021. Recreational parcels will be reviewed again during the 2026 assessment year and any adjustments necessary will be applied at that time.

There was also a review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade. Any parcels that were receiving special valuation that we no longer felt qualified under the new methodology were sent a letter informing them of our decision and encouraged to reapply for the Special Valuation by filing a new Special Valuation Application Form 456.

The Recreational sales were monitored, and an adjustment was made for 2016, increasing the recreational value based on these sales. These special valuation applications will continue to be reviewed and sales will continue to be monitored for the 2025, 2026, and 2027 assessment years to reflect the market conditions.

## **LAKE MALONEY & JEFFREY LAKE PROPERTIES**

The lake properties consist of properties that sit on leased ground at Lake Maloney. At Jeffrey Lake, there is a mixture of both leasehold interest properties and fee simple properties. This group of properties includes Prairie Lake, Mill Isle, and Frontier Resort Boat Clubs as well. These properties have become more and more desirable in the past 20 years and continue to be the case with sales at both lakes. Sales at the lakes continue to sell high with many properties being purchased with an older home on it that is torn down and new house being built in its place. Frontier Resort is also seeing this occur where the old mobile homes are being removed and new houses are being built on the lots. This will make that boat club more desirable as well.

Leasehold values at Lake Maloney were updated to reflect the same classification as what NPPD considers them to be for 2023. This was done for equalization purposes as this is how NPPD determines what their leases are set at, therefore; the Lincoln County Assessor's Office recognizes these same classifications for 2023.

For 2023, a full review and inspection of all Lake Maloney and Jeffrey Lake properties was performed. Leasehold values were reviewed and updated, new photos were taken, and condition of the improvements was reviewed. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2025, 2026, and 2027.

For 2024, all lake properties received the new manual level cost tables, increasing the improvement values on these parcels. Leasehold values were also increased by 8% at both Jeffrey Lake and Lake Maloney. Continued increases in demand for lake properties makes for a necessary review or increase each year as the ratios continue to fall out of compliance year after year.

## **UNIMPROVED AGRICULTURAL LAND**

Legislation that became effective January 1, 2007, set the percent to market ratio for agricultural land at 75%. The acceptable range for our median level 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. It also has a strict new well drilling moratorium and some strict irrigation water usage regulations. 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.

Since each of these areas have such diverse soils, terrain, elevation, irrigation, length of growing season and water legal issues, it is necessary to study the sales in each market area on its own merit. Since the implementation of the GIS system has taken place and new soil maps implemented as well, 2012 was also a year of more accurately determining Market Area boundaries based on soil types & topography and we will continue to make these Market Area boundary line corrections for upcoming years as deemed necessary.

Our GIS system currently has 2022 FSA aerial imagery for the most recent inspections. The appraisal staff visually inspected all unimproved suburban, rural residential, & Agricultural parcels in the late summer & early fall of 2018 for the 2019 assessment year using the 2018 G-works aerial imagery while preparing for our improved suburban, and the rural residential, and improved Agricultural parcel data review beginning in 2020 & finishing in 2021. If any discrepancies were found, an actual on-site inspection was performed by an appraiser for any corrections or to add any new improvements that were spotted. Staff also uses Google Earth imagery if necessary. GIS Workshop has updated our GIS website to the most current 2022 FSA imagery earlier in the 2023 assessment year. We will continue to view the new aerial imagery and again, as time permits, to watch for new improvements & land use changes to the unimproved suburban, rural residential, & Agricultural parcels throughout 2025, 2026, and 2027.

For 2020, another NRCS soil implementation change was made due to the passing of LB 372. LB 372 was passed which amended [Neb. Rev. Statute §77-1363](#) to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use. That bill became operative on August 31, 2019. The Property Assessment Division (PAD) required this change be implemented for 2020. This conversion reflected a change in the way PAD utilizes NRCS data to classify soils into LCGs. The NRCS did not change their soils classification system. We, as Assessor's, were told by the PAD this change was NOT to change our Ag land values. The Assessor worked very closely with the PAD Field Liaison to assure that did not happen and still fall within statutory range for the current sales ratio period.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2025, 2026, and 2027.

For 2024:

**a. Market Area 1**

- a. Irrigated Land was increased by 6%.
- b. Dryland was increased by 4% for 1D1 & 1D, 3% increase for 2D1 & 2D, & 1% increase for 3D1, 3D, 4D1, & 4D soils.
- c. Grassland was increased by 4%.

**b. Market Area 2**

- a. Irrigated Land was increased by 9%.
- b. Dryland was increased by 9% for 1D1, 1D, 2D1, 2D, & 3D1, & 5% increase for 3D, 4D1, & 4D soils.
- c. Grassland was increased by 9%

**c. Market Area 3:**

- a. Irrigated Land was decreased by 1%.
- b. Dryland was increased by 16% for 1D1, 1D, 2D1, & 2D, & 11% increase for 3D1, 3D, 4D1, & 4D soils.
- c. Grassland was increased by 16% for 1G1, 1G, 2G1, 2G, & 3G1, & 13% increase for 3G, 4G1, & 4G soils.

**d. Market Area 4:**

- a. Irrigated Land was increased by 8% for 1A1, 1A, 2A1, 2A, & 3A1, & 6% increase for 3A, 4A1, & 4A soils.
- b. No Change to Dryland.
- c. Grassland was increased by 28% for 1G1, 1G, 2G1, 2G, & 3G1, & 24% increase for 3G, 4G1, & 4G soils.

Agricultural land sales with improvements less than 5% of the sale price will also be reviewed at the Division's request for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2025, 2026, and 2027.

Special Valuation was implemented in 2010 due to a large increase in demand for accretion land that is influenced by recreational uses. New applications are being filed every year. When an application is filed on a specific property, a physical inspection is required by an appraiser prior to making a determination on the property. For Special Valuation to be approved, the primary use MUST be agricultural. Sales of the accretion land are monitored throughout the year and are adjusted as necessary. New methodology was implemented for 2016, a detailed copy is kept on file in the Assessor's Office as it is updated every year.

We have also seen more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013, they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2025, 2026, and 2027.

## **2024 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS**

<b><u>Property Class</u></b>	<b><u>Median</u></b>
Residential	98.00
Commercial/Industrial	96.00
Unimproved Agricultural	70.00
Special Valuation	70.00
School Bond Value Ag Land	48.00

### **TRAINING**

Julie Stenger took office on January 1<sup>st</sup>, 2011. Her Assessor's Certificate is valid through December 31, 2026. Our deputy, Pat Collins, received her Assessor's Certificate in the fall of 2010 and is valid through December 31<sup>st</sup>, 2026. They both attend the workshops and classes to receive the required continuing education hours to maintain their Assessor's Certificates. Two of the staff appraisers have Assessor's Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as Property Assessment Division classes when available 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 division classes offered locally, at workshops, and elsewhere to meet the continuing education requirements. The third and newest appraiser is training and will be attending appraisal classes to learn as much as she can over the next few years.

### **BUDGET**

Purposed budget for 2023-2024	\$612,400
Salaries	\$507,060
Education	\$5,850
Data processing equipment and software	\$57,000
Reappraisal (for one oil well)	\$190
Other (office supplies, printing, & misc.)	\$42,300

### **STAFF**

1 Assessor	1 Deputy	2 Clerks
2 CAMA clerks	1 Computer Analyst	3 Staff Appraisers

## **CONCLUSION**

With the volume of work from all its required duties, the staff of the Lincoln County Assessor's office has continued to work diligently to assess all property in the county in an equal and proportionate manner. Polite and courteous information and assistance is given to taxpayers filing personal property returns with depreciation schedules to review, property valuation protest forms with added requests for comparable sales, and homestead exemption applications with the accompanying income statements.

The three current on-staff appraisers have made the process of reappraising all classes of property to be done in a more efficient and timely manner. The addition of another on-staff appraiser has helped to keep Lincoln County on track with the 6-year review and inspection cycle. With the amount of classroom hours and over 40 years of experience combined between the three current on-staff appraisers, we have found at the local level; this has given property owners confidence in their appraisal abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is also a cost-savings to the taxpayers. The launching of the Lincoln County GIS website and subscription option has also decreased the number of phone calls and the foot traffic in the office.

In December 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1<sup>st</sup>, 2019, with Vanguard. After working with the system for the past several years, we feel that the program runs great and fits our county very well. The on-staff appraisers with Vanguard have been an added benefit for the Lincoln County Assessor's Office staff in helping to better assess properties in Lincoln County. We believe the transition to Vanguard was a great choice and look forward to continuing to work with Vanguard in the future!

Julie Stenger  
Lincoln County Assessor  
June 22, 2024



Methodology for Special Valuation  
Lincoln County  
March 1, 2025

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. Through the sales verification and ratio study processes of unimproved commercial land in this area a value was established. Commercial development is the highest and best use of this parcel. Sales of unimproved agricultural land in Market Area 1 are analyzed yearly and the value for dry crop land is being applied as the special value to this parcel. This land is being used to harvest alfalfa as feed for livestock.

There are 333+ approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2025. For 2016, our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior to this; some are now being disqualified. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. The recreation value of the accretions was increased for 2016 to reflect the current market value of these recreational accretions. This study was also used to determine the uninfluenced Ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of Ag land present. We feel these Ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does not qualify a parcel to be used primarily for Ag purposes nor does it support agriculture as a livelihood. Therefore, these parcels have been denied and will continue to be denied Special Value in the future. Other denied applications have a residence and other improvements present with little to no Ag land, mostly or only accretion ground. These have been determined that the primary use of these parcels is as a rural residential parcel with recreational accretions present. They do NOT support agriculture as a livelihood or the primary use. Therefore, these parcels have been denied and will continue to be denied Special Value in the future as well.

Julie Stenger  
Lincoln County Assessor