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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Lancaster 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 Lancaster 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,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Dan Nolte, Lancaster County Assessor

Table of Contents

2026 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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.

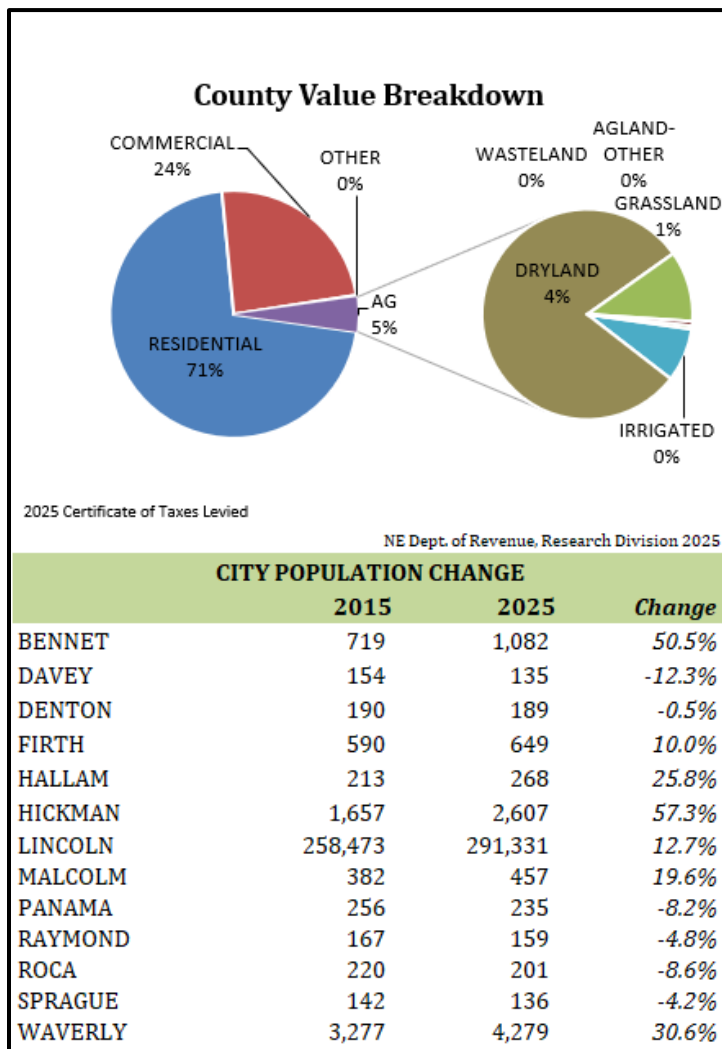
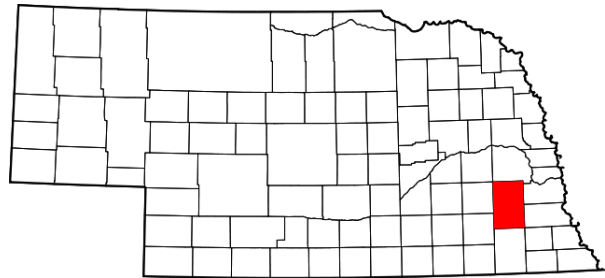
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 838 square miles, Lancaster County has 332,857 residents, a 3% population increase over the 2020 U.S. Census.¹ The report indicates that 59% of county housing is owner occupied and 83% of residents occupy the same home as in the prior year.¹ The average home value in the county is \$319,213.²



The majority of the commercial properties in Lancaster County are located in and around Lincoln, the county seat and state capital. According to the latest information available from the U.S. Census Bureau, there are 8,999 employer establishments with a total employment figure of 157,275. This represents a 7% increase in total employment from 2022-2023.¹

While the majority of Lancaster County's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Dryland makes up the majority of the agricultural land in the county. Lancaster County is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD).

¹ *QuickFacts Lancaster County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/lancastercountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Lancaster 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 usability rate for Lancaster County was above the statewide average. A review of the roster shows all available sales were made for measurement purposes. Residential appraisers physically visit and verify most sales.

There are 24 valuation groups in the residential class. Valuation Groups 1 through 17 represent neighborhoods in Lincoln, Valuation Groups 18 through 22 represent the rural and Valuation Groups 23 and 24 represent small villages divided between the north part of the county and the south part of the county.

The six-year inspection and review process is examined. The Lancaster County appraisal staff are assigned areas and are responsible for reviewing one-sixth of the parcels each year. Letters are mailed to the review areas to let them know they will be reviewing within a couple of weeks. If responses are not received, a review is completed. The Lancaster County Assessor is in compliance with the statutory six-year inspection and review requirement.

The Lancaster County Assessor does not maintain a stand-alone valuation methodology. However, the county assessor does maintain a detailed listing guide to provide both consistency for staff appraisers, and transparency in the valuation process. Factors influencing value are publicly available on the county's parcel search website which also includes features such as sales maps and comparable sales reports for each property. Frequently asked questions are also available on the website to help taxpayers understand how their values are determined.

2026 Residential Correlation for Lancaster County

2026 Residential Assessment Details for Lancaster 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	Airpark	2024	2025*	2022-2025*	2020-2025*	
2	Fallbrook/Highlands	2024	2025*	2022-2025*	2020-2025*	
3	North Star	2024	2025*	2022-2025*	2020-2025*	
4	Capital Beach	2024	2025*	2022-2025*	2020-2025*	
5	Belmont	2024	2025*	2022-2025*	2020-2025*	
6	North Midtown	2024	2025*	2022-2025*	2020-2025*	
7	Uni Place/Bethany	2024	2025*	2022-2025*	2020-2025*	
8	Mahoney/Waterford	2024	2025*	2022-2025*	2020-2025*	
9	West A	2024	2025*	2022-2025*	2020-2025*	
10	South Midtown	2024	2025*	2022-2025*	2020-2025*	
11	Country Club	2024	2025*	2022-2025*	2020-2025*	
12	Nebraska Parkway	2024	2025*	2022-2025*	2020-2025*	
13	Holmes	2024	2025*	2022-2025*	2020-2025*	
14	East Lincoln 70-84	2024	2025*	2022-2025*	2020-2025*	
15	Southwest	2024	2025*	2022-2025*	2020-2025*	
16	Yankee Hill	2024	2025*	2022-2025*	2020-2025*	
17	Pine Lake	2024	2025*	2022-2025*	2020-2025*	
18	Northwest Rural	2024	2025*	2022-2025*	2020-2025*	
19	Northeast Rural	2024	2025*	2022-2025*	2020-2025*	
20	Southwest Rural	2024	2025*	2022-2025*	2020-2025*	
21	East Rural	2024	2025*	2022-2025*	2020-2025*	
22	South Rural	2024	2025*	2022-2025*	2020-2025*	
23	North Villages	2024	2025*	2022-2025*	2020-2025*	
24	South Village	2024	2025*	2022-2025*	2020-2025*	
<p>Additional comments: Lot values were reviewed by NBHD within each valuation group and adjusted where necessary. General review inspections were completed by NBHD within each valuation group. Routine maintenance and pick-up/permit work was completed for all residential. All residential properties were revalued and new market models were developed based on market conditions. Overall increase approximately 5%.</p> <p>* = assessment action for current year</p>						

Description of Analysis

The statistical sample for the residential class consists of 8,360 qualified sales. The overall statistics show all three measures of central tendency within the acceptable range. The qualitative statistics are within the IAAO recommended range.

Analysis of the valuation groups show all have medians within the acceptable range; however, several have low COD's. New models were implemented for this year, and adjustments were made within neighborhoods that are very homogeneous. The county assessor's practice of having appraisers review the sales transactions also likely leads to lower-than-expected CODs. The Division conducts sales bias testing through the assessment practice review and will analyze the impact of the sales reviews through that process.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports that the assessment actions were applied to the sales file and abstract uniformly.

The sales by quarter suggest a normal trend, and a flatter market than has been seen in recent years. These factors support that there is not a significant sales bias in the sample.

2026 Residential Correlation for Lancaster County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that the assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of the residential property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
1	290	96.94	97.83	97.35	04.50	100.49	
2	402	96.90	97.13	96.78	04.04	100.36	
3	59	96.94	97.62	97.61	03.42	100.01	
4	186	97.00	97.76	96.84	05.41	100.95	
5	347	97.11	97.66	97.47	04.14	100.19	
6	424	97.03	97.55	96.38	05.95	101.21	
7	586	97.04	98.31	97.83	05.43	100.49	
8	685	96.88	97.79	97.27	04.09	100.53	
9	273	96.98	97.66	97.33	04.29	100.34	
10	642	97.12	98.17	97.42	06.58	100.77	
11	87	98.03	97.88	97.36	06.34	100.53	
12	464	96.91	97.16	96.63	05.22	100.55	
13	948	97.08	97.83	97.35	05.10	100.49	
14	685	97.07	96.98	96.39	04.70	100.61	
15	625	96.92	97.43	97.07	04.39	100.37	
16	325	96.95	97.17	96.40	04.30	100.80	
17	532	96.81	97.20	96.81	04.08	100.40	
18	32	99.23	99.65	99.08	05.50	100.58	
19	24	97.40	95.29	92.27	08.63	103.27	
20	201	97.04	98.06	97.36	05.09	100.72	
21	32	98.99	97.92	97.70	05.93	100.23	
22	47	98.30	101.89	99.09	09.17	102.83	
23	180	96.27	96.80	96.46	05.30	100.35	
24	284	97.70	97.85	97.06	05.82	100.81	
____ALL____	8,360	97.00	97.63	97.01	04.97	100.64	

Level of Value

Based on analysis of all available information, the level of value for the residential property in Lancaster County is 97%.

2026 Commercial Correlation for Lancaster 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.

A review of the sales verification and qualification process was completed and indicated that the Lancaster County Assessor qualified sales at a rate below the statewide average. A review of the sales roster shows a sufficient reason for all disqualified sales which supports that all arm's-length sales were made available for measurement. A phone call is made on all warranty deed transfers with the appraiser using their judgement for qualification decisions on all other transfers.

There are five valuation groups used to analyze commercial properties, that are based on occupancy codes. Reviews are completed by building type/occupancy code, and the assigned appraiser is responsible for reviewing one-sixth of the parcels each year. The Lancaster County Assessor is in compliance with the six-year inspection and review cycle.

2026 Commercial Assessment Details for Lancaster 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
42	Multi-Family	2023	2025*	2024	2020-2025*	
43	Office	2023	2025*	2024	2020-2025*	
44	Retail	2023	2025*	2024	2020-2025*	
45	Service/Industrial	2023	2025*	2024	2020-2025*	
46	Commercial/Other	2023	2025*	2024	2020-2025*	
Additional comments: Inspections are completed per building type/occupancy code and approximately 1/6th of each valuation group is inspected each year. Overall increase approximately 6%.						
* = assessment action for current year						

Description of Analysis

The statistical profile for the commercial class consists of 358 qualified sales. The overall statistics show all three measures of central tendency are within the acceptable range. The qualitative statistics are both within the IAAO recommended range. Review of the valuation groups show them all with medians and COD's within the acceptable range. All occupancy codes and property types with sufficient sales have medians within the acceptable range.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

2026 Commercial Correlation for Lancaster County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that assessments within the county are valued uniformly and are equalized. The quality of the assessment of the commercial property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
42	145	97.44	97.59	95.87	07.27	101.79
43	64	96.72	97.14	98.05	10.44	99.07
44	33	96.30	94.10	92.81	10.66	101.39
45	77	96.81	95.76	91.22	08.67	104.98
46	39	98.89	99.28	96.67	16.18	102.70
____ALL____	358	97.40	96.98	95.02	09.44	102.06

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Lancaster County is 97%.

2026 Agricultural Correlation for Lancaster 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.

Lancaster County’s agricultural land is all subject to non-agricultural influence; therefore, sales in the county are neither used to value nor measure agricultural land. Sales usability rates are irrelevant for Lancaster County as all sales are subject to non-agricultural influence.

There are no market areas within Lancaster County, agricultural values are differentiated by soil types utilizing the Land Capability Group (LCG) structures. Non-agricultural influences exist throughout the county, influences primarily exist from residential development and recreational uses.

Review of the six-year inspection and review cycle indicates that one-sixth of the improved rural properties have been physically inspected each year by the county appraisers. The county assessor is in compliance with the statutory requirement. Unimproved land is inspected and reviewed using aerial imagery.

Intensive use is very limited in the county, so values are based on soil productivity for these parcels. Conservation Reserve Program (CRP) acres have been identified and inventoried.

2026 Agricultural Assessment Details for Lancaster 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	2024	2025*	2025*	2020-2025*	
AB DW	Agricultural dwellings	2024	2025*	2025*	2020-2025*	
<p><u>Additional comments:</u> Homesite values were reviewed by NBHD within each valuation group and adjusted where necessary. General review inspections were completed by NBHD within each valuation group. Routine maintenance and pick-up/permit work was completed for all agricultural improvements. All agricultural properties were revalued and new market models were developed based on market conditions.</p> <p>* = assessment action for current year</p>						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2020-2025*	
<p><u>Additional comments:</u> Market Area 1 is agricultural properties that receive special valuation for land use. General review inspections were completed by NBHD. No change to ag values.</p> <p>* = assessment action for current year</p>			

2026 Agricultural Correlation for Lancaster County

Description of Analysis

The statistical sample for the agricultural class consists of 70 qualified sales. All sales come from comparable, uninfluenced areas outside of Lancaster County including Butler, Cass, Gage, Johnson, Otoe, Saline, Saunders and Seward counties. The overall statistics show all three measures of central tendency within the acceptable range, and the COD is within the IAAO recommended range.

A review of the 80% Majority Land Use (MLU) subclass shows that only the dryland has sufficient sales for analysis and is within the acceptable range. Comparison of the Average Acre Land Value Chart supports that the values are comparable to surrounding counties.

Review of the 2025 Certificate of Taxes Levied (CTL) Compared to the 2026 Abstract of Assessment, Form 45 supported that there were no changes to agricultural land values for the current assessment cycle.

Lancaster County has a school bond subject to a 50% assessment pursuant to LB2. There are no qualified sales within the school district to use to estimate the level of value of parcels subject to the bond assessment. Review of assessed values in the county does support that valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Lancaster County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	4	64.84	67.55	61.82	19.14	109.27
1	4	64.84	67.55	61.82	19.14	109.27
<u>_____Dry_____</u>						
County	38	71.32	76.69	76.60	17.13	100.12
1	38	71.32	76.69	76.60	17.13	100.12
<u>_____Grass_____</u>						
County	7	52.40	56.22	55.53	14.43	101.24
1	7	52.40	56.22	55.53	14.43	101.24
<u>_____ALL_____</u>						
10/01/2022 To 09/30/2025	70	71.51	74.23	73.31	17.97	101.25

2026 Agricultural Correlation for Lancaster County

Special Value Level of Value

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

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Lancaster 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 the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lancaster County is 50%.

2026 Opinions of the Property Tax Administrator for Lancaster 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
Residential Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	8360	Median	97.00
Total Sales Price	\$2,932,267,698	Mean	97.63
Total Adj. Sales Price	\$2,932,267,698	Wgt. Mean	97.01
Total Assessed Value	\$2,844,722,440	Average Assessed Value of the Base	\$309,824
Avg. Adj. Sales Price	\$350,750	Avg. Assessed Value	\$340,278

Confidence Interval - Current

95% Median C.I	96.93 to 97.07
95% Wgt. Mean C.I	96.84 to 97.19
95% Mean C.I	97.48 to 97.78
% of Value of the Class of all Real Property Value in the County	68.10
% of Records Sold in the Study Period	7.98
% of Value Sold in the Study Period	8.76

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	8066	97	97.08
2024	9,576	95	94.86
2023	11,155	99	99.47
2022	11,058	93	93.31

2026 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	358	Median	97.40
Total Sales Price	\$396,928,751	Mean	96.98
Total Adj. Sales Price	\$396,928,751	Wgt. Mean	95.02
Total Assessed Value	\$377,161,780	Average Assessed Value of the Base	\$1,372,672
Avg. Adj. Sales Price	\$1,108,740	Avg. Assessed Value	\$1,053,525

Confidence Interval - Current

95% Median C.I	96.09 to 98.78
95% Wgt. Mean C.I	92.59 to 97.45
95% Mean C.I	95.68 to 98.28
% of Value of the Class of all Real Property Value in the County	24.51
% of Records Sold in the Study Period	4.21
% of Value Sold in the Study Period	3.23

Commercial Real Property - History

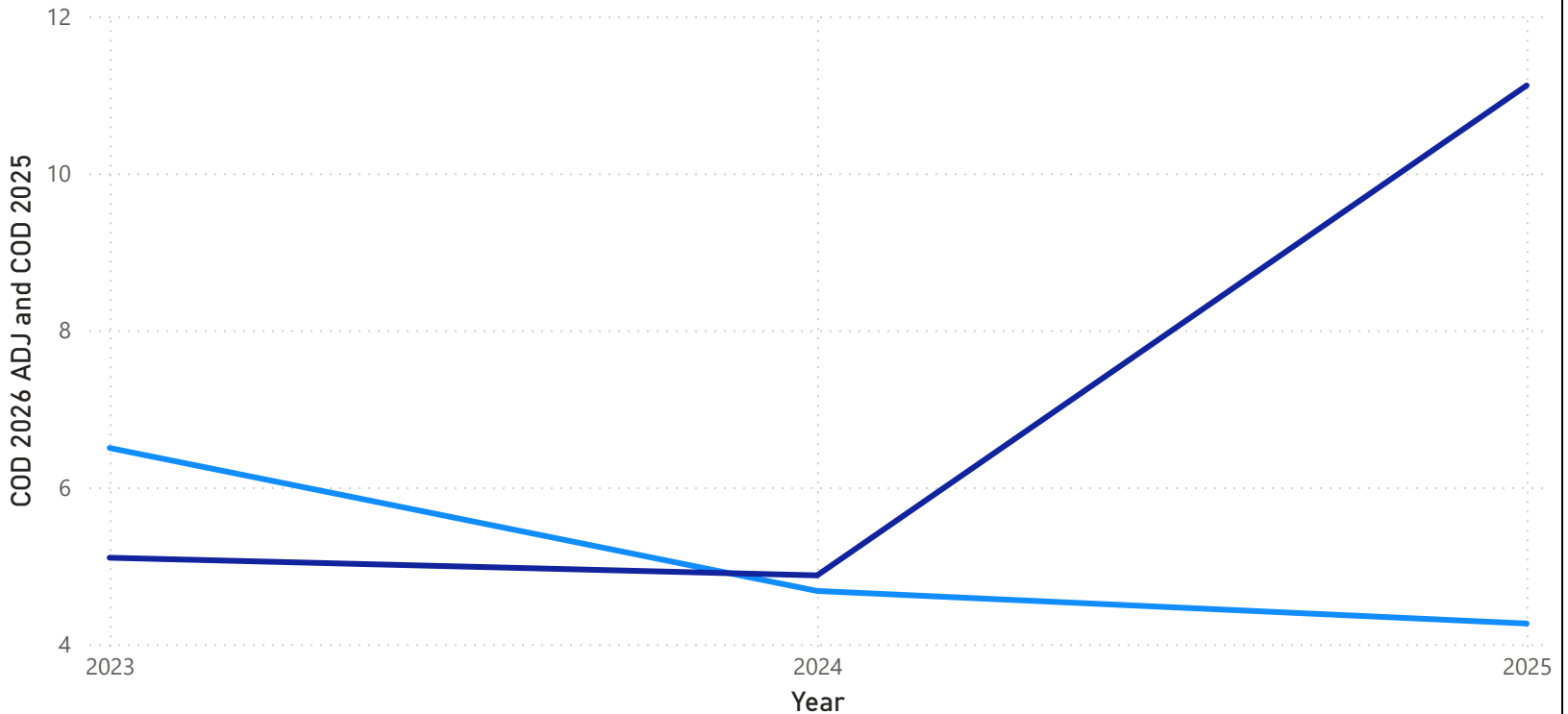
Year	Number of Sales	LOV	Median
2025	358	95	94.51
2024	460	95	95.46
2023	548	97	96.75
2022	524	95	95.14

Lancaster Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	290	96.94	94.33	2.76%	97.83	93.24	4.92%	97.35	92.32	5.45%
2	402	96.90	94.28	2.78%	97.13	92.25	5.28%	96.78	91.86	5.36%
3	59	96.94	95.31	1.71%	97.62	93.38	4.54%	97.61	92.48	5.55%
4	186	97.00	93.80	3.41%	97.76	93.45	4.61%	96.84	92.65	4.52%
5	347	97.11	94.71	2.54%	97.66	94.17	3.70%	97.47	93.93	3.77%
6	424	97.03	94.28	2.92%	97.55	93.14	4.73%	96.38	91.86	4.92%
7	586	97.04	93.96	3.28%	98.31	93.81	4.79%	97.83	93.09	5.09%
8	685	96.88	93.77	3.32%	97.79	90.34	8.25%	97.27	89.10	9.17%
9	273	96.98	94.53	2.59%	97.66	93.43	4.53%	97.33	92.95	4.71%
10	642	97.12	94.67	2.58%	98.17	94.38	4.01%	97.42	93.30	4.42%
11	87	98.03	96.50	1.59%	97.88	96.06	1.90%	97.36	94.83	2.67%
12	464	96.91	94.06	3.03%	97.16	93.49	3.92%	96.63	93.08	3.81%
13	948	97.07	94.21	3.04%	97.83	94.21	3.84%	97.35	93.74	3.85%
14	685	97.07	93.88	3.40%	96.98	92.31	5.06%	96.39	90.82	6.13%
15	625	96.92	93.84	3.28%	97.43	91.23	6.80%	97.07	90.72	7.00%
16	325	96.95	93.41	3.79%	97.17	92.01	5.61%	96.40	91.05	5.88%
17	532	96.81	93.68	3.33%	97.20	89.67	8.40%	96.81	89.26	8.46%
18	32	99.23	91.22	8.77%	99.65	91.71	8.66%	99.08	91.26	8.57%
19	24	97.40	92.24	5.59%	95.29	89.58	6.37%	92.27	86.15	7.10%
20	201	97.04	93.11	4.22%	98.06	87.05	12.65%	97.36	86.44	12.64%
21	32	98.99	95.74	3.39%	97.92	95.43	2.61%	97.70	96.00	1.77%
22	47	98.30	91.89	6.97%	101.89	91.29	11.62%	99.09	88.14	12.43%
23	180	96.26	93.10	3.39%	96.80	90.90	6.48%	96.46	90.27	6.86%
24	284	97.70	94.46	3.43%	97.85	91.85	6.53%	97.06	90.63	7.10%
Total	8360	97.00	94.08	3.10%	97.63	92.52	5.52%	97.01	91.32	6.23%

COD 2026 ADJ and COD 2025 by Year

● COD 2026 ADJ ● COD 2025



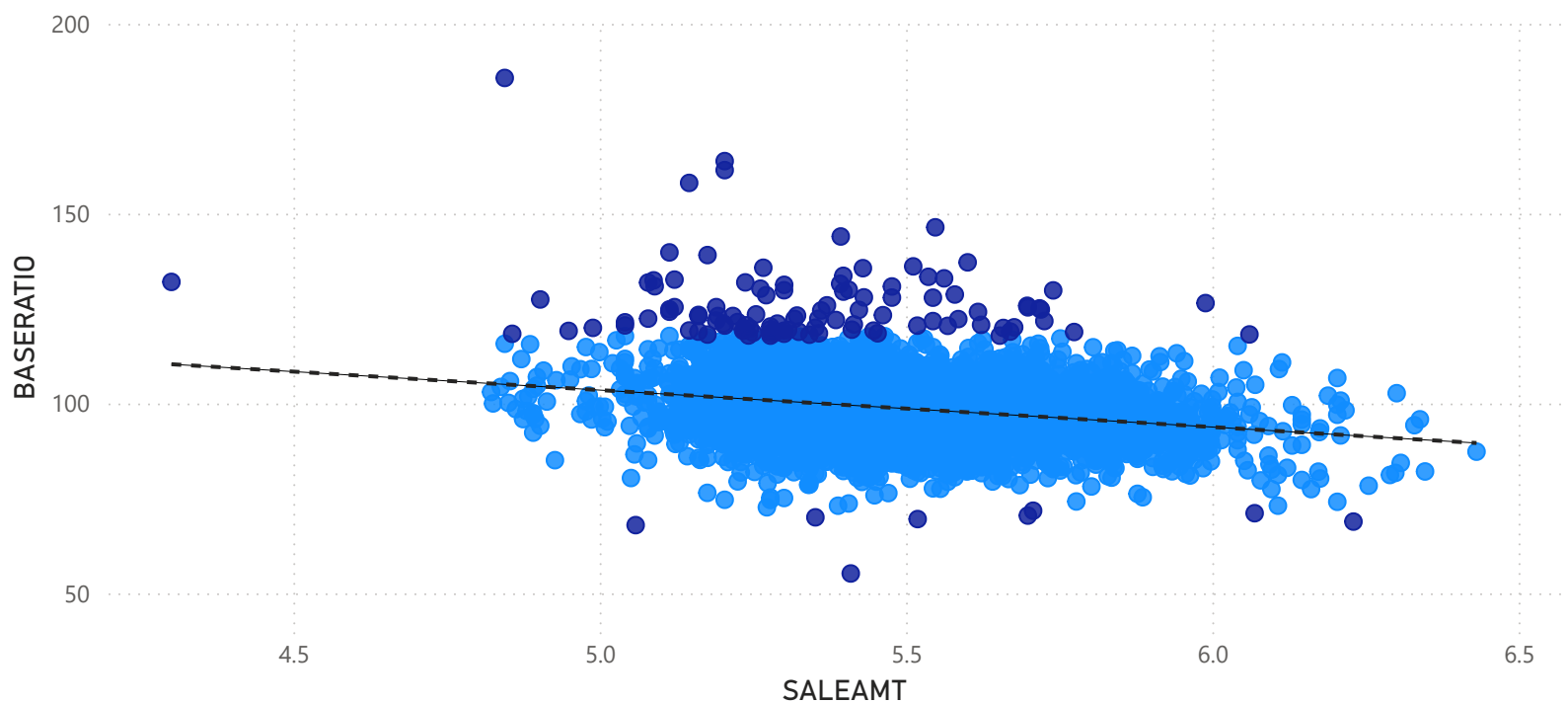
Lancaster Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	290	4.50	7.17	-37.25%	100.49	101.00	-0.50%	83.12	16.25	411.37%	132.60	127.71	3.84%
2	402	4.03	6.73	-40.06%	100.35	100.43	-0.07%	76.20	22.08	245.18%	124.64	124.26	0.30%
3	59	3.43	6.97	-50.85%	100.01	100.97	-0.96%	90.33	24.81	264.03%	116.73	116.35	0.33%
4	186	5.41	7.04	-23.09%	100.95	100.87	0.09%	80.86	51.72	56.36%	139.77	132.12	5.79%
5	347	4.14	5.49	-24.68%	100.20	100.27	-0.06%	81.37	64.48	26.19%	125.83	121.95	3.18%
6	424	5.94	8.32	-28.52%	101.21	101.40	-0.18%	70.00	41.72	67.80%	130.85	134.91	-3.01%
7	586	5.43	7.31	-25.70%	100.48	100.78	-0.29%	82.15	24.35	237.39%	143.96	133.03	8.22%
8	685	4.09	8.75	-53.25%	100.54	101.40	-0.84%	80.22	10.38	673.13%	163.81	150.06	9.16%
9	273	4.29	5.73	-25.07%	100.34	100.51	-0.17%	82.33	18.27	350.58%	129.44	120.96	7.01%
10	642	6.58	8.74	-24.69%	100.76	101.16	-0.39%	67.95	49.80	36.44%	185.71	216.00	-14.02%
11	87	6.35	9.09	-30.17%	100.54	101.29	-0.75%	79.43	56.29	41.10%	133.34	121.53	9.72%
12	464	5.22	6.49	-19.47%	100.55	100.44	0.11%	71.75	62.62	14.58%	130.80	128.33	1.93%
13	948	5.10	6.33	-19.47%	100.50	100.50	-0.00%	79.46	32.41	145.20%	136.09	130.94	3.94%
14	685	4.69	7.66	-38.75%	100.61	101.64	-1.01%	71.08	16.10	341.64%	127.93	126.94	0.78%
15	625	4.38	7.51	-41.66%	100.37	100.56	-0.19%	73.07	15.53	370.53%	158.07	146.64	7.79%
16	325	4.30	6.63	-35.06%	100.79	101.05	-0.25%	74.09	12.13	511.06%	121.69	125.36	-2.92%
17	532	4.08	9.81	-58.41%	100.40	100.46	-0.06%	80.45	8.40	858.06%	137.15	129.80	5.66%
18	32	5.50	6.29	-12.47%	100.58	100.50	0.08%	83.22	77.40	7.52%	119.87	107.49	11.52%
19	24	8.63	11.85	-27.17%	103.27	103.98	-0.68%	55.21	51.00	8.26%	115.58	121.69	-5.02%
20	201	5.09	12.31	-58.66%	100.71	100.71	0.00%	77.43	15.36	404.24%	128.68	118.41	8.67%
21	32	5.92	7.04	-15.89%	100.23	99.40	0.83%	74.17	70.12	5.79%	111.14	117.15	-5.13%
22	47	9.17	12.53	-26.83%	102.83	103.57	-0.72%	79.73	45.90	73.70%	132.93	129.04	3.02%
23	180	5.29	9.00	-41.15%	100.35	100.70	-0.35%	76.39	21.34	257.92%	124.48	119.39	4.26%
24	284	5.83	9.30	-37.35%	100.82	101.35	-0.53%	69.54	18.43	277.32%	132.00	132.00	0.00%
Total	8360	4.97	7.73	-35.75%	100.63	101.31	-0.67%	55.21	8.40	557.51%	185.71	216.00	-14.02%

IsOutlier, SALEAMT and BASERATIO

Down slope Regressive, Upward Progressive

IsOutlier ● In Range ● Outlier



**55 Lancaster
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 8,360
 Total Sales Price : 2,932,267,698
 Total Adj. Sales Price : 2,932,267,698
 Total Assessed Value : 2,844,722,440
 Avg. Adj. Sales Price : 350,750
 Avg. Assessed Value : 340,278

MEDIAN : 97
 WGT. MEAN : 97
 MEAN : 98
 COD : 04.97
 PRD : 100.64

COV : 07.15
 STD : 06.98
 Avg. Abs. Dev : 04.82
 MAX Sales Ratio : 185.71
 MIN Sales Ratio : 55.21

95% Median C.I. : 96.93 to 97.07
 95% Wgt. Mean C.I. : 96.84 to 97.19
 95% Mean C.I. : 97.48 to 97.78

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	809	101.80	103.11	101.98	06.50	101.11	75.09	163.81	101.22 to 102.31	328,819	335,327	
01-JAN-24 To 31-MAR-24	790	99.44	100.05	99.22	04.91	100.84	68.88	161.44	99.17 to 99.86	338,242	335,587	
01-APR-24 To 30-JUN-24	1,284	97.43	97.92	97.65	04.52	100.28	72.64	137.15	97.22 to 97.78	347,710	339,523	
01-JUL-24 To 30-SEP-24	1,103	97.23	97.40	96.89	04.46	100.53	55.21	127.85	96.99 to 97.54	358,343	347,201	
01-OCT-24 To 31-DEC-24	941	97.40	98.18	97.59	04.66	100.60	69.54	133.61	97.08 to 97.74	337,481	329,345	
01-JAN-25 To 31-MAR-25	818	96.51	96.78	96.17	03.96	100.63	73.65	118.46	96.23 to 96.90	362,230	348,370	
01-APR-25 To 30-JUN-25	1,354	95.37	95.41	95.04	04.19	100.39	70.46	185.71	95.15 to 95.57	354,034	336,469	
01-JUL-25 To 30-SEP-25	1,261	94.74	95.02	94.58	04.39	100.47	67.95	146.38	94.46 to 95.03	368,035	348,105	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	3,986	98.39	99.25	98.57	05.22	100.69	55.21	163.81	98.23 to 98.54	344,942	340,016	
01-OCT-24 To 30-SEP-25	4,374	95.88	96.15	95.64	04.42	100.53	67.95	185.71	95.74 to 96.00	356,042	340,517	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	4,118	97.75	98.25	97.72	04.68	100.54	55.21	161.44	97.59 to 97.92	346,405	338,499	
<u>ALL</u>	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278	

**55 Lancaster
RESIDENTIAL**

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 PRD : 100.64

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 Avg. Abs. Dev : 04.82
 MAX Sales Ratio : 185.71
 MIN Sales Ratio : 55.21

95% Median C.I. : 96.93 to 97.07
 95% Wgt. Mean C.I. : 96.84 to 97.19
 95% Mean C.I. : 97.48 to 97.78

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	290	96.94	97.83	97.35	04.50	100.49	83.12	132.60	96.46 to 97.55	281,215	273,768
2	402	96.90	97.13	96.78	04.04	100.36	76.20	124.64	96.23 to 97.22	377,019	364,894
3	59	96.94	97.62	97.61	03.42	100.01	90.33	116.73	95.77 to 98.19	364,289	355,595
4	186	97.00	97.76	96.84	05.41	100.95	80.86	139.77	95.83 to 97.78	282,068	273,152
5	347	97.11	97.66	97.47	04.14	100.19	81.37	125.83	96.65 to 97.57	262,440	255,789
6	424	97.03	97.55	96.38	05.95	101.21	70.00	130.85	96.65 to 97.57	254,465	245,248
7	586	97.04	98.31	97.83	05.43	100.49	82.15	143.96	96.54 to 97.63	222,239	217,423
8	685	96.88	97.79	97.27	04.09	100.53	80.22	163.81	96.64 to 97.02	375,890	365,611
9	273	96.98	97.66	97.33	04.29	100.34	82.33	129.44	96.54 to 97.71	287,491	279,823
10	642	97.12	98.17	97.42	06.58	100.77	67.95	185.71	96.57 to 97.62	226,493	220,655
11	87	98.03	97.88	97.36	06.34	100.53	79.43	133.34	95.21 to 99.52	431,051	419,668
12	464	96.91	97.16	96.63	05.22	100.55	71.75	130.80	96.27 to 97.43	291,058	281,239
13	948	97.08	97.83	97.35	05.10	100.49	79.46	136.09	96.87 to 97.45	287,933	280,299
14	685	97.07	96.98	96.39	04.70	100.61	71.08	127.93	96.48 to 97.49	481,532	464,158
15	625	96.92	97.43	97.07	04.39	100.37	73.07	158.07	96.60 to 97.27	434,424	421,717
16	325	96.95	97.17	96.40	04.30	100.80	74.09	121.69	96.46 to 97.38	461,203	444,611
17	532	96.81	97.20	96.81	04.08	100.40	80.45	137.15	96.48 to 97.09	486,971	471,440
18	32	99.23	99.65	99.08	05.50	100.58	83.22	119.87	96.98 to 103.24	566,353	561,121
19	24	97.40	95.29	92.27	08.63	103.27	55.21	115.58	92.44 to 100.63	644,413	594,601
20	201	97.04	98.06	97.36	05.09	100.72	77.43	128.68	96.53 to 97.89	560,191	545,421
21	32	98.99	97.92	97.70	05.93	100.23	74.17	111.14	95.84 to 102.32	636,759	622,112
22	47	98.30	101.89	99.09	09.17	102.83	79.73	132.93	96.60 to 101.84	720,502	713,953
23	180	96.27	96.80	96.46	05.30	100.35	76.39	124.48	95.41 to 97.57	342,226	330,102
24	284	97.70	97.85	97.06	05.82	100.81	69.54	132.00	96.92 to 98.38	340,707	330,683
____ALL____	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278
06											
07											
____ALL____	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278

**55 Lancaster
RESIDENTIAL**

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 Total Assessed Value : 2,844,722,440
 Avg. Adj. Sales Price : 350,750
 Avg. Assessed Value : 340,278

MEDIAN : 97
 WGT. MEAN : 97
 MEAN : 98
 COD : 04.97
 PRD : 100.64

COV : 07.15
 STD : 06.98
 Avg. Abs. Dev : 04.82
 MAX Sales Ratio : 185.71
 MIN Sales Ratio : 55.21

95% Median C.I. : 96.93 to 97.07
 95% Wgt. Mean C.I. : 96.84 to 97.19
 95% Mean C.I. : 97.48 to 97.78

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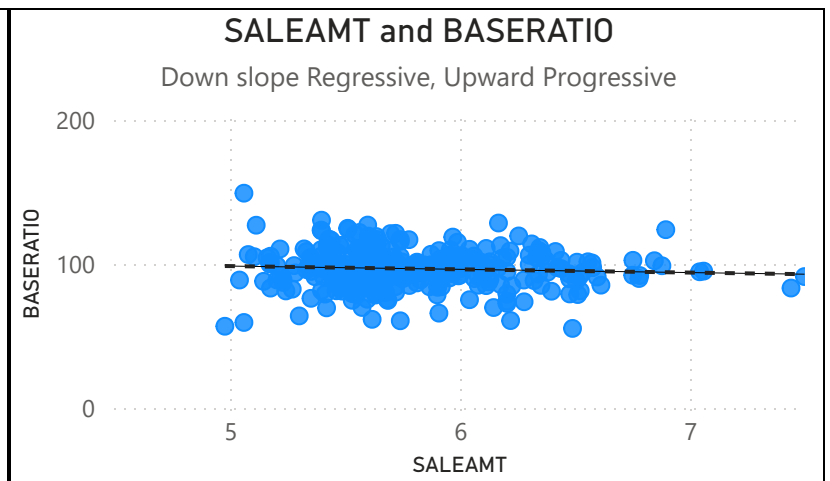
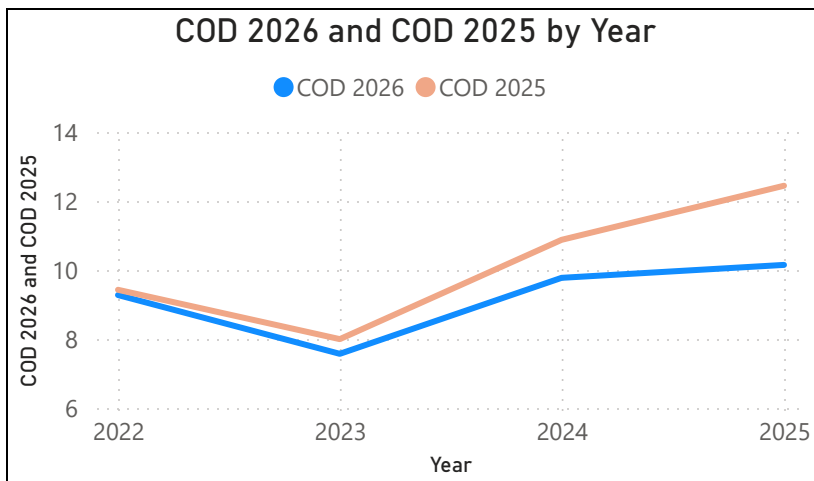
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	132.00	132.00	132.00	00.00	100.00	132.00	132.00	N/A	20,000	26,400
Ranges Excl. Low \$											
Greater Than 4,999	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278
Greater Than 14,999	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278
Greater Than 29,999	8,359	97.00	97.62	97.01	04.96	100.63	55.21	185.71	96.93 to 97.07	350,789	340,315
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	132.00	132.00	132.00	00.00	100.00	132.00	132.00	N/A	20,000	26,400
30,000 TO 59,999											
60,000 TO 99,999	44	102.55	106.02	105.86	08.29	100.15	85.05	185.71	99.08 to 106.96	81,940	86,741
100,000 TO 149,999	181	101.86	103.14	103.08	08.36	100.06	67.95	158.07	99.16 to 103.70	131,594	135,643
150,000 TO 249,999	2,187	97.86	98.95	98.81	05.57	100.14	70.00	163.81	97.59 to 98.13	210,271	207,761
250,000 TO 499,999	4,725	96.84	97.12	97.11	04.37	100.01	55.21	146.38	96.70 to 96.96	343,994	334,049
500,000 TO 999,999	1,148	96.31	96.31	96.13	04.87	100.19	70.46	129.77	96.03 to 96.62	626,326	602,080
1,000,000 +	74	94.30	92.56	91.86	08.57	100.76	68.88	118.17	91.56 to 96.11	1,358,993	1,248,425
ALL	8,360	97.00	97.63	97.01	04.97	100.64	55.21	185.71	96.93 to 97.07	350,750	340,278

Lancaster Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
42	145	97.44	88.86	9.65%	97.59	88.62	10.12%	95.87	88.49	8.34%
43	64	96.72	93.15	3.84%	97.14	91.87	5.73%	98.05	90.89	7.88%
44	33	96.30	93.20	3.33%	94.10	89.77	4.82%	92.81	88.66	4.68%
45	77	96.81	93.13	3.95%	95.76	91.26	4.93%	91.22	86.54	5.40%
46	39	98.89	90.43	9.35%	99.28	92.60	7.21%	96.67	86.95	11.18%
Total	358	97.40	90.92	7.12%	96.98	90.30	7.39%	95.02	88.40	7.49%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
42	145	7.26	9.05	-19.76%	101.79	100.14	10.12%	55.27	54.47	1.47%	121.88	113.75	7.15%
43	64	10.45	10.98	-4.82%	99.07	101.08	5.73%	60.57	55.33	9.47%	123.83	119.79	3.37%
44	33	10.66	11.22	-5.01%	101.40	101.26	4.82%	63.95	64.93	-1.51%	121.31	116.19	4.40%
45	77	8.67	9.78	-11.34%	104.98	105.45	4.93%	65.86	60.44	8.97%	127.05	125.51	1.22%
46	39	16.18	16.68	-3.01%	102.70	106.50	7.21%	56.77	56.77	0.00%	149.17	149.91	-0.49%
Total	358	9.43	10.76	-12.38%	102.06	102.16	7.39%	55.27	54.47	1.47%	149.17	149.91	-0.49%



55 Lancaster
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 358
 Total Sales Price : 396,928,751
 Total Adj. Sales Price : 396,928,751
 Total Assessed Value : 377,161,780
 Avg. Adj. Sales Price : 1,108,740
 Avg. Assessed Value : 1,053,525

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 97
 COD : 09.44
 PRD : 102.06

COV : 12.95
 STD : 12.56
 Avg. Abs. Dev : 09.19
 MAX Sales Ratio : 149.17
 MIN Sales Ratio : 55.27

95% Median C.I. : 96.09 to 98.78
 95% Wgt. Mean C.I. : 92.59 to 97.45
 95% Mean C.I. : 95.68 to 98.28

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-22 To 31-DEC-22	30	100.56	102.32	103.77	09.28	98.60	79.12	127.05	98.50 to 105.40	524,154	543,909	
01-JAN-23 To 31-MAR-23	21	104.74	104.07	104.01	06.40	100.06	86.86	124.40	98.78 to 109.35	790,410	822,076	
01-APR-23 To 30-JUN-23	29	97.49	97.92	90.74	08.04	107.91	74.13	112.69	94.29 to 104.25	1,920,640	1,742,847	
01-JUL-23 To 30-SEP-23	33	97.46	98.26	97.10	07.33	101.19	82.93	123.83	93.45 to 103.03	1,988,097	1,930,448	
01-OCT-23 To 31-DEC-23	31	100.72	101.18	98.40	06.69	102.83	79.19	121.11	97.42 to 105.11	865,217	851,339	
01-JAN-24 To 31-MAR-24	24	98.31	97.67	95.78	09.63	101.97	69.54	120.39	90.29 to 105.51	1,852,293	1,774,036	
01-APR-24 To 30-JUN-24	30	97.74	96.52	95.10	09.06	101.49	56.77	117.01	92.67 to 101.53	667,699	634,962	
01-JUL-24 To 30-SEP-24	29	98.88	97.98	91.98	10.90	106.52	55.27	130.43	94.54 to 101.54	809,159	744,255	
01-OCT-24 To 31-DEC-24	36	93.93	93.41	94.75	08.76	98.59	60.57	119.06	91.59 to 98.85	729,676	691,358	
01-JAN-25 To 31-MAR-25	32	95.24	94.03	94.30	11.00	99.71	59.40	128.46	91.99 to 100.68	1,171,988	1,105,146	
01-APR-25 To 30-JUN-25	34	89.85	90.51	89.48	10.17	101.15	61.57	149.17	85.26 to 95.09	994,338	889,705	
01-JUL-25 To 30-SEP-25	29	93.33	93.58	94.45	08.36	99.08	69.76	123.06	89.23 to 98.41	1,067,138	1,007,911	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	113	99.46	100.33	96.22	08.23	104.27	74.13	127.05	97.49 to 103.03	1,359,549	1,308,214	
01-OCT-23 To 30-SEP-24	114	98.87	98.40	95.49	09.05	103.05	55.27	130.43	97.42 to 99.86	1,006,784	961,409	
01-OCT-24 To 30-SEP-25	131	93.76	92.85	93.16	09.75	99.67	59.40	149.17	91.64 to 95.06	981,118	913,992	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	114	98.98	100.04	95.86	07.57	104.36	74.13	124.40	97.49 to 102.92	1,444,966	1,385,109	
01-JAN-24 To 31-DEC-24	119	97.13	96.17	94.64	09.77	101.62	55.27	130.43	94.60 to 98.90	959,831	908,387	
<u>ALL</u>	358	97.40	96.98	95.02	09.44	102.06	55.27	149.17	96.09 to 98.78	1,108,740	1,053,525	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
42	145	97.44	97.59	95.87	07.27	101.79	55.27	121.88	95.06 to 99.53	1,147,626	1,100,261	
43	64	96.72	97.14	98.05	10.44	99.07	60.57	123.83	93.21 to 100.90	1,123,716	1,101,813	
44	33	96.30	94.10	92.81	10.66	101.39	63.95	121.31	91.71 to 99.97	1,189,943	1,104,340	
45	77	96.81	95.76	91.22	08.67	104.98	65.86	127.05	93.78 to 98.32	1,119,894	1,021,581	
46	39	98.89	99.28	96.67	16.18	102.70	56.77	149.17	89.89 to 109.00	848,854	820,586	
<u>ALL</u>	358	97.40	96.98	95.02	09.44	102.06	55.27	149.17	96.09 to 98.78	1,108,740	1,053,525	

55 Lancaster
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 MEAN : 97
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COV : 12.95
 STD : 12.56
 Avg. Abs. Dev : 09.19
 MAX Sales Ratio : 149.17
 MIN Sales Ratio : 55.27

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 95% Mean C.I. : 95.68 to 98.28

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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	144	97.41	97.54	95.84	07.27	101.77	55.27	121.88	95.05 to 99.53	1,152,019	1,104,152
03	211	97.37	96.58	94.14	10.97	102.59	56.77	149.17	95.25 to 98.78	1,032,289	971,794
04	3	101.26	97.74	99.17	04.15	98.56	89.68	102.28	N/A	4,408,333	4,371,837
<u>ALL</u>	<u>358</u>	<u>97.40</u>	<u>96.98</u>	<u>95.02</u>	<u>09.44</u>	<u>102.06</u>	<u>55.27</u>	<u>149.17</u>	<u>96.09 to 98.78</u>	<u>1,108,740</u>	<u>1,053,525</u>

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											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	358	97.40	96.98	95.02	09.44	102.06	55.27	149.17	96.09 to 98.78	1,108,740	1,053,525
Greater Than 14,999	358	97.40	96.98	95.02	09.44	102.06	55.27	149.17	96.09 to 98.78	1,108,740	1,053,525
Greater Than 29,999	358	97.40	96.98	95.02	09.44	102.06	55.27	149.17	96.09 to 98.78	1,108,740	1,053,525
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	56.77	56.77	56.77	00.00	100.00	56.77	56.77	N/A	95,000	53,930
100,000 TO 149,999	14	105.23	103.64	103.70	10.70	99.94	59.40	149.17	88.87 to 106.57	135,786	140,807
150,000 TO 249,999	29	98.41	96.44	97.17	09.27	99.25	63.95	123.55	91.08 to 104.32	205,117	199,315
250,000 TO 499,999	144	97.40	97.77	97.59	09.69	100.18	61.57	130.43	95.37 to 99.53	371,943	362,978
500,000 TO 999,999	83	97.41	96.90	97.03	07.15	99.87	60.57	121.31	94.54 to 99.05	689,086	668,612
1,000,000 TO 1,999,999	43	96.86	95.11	94.54	11.10	100.60	60.70	128.46	89.89 to 101.53	1,357,449	1,283,399
2,000,000 TO 4,999,999	33	96.81	95.05	94.06	09.43	101.05	55.27	113.96	90.97 to 101.54	2,807,998	2,641,243
5,000,000 TO 9,999,999	7	98.78	100.22	101.21	07.89	99.02	89.92	123.83	89.92 to 123.83	6,533,419	6,612,423
10,000,000 +	4	92.94	91.06	89.56	04.06	101.67	83.30	95.05	N/A	20,365,575	18,239,643
<u>ALL</u>	<u>358</u>	<u>97.40</u>	<u>96.98</u>	<u>95.02</u>	<u>09.44</u>	<u>102.06</u>	<u>55.27</u>	<u>149.17</u>	<u>96.09 to 98.78</u>	<u>1,108,740</u>	<u>1,053,525</u>

55 Lancaster
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 Avg. Abs. Dev : 09.19
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 95% Wgt. Mean C.I. : 92.59 to 97.45
 95% Mean C.I. : 95.68 to 98.28

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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
157	4	96.92	94.31	96.39	06.43	97.84	80.50	102.92	N/A	657,500	633,775
300	18	97.39	96.46	94.31	04.68	102.28	82.60	109.41	93.33 to 100.70	2,884,922	2,720,817
303	1	72.65	72.65	72.65	00.00	100.00	72.65	72.65	N/A	1,600,000	1,162,450
308	1	128.46	128.46	128.46	00.00	100.00	128.46	128.46	N/A	1,470,000	1,888,310
309	1	149.17	149.17	149.17	00.00	100.00	149.17	149.17	N/A	115,000	171,550
313	1	55.27	55.27	55.27	00.00	100.00	55.27	55.27	N/A	3,085,600	1,705,310
323	2	111.25	111.25	113.39	05.14	98.11	105.53	116.96	N/A	400,000	453,545
341	4	91.24	91.20	89.75	05.13	101.62	85.81	96.51	N/A	665,750	597,493
343	1	98.89	98.89	98.89	00.00	100.00	98.89	98.89	N/A	450,000	445,000
344	77	96.41	97.95	98.27	10.99	99.67	60.70	127.05	93.36 to 100.90	1,173,488	1,153,217
349	2	97.13	97.13	99.01	12.22	98.10	85.26	109.00	N/A	1,425,000	1,410,840
350	8	97.52	91.52	92.94	12.94	98.47	63.95	107.71	63.95 to 107.71	1,388,542	1,290,546
352	126	97.69	98.09	97.73	07.33	100.37	74.71	121.88	94.89 to 99.79	884,702	864,578
353	15	96.07	94.23	89.88	13.77	104.84	59.40	130.43	81.40 to 101.42	622,020	559,087
381	2	85.87	85.87	82.82	29.46	103.68	60.57	111.16	N/A	491,000	406,665
384	5	97.01	92.31	89.29	09.40	103.38	69.81	106.57	N/A	288,000	257,156
386	3	97.41	98.69	99.63	06.92	99.06	89.22	109.43	N/A	485,000	483,227
391	14	97.64	92.78	93.28	05.88	99.46	74.79	101.53	84.34 to 97.83	432,107	403,066
406	28	99.96	96.92	86.40	08.29	112.18	65.86	109.78	93.14 to 104.32	1,556,215	1,344,568
412	14	97.47	97.44	94.29	09.00	103.34	73.76	121.31	85.30 to 105.09	1,460,500	1,377,132
426	1	89.89	89.89	89.89	00.00	100.00	89.89	89.89	N/A	1,155,000	1,038,220
434	1	56.77	56.77	56.77	00.00	100.00	56.77	56.77	N/A	95,000	53,930
442	2	91.63	91.63	76.72	23.87	119.43	69.76	113.49	N/A	832,500	638,690
444	2	102.51	102.51	103.45	05.79	99.09	96.57	108.44	N/A	315,000	325,855
446	1	94.24	94.24	94.24	00.00	100.00	94.24	94.24	N/A	2,400,000	2,261,820
494	1	96.81	96.81	96.81	00.00	100.00	96.81	96.81	N/A	2,750,000	2,662,310
528	4	92.05	94.60	95.43	13.76	99.13	79.12	115.16	N/A	916,200	874,285
531	1	118.70	118.70	118.70	00.00	100.00	118.70	118.70	N/A	930,500	1,104,490
534	12	94.18	96.22	95.40	10.98	100.86	81.29	123.55	83.84 to 100.19	371,167	354,087
554	1	88.84	88.84	88.84	00.00	100.00	88.84	88.84	N/A	1,895,000	1,683,600
595	5	105.51	99.80	97.30	10.07	102.57	79.19	113.96	N/A	2,696,000	2,623,278
<u>ALL</u>	<u>358</u>	<u>97.40</u>	<u>96.98</u>	<u>95.02</u>	<u>09.44</u>	<u>102.06</u>	<u>55.27</u>	<u>149.17</u>	<u>96.09 to 98.78</u>	<u>1,108,740</u>	<u>1,053,525</u>

Type : Qualified

Number of Sales :	70	Median :	72	COV :	22.59	95% Median C.I. :	68.11 to 78.35
Total Sales Price :	55,744,025	Wgt. Mean :	73	STD :	16.77	95% Wgt. Mean C.I. :	69.54 to 77.09
Total Adj. Sales Price :	56,573,225	Mean :	74	Avg.Abs.Dev :	12.85	95% Mean C.I. :	70.30 to 78.16
Total Assessed Value :	41,476,492						
Avg. Adj. Sales Price :	808,189	COD :	17.97	MAX Sales Ratio :	124.64		
Avg. Assessed Value :	592,521	PRD :	101.25	MIN Sales Ratio :	42.35		

Printed : 03/26/2026

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>											
10/01/2022 To 12/31/2022	10	68.88	76.73	75.81	13.88	101.21	63.92	110.34	67.40 to 87.45	756,888	573,830
01/01/2023 To 03/31/2023	4	81.51	79.63	83.90	23.24	94.91	43.04	112.48	N/A	1,045,426	877,086
04/01/2023 To 06/30/2023	4	69.81	79.33	67.82	26.86	116.97	53.06	124.64	N/A	1,602,313	1,086,768
07/01/2023 To 09/30/2023	4	63.26	67.37	67.00	12.12	100.55	57.21	85.74	N/A	885,122	593,036
10/01/2023 To 12/31/2023	5	83.73	82.07	81.44	10.24	100.77	59.37	99.21	N/A	966,895	787,396
01/01/2024 To 03/31/2024	3	92.13	95.74	90.47	10.70	105.83	82.76	112.33	N/A	917,576	830,159
04/01/2024 To 06/30/2024	11	66.69	68.06	68.49	12.28	99.37	50.20	83.16	52.40 to 82.39	820,996	562,264
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	8	70.88	73.98	71.96	24.82	102.81	42.35	103.85	42.35 to 103.85	686,420	493,950
01/01/2025 To 03/31/2025	9	75.21	73.59	71.19	14.85	103.37	48.07	94.02	58.18 to 90.18	598,735	426,237
04/01/2025 To 06/30/2025	8	72.94	72.43	72.88	08.90	99.38	59.30	87.72	59.30 to 87.72	644,596	469,796
07/01/2025 To 09/30/2025	4	60.59	60.97	60.96	10.91	100.02	51.57	71.12	N/A	554,500	338,044
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	22	68.88	76.03	73.57	20.12	103.34	43.04	124.64	64.34 to 84.66	986,378	725,721
10/01/2023 To 09/30/2024	19	75.83	76.12	75.90	16.46	100.29	50.20	112.33	64.18 to 83.73	874,640	663,808
10/01/2024 To 09/30/2025	29	71.50	71.64	70.66	16.45	101.39	42.35	103.85	60.49 to 78.72	629,474	444,768
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	17	78.35	77.39	74.68	21.00	103.63	43.04	124.64	59.37 to 85.74	1,115,642	833,208
01/01/2024 To 12/31/2024	22	70.88	73.99	73.09	20.05	101.23	42.35	112.33	62.83 to 83.16	785,229	573,954

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	70	71.51	74.23	73.31	17.97	101.25	42.35	124.64	68.11 to 78.35	808,189	592,521

Type : Qualified

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Total Adj. Sales Price :	56,573,225	Mean :	74	Avg.Abs.Dev :	12.85	95% Mean C.I. :	70.30 to 78.16
Total Assessed Value :	41,476,492						
Avg. Adj. Sales Price :	808,189	COD :	17.97	MAX Sales Ratio :	124.64		
Avg. Assessed Value :	592,521	PRD :	101.25	MIN Sales Ratio :	42.35		

Printed : 03/26/2026

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	57.21	57.21	57.21		100.00	57.21	57.21	N/A	1,512,000	865,020
1	1	57.21	57.21	57.21		100.00	57.21	57.21	N/A	1,512,000	865,020
<u>Dry</u>											
County	22	68.41	76.20	74.34	16.91	102.50	57.15	112.48	66.34 to 82.03	634,525	471,718
1	22	68.41	76.20	74.34	16.91	102.50	57.15	112.48	66.34 to 82.03	634,525	471,718
<u>Grass</u>											
County	6	55.98	56.99	56.00	15.51	101.77	42.35	69.35	42.35 to 69.35	682,150	382,038
1	6	55.98	56.99	56.00	15.51	101.77	42.35	69.35	42.35 to 69.35	682,150	382,038
<u>ALL</u>											
10/01/2022 To 09/30/2025	70	71.51	74.23	73.31	17.97	101.25	42.35	124.64	68.11 to 78.35	808,189	592,521

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	4	64.84	67.55	61.82	19.14	109.27	53.06	87.45	N/A	1,828,437	1,130,252
1	4	64.84	67.55	61.82	19.14	109.27	53.06	87.45	N/A	1,828,437	1,130,252
<u>Dry</u>											
County	38	71.32	76.69	76.60	17.13	100.12	54.06	124.64	67.69 to 80.87	713,948	546,850
1	38	71.32	76.69	76.60	17.13	100.12	54.06	124.64	67.69 to 80.87	713,948	546,850
<u>Grass</u>											
County	7	52.40	56.22	55.53	14.43	101.24	42.35	69.35	42.35 to 69.35	655,557	364,003
1	7	52.40	56.22	55.53	14.43	101.24	42.35	69.35	42.35 to 69.35	655,557	364,003
<u>ALL</u>											
10/01/2022 To 09/30/2025	70	71.51	74.23	73.31	17.97	101.25	42.35	124.64	68.11 to 78.35	808,189	592,521

Lancaster County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	7,493
Butler	1	9,396	8,695	8,144	7,865	7,154	6,849	6,351	6,231	8,380
Cass	1	7,365	n/a	6,970	6,482	6,250	6,095	5,681	5,390	6,043
Gage	1	8,425	n/a	8,413	8,413	6,830	n/a	6,775	6,775	7,945
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	8,298
Otoe	1	7,740	n/a	7,600	7,600	6,900	6,900	5,900	5,900	7,283
Otoe	2	6,660	n/a	6,090	5,940	n/a	5,670	5,380	5,380	5,899
Saline	1	5,265	5,265	4,310	4,310	4,255	4,255	4,090	4,090	4,573
Saline	3	8,930	8,759	8,759	8,670	8,275	7,225	7,223	6,882	8,574
Saunders	1	7,630	n/a	7,040	6,580	n/a	5,880	4,720	4,430	5,753
Saunders	3	8,010	n/a	7,442	6,828	n/a	6,219	5,166	4,690	6,660
Seward	1	9,858	9,860	9,196	9,199	8,375	8,373	7,375	6,088	9,122

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	6,209
Butler	1	8,500	7,700	7,400	7,200	6,800	6,500	6,200	5,900	7,168
Cass	1	7,050	6,849	6,653	6,180	5,940	5,784	5,385	5,074	6,215
Gage	1	6,445	6,450	6,240	6,240	4,670	n/a	4,445	4,445	5,513
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	4,976
Otoe	1	6,615	6,615	6,150	5,985	5,825	5,775	4,920	4,510	5,939
Otoe	2	6,100	5,800	5,567	5,450	5,100	4,790	4,300	4,150	5,188
Saline	1	4,468	4,469	4,350	4,350	4,100	4,079	3,914	3,908	4,310
Saline	3	3,675	3,674	3,375	3,335	3,252	3,229	3,226	3,089	3,415
Saunders	1	7,495	7,200	7,010	n/a	6,085	5,445	4,560	4,240	5,699
Saunders	3	7,205	6,984	6,839	n/a	5,932	5,722	5,018	4,740	6,349
Seward	1	6,600	6,600	6,500	6,500	6,150	6,150	6,150	4,700	6,358

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	2,996
Butler	1	3,345	3,314	3,256	3,270	2,698	3,128	n/a	3,025	3,307
Cass	1	2,120	2,120	2,109	n/a	2,120	n/a	2,120	2,119	2,120
Gage	1	2,360	2,360	2,360	2,360	2,360	2,360	n/a	2,360	2,360
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	2,980
Otoe	1	2,600	2,600	2,400	2,400	2,100	2,100	2,100	2,100	2,579
Otoe	2	2,600	2,600	2,400	n/a	n/a	n/a	2,100	2,100	2,581
Saline	1	1,992	1,994	1,975	n/a	1,925	1,280	1,255	1,565	1,980
Saline	3	1,993	1,995	1,975	1,480	1,846	1,280	1,255	1,304	1,982
Saunders	1	2,720	2,720	2,720	n/a	n/a	n/a	n/a	2,415	2,719
Saunders	3	2,719	2,720	2,720	n/a	n/a	2,415	n/a	2,413	2,714
Seward	1	2,948	2,950	2,799	n/a	2,800	n/a	n/a	2,400	2,910

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	3,008	1,250	750
Butler	1	3,825	1,899	748
Cass	1	3,000	1,650	966
Gage	1	4,504	1,000	200
Johnson	1	3,000	1,200	150
Otoe	1	3,136	1,263	200
Otoe	2	2,934	1,274	200
Saline	1	1,982	516	100
Saline	3	1,982	516	100
Saunders	1	2,856	725	500
Saunders	3	2,849	725	498
Seward	1	3,022	1,000	350

Source: 2026 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 : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

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>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023											
01/01/2024 To 12/31/2024											
<u>ALL</u>											
10/01/2022 To 09/30/2025											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

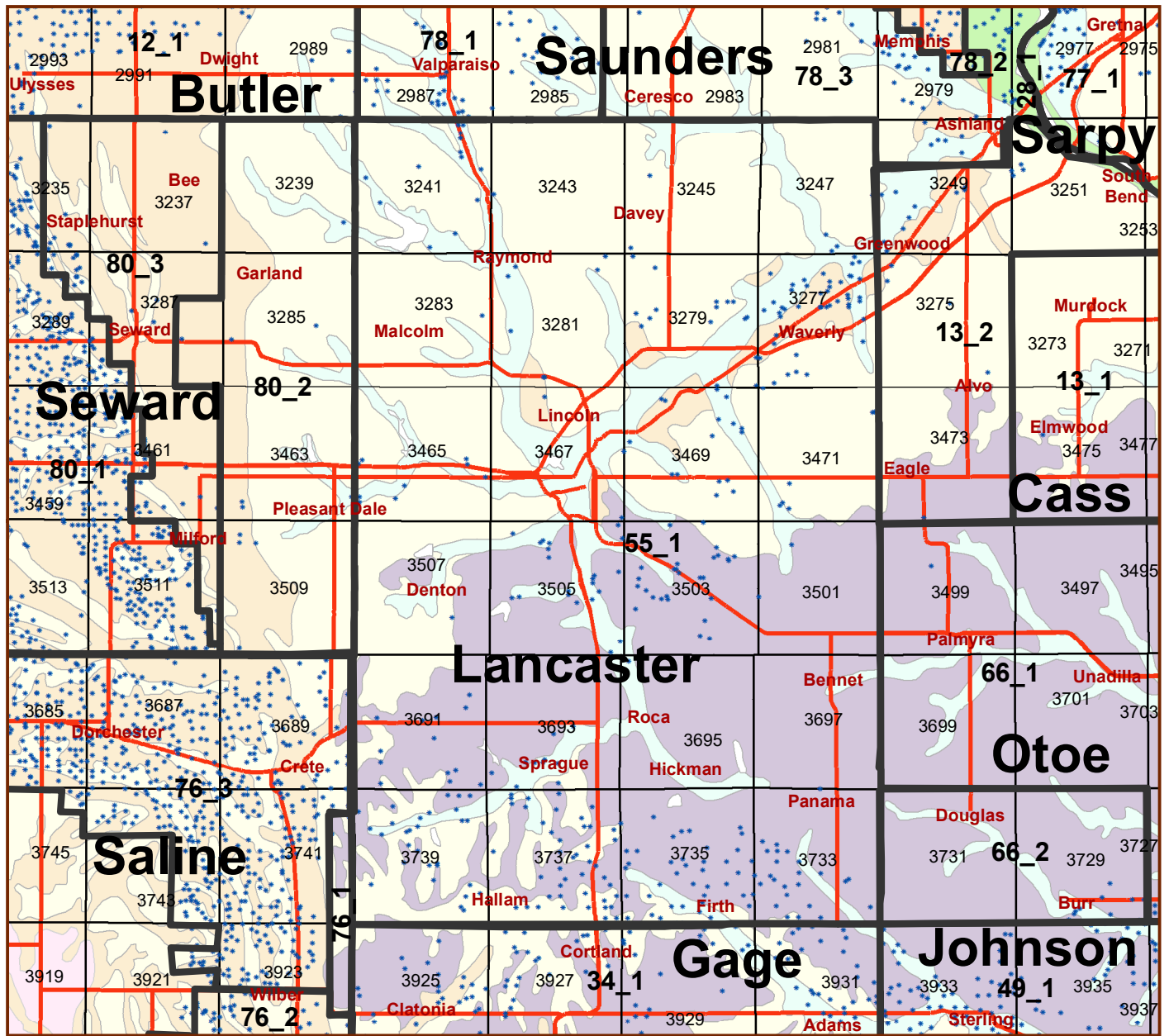
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
340034											
550001											
550145											
550148											
550160											
550161											
660501											
760002											
760082											
800005											
_____ALL_____											
10/01/2022 To 09/30/2025											

LANCASTER COUNTY



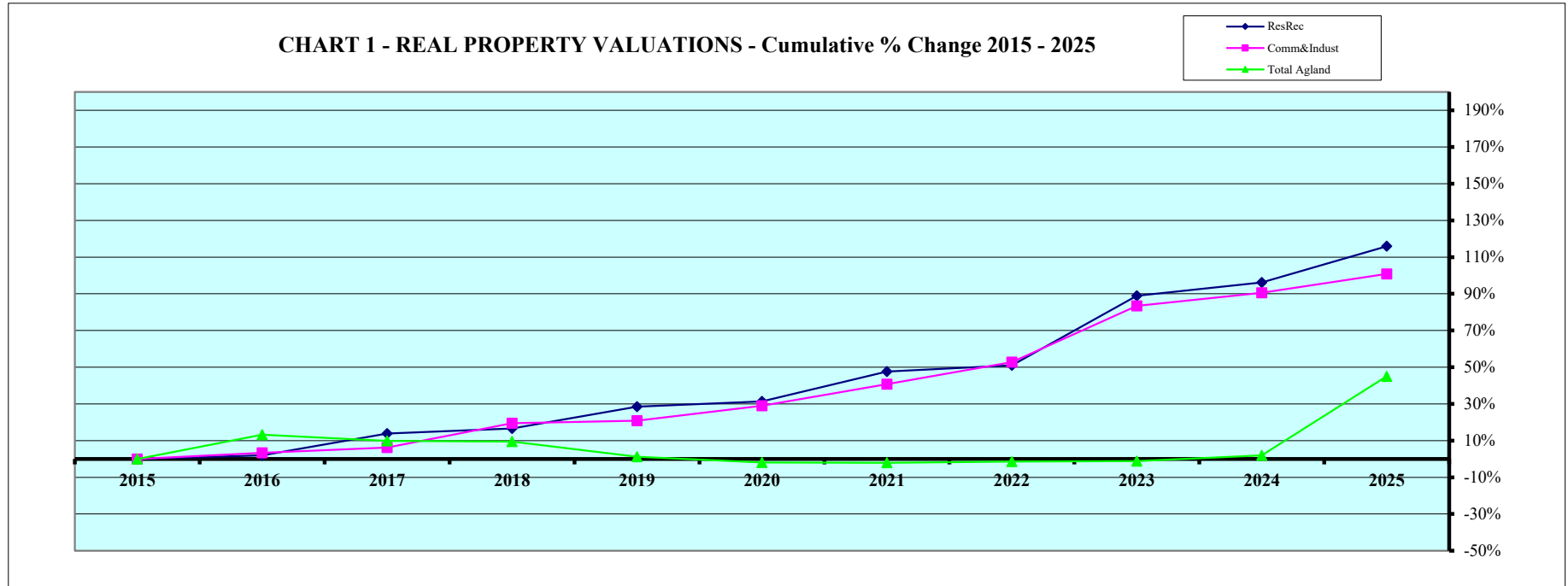
Legend

- 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 2015 - 2025



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
2015	14,300,709,448	-	-	-	5,412,682,869	-	-	-	1,399,285,900	-	-	-
2016	14,578,018,652	277,309,204	1.94%	1.94%	5,592,453,026	179,770,157	3.32%	3.32%	1,583,850,896	184,564,996	13.19%	13.19%
2017	16,277,518,082	1,699,499,430	11.66%	13.82%	5,750,454,278	158,001,252	2.83%	6.24%	1,536,914,114	-46,936,782	-2.96%	9.84%
2018	16,679,061,911	401,543,829	2.47%	16.63%	6,466,603,627	716,149,349	12.45%	19.47%	1,532,705,440	-4,208,674	-0.27%	9.53%
2019	18,377,264,126	1,698,202,215	10.18%	28.51%	6,543,625,878	77,022,251	1.19%	20.89%	1,416,130,385	-116,575,055	-7.61%	1.20%
2020	18,791,320,523	414,056,397	2.25%	31.40%	6,982,956,564	439,330,686	6.71%	29.01%	1,371,773,200	-44,357,185	-3.13%	-1.97%
2021	21,107,828,989	2,316,508,466	12.33%	47.60%	7,616,144,007	633,187,443	9.07%	40.71%	1,370,036,000	-1,737,200	-0.13%	-2.09%
2022	21,590,924,066	483,095,077	2.29%	50.98%	8,270,182,947	654,038,940	8.59%	52.79%	1,379,156,600	9,120,600	0.67%	-1.44%
2023	27,011,726,167	5,420,802,101	25.11%	88.88%	9,925,853,967	1,655,671,020	20.02%	83.38%	1,383,131,100	3,974,500	0.29%	-1.15%
2024	28,048,980,300	1,037,254,133	3.84%	96.14%	10,314,350,544	388,496,577	3.91%	90.56%	1,427,611,900	44,480,800	3.22%	2.02%
2025	30,874,541,867	2,825,561,567	10.07%	115.90%	10,871,050,274	556,699,730	5.40%	100.84%	2,029,852,056	602,240,156	42.19%	45.06%

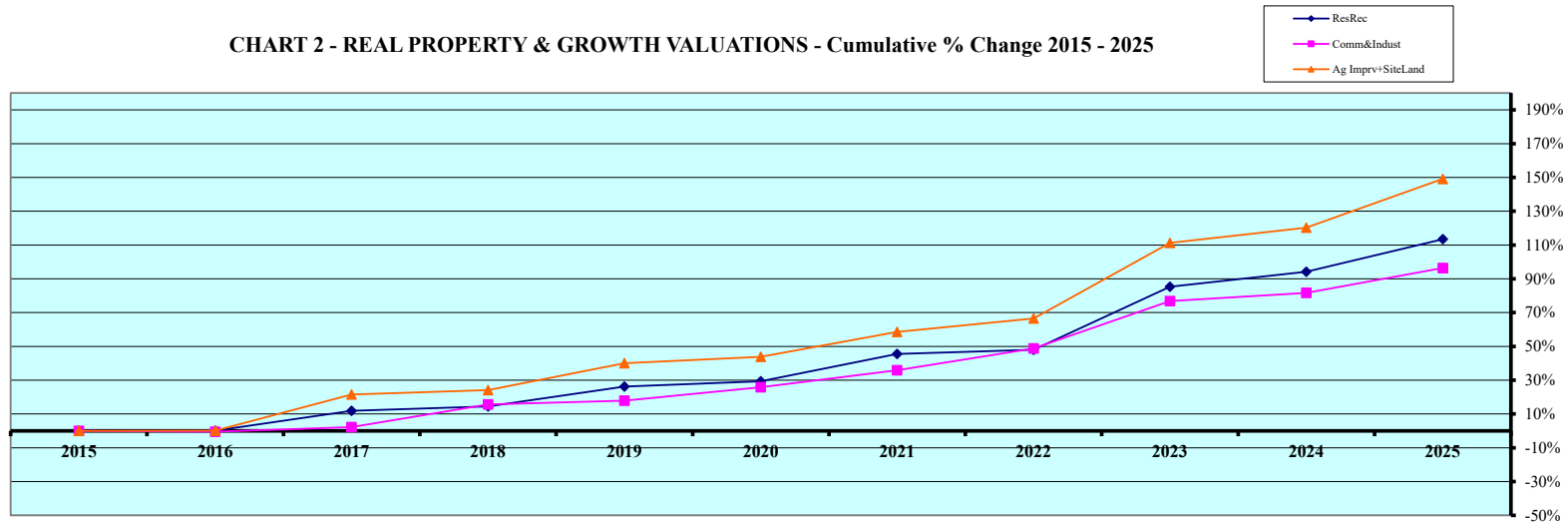
Rate Annual %chg: Residential & Recreational **8.00%** Commercial & Industrial **7.22%** Agricultural Land **3.79%**

Cnty# **55**
County **LANCASTER**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	--	--	5,412,682,869	37,513,939	0.69%	5,375,168,930	--	--
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	0.19%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	-0.49%
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	11.95%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	2.17%
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	14.45%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	15.73%
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	26.25%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	17.83%
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	29.35%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	25.84%
2021	21,107,828,989	304,419,380	1.44%	20,803,409,609	10.71%	45.47%	7,616,144,007	258,833,397	3.40%	7,357,310,610	5.36%	35.93%
2022	21,590,924,066	417,600,345	1.93%	21,173,323,721	0.31%	48.06%	8,270,182,947	214,148,267	2.59%	8,056,034,680	5.78%	48.84%
2023	27,011,726,167	501,045,363	1.85%	26,510,680,804	22.79%	85.38%	9,925,853,967	352,485,712	3.55%	9,573,368,255	15.76%	76.87%
2024	28,048,980,300	275,283,060	0.98%	27,773,697,240	2.82%	94.21%	10,314,350,544	483,813,351	4.69%	9,830,537,193	-0.96%	81.62%
2025	30,874,541,867	351,745,534	1.14%	30,522,796,333	8.82%	113.44%	10,871,050,274	240,273,848	2.21%	10,630,776,426	3.07%	96.40%
Rate Ann%chg	8.00%		Resid & Recreat w/o growth			6.49%	7.22%		C & I w/o growth			3.90%

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		
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	--	
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	
2019	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	
2020	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	
2021	814,489,500	79,609,900	894,099,400	11,290,150	1.26%	882,809,250	8.46%	
2022	747,031,600	198,088,300	945,119,900	17,855,100	1.89%	927,264,800	3.71%	
2023	1,099,759,700	113,616,300	1,213,376,000	37,456,732	3.09%	1,175,919,268	24.42%	
2024	1,146,491,100	101,776,800	1,248,267,900	22,151,500	1.77%	1,226,116,400	1.05%	
2025	1,306,099,500	107,849,944	1,413,949,444	26,726,879	1.89%	1,387,222,565	11.13%	
Rate Ann%chg	9.82%	9.21%	9.77%	Ag Imprv+Site w/o growth		7.92%		

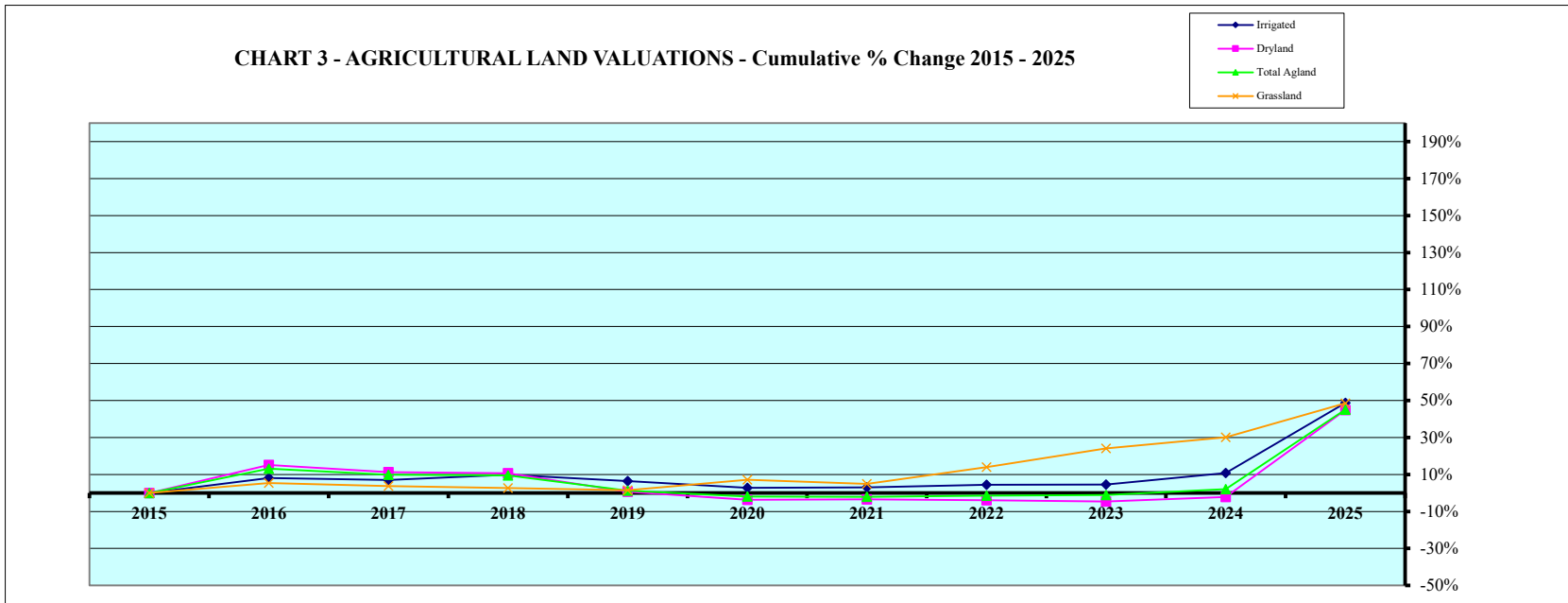
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
Prepared as of 02/24/2026

Cnty# 55
County LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	112,549,748	-	-	-	1,117,128,144	-	-	-	148,557,800	-	-	-
2016	121,644,841	9,095,093	8.08%	8.08%	1,286,040,036	168,911,892	15.12%	15.12%	156,486,045	7,928,245	5.34%	5.34%
2017	120,500,466	-1,144,375	-0.94%	7.06%	1,242,389,445	-43,650,591	-3.39%	11.21%	154,165,474	-2,320,571	-1.48%	3.77%
2018	123,658,469	3,158,003	2.62%	9.87%	1,236,410,660	-5,978,785	-0.48%	10.68%	152,600,411	-1,565,063	-1.02%	2.72%
2019	119,747,082	-3,911,388	-3.16%	6.39%	1,124,999,200	-111,411,460	-9.01%	0.70%	150,765,393	-1,835,018	-1.20%	1.49%
2020	115,617,933	-4,129,149	-3.45%	2.73%	1,076,499,319	-48,499,881	-4.31%	-3.64%	159,156,471	8,391,078	5.57%	7.13%
2021	115,880,812	262,879	0.23%	2.96%	1,078,103,880	1,604,561	0.15%	-3.49%	155,783,802	-3,372,669	-2.12%	4.86%
2022	117,530,113	1,649,301	1.42%	4.43%	1,073,259,314	-4,844,566	-0.45%	-3.93%	169,270,338	13,486,536	8.66%	13.94%
2023	117,666,376	136,263	0.12%	4.55%	1,065,518,110	-7,741,204	-0.72%	-4.62%	184,330,212	15,059,874	8.90%	24.08%
2024	124,747,191	7,080,815	6.02%	10.84%	1,092,392,973	26,874,863	2.52%	-2.21%	193,314,001	8,983,789	4.87%	30.13%
2025	167,318,626	42,571,435	34.13%	48.66%	1,617,712,899	525,319,926	48.09%	44.81%	220,634,390	27,320,389	14.13%	48.52%

Rate Ann.%chg: Irrigated **4.04%** Dryland **3.77%** Grassland **4.03%**

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
2015	21,050,208	-	-	-	0	-	-	-	1,399,285,900	-	-	-
2016	19,679,974	-1,370,234	-6.51%	-6.51%	0	0	-	-	1,583,850,896	184,564,996	13.19%	13.19%
2017	19,858,729	178,755	0.91%	-5.66%	0	0	-	-	1,536,914,114	-46,936,782	-2.96%	9.84%
2018	20,035,900	177,171	0.89%	-4.82%	0	0	-	-	1,532,705,440	-4,208,674	-0.27%	9.53%
2019	20,618,711	582,811	2.91%	-2.05%	0	0	-	-	1,416,130,385	-116,575,055	-7.61%	1.20%
2020	20,499,477	-119,234	-0.58%	-2.62%	0	0	-	-	1,371,773,200	-44,357,185	-3.13%	-1.97%
2021	20,267,506	-231,971	-1.13%	-3.72%	0	0	-	-	1,370,036,000	-1,737,200	-0.13%	-2.09%
2022	19,096,835	-1,170,671	-5.78%	-9.28%	0	0	-	-	1,379,156,600	9,120,600	0.67%	-1.44%
2023	15,616,402	-3,480,433	-18.23%	-25.81%	0	0	-	-	1,383,131,100	3,974,500	0.29%	-1.15%
2024	15,686,796	70,394	0.45%	-25.48%	1,470,939	1,470,939	-	-	1,427,611,900	44,480,800	3.22%	2.02%
2025	14,742,242	-944,554	-6.02%	-29.97%	9,443,899	7,972,960	542.03%	-	2,029,852,056	602,240,156	42.19%	45.06%

Cnty# **55**
County **LANCASTER**

Rate Ann.%chg: Total Agric Land **3.79%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	112,522,476	19,072	5,900			1,120,201,903	271,606	4,124			148,541,012	76,093	1,952		
2016	122,750,145	19,138	6,414	8.72%	8.72%	1,286,659,923	269,939	4,766	15.57%	15.57%	156,870,865	76,657	2,046	4.83%	4.83%
2017	120,305,949	19,623	6,131	-4.42%	-3.91%	1,241,909,098	268,828	4,620	-3.08%	12.01%	153,088,262	76,269	2,007	-1.92%	2.82%
2018	123,657,292	20,108	6,150	0.31%	4.24%	1,236,956,268	267,899	4,617	-0.05%	11.95%	152,674,528	76,280	2,002	-0.28%	2.53%
2019	119,837,322	21,352	5,613	-8.74%	-4.87%	1,125,988,657	266,361	4,227	-8.45%	2.50%	150,270,650	74,972	2,004	0.14%	2.68%
2020	115,610,691	21,807	5,302	-5.54%	-10.14%	1,078,639,173	265,118	4,069	-3.76%	-1.35%	159,003,872	74,426	2,136	6.59%	9.44%
2021	115,879,123	21,858	5,302	0.00%	-10.14%	1,078,278,980	265,288	4,065	-0.10%	-1.45%	155,558,745	72,765	2,138	0.07%	9.51%
2022	117,541,702	22,115	5,315	0.25%	-9.91%	1,073,636,060	262,819	4,085	0.50%	-0.95%	166,164,660	77,070	2,156	0.85%	10.45%
2023	118,189,245	22,210	5,321	0.12%	-9.81%	1,071,150,615	261,875	4,090	0.13%	-0.83%	160,380,740	71,346	2,248	4.26%	15.15%
2024	124,769,730	22,373	5,577	4.80%	-5.48%	1,092,033,968	261,017	4,184	2.28%	1.44%	193,185,141	79,667	2,425	7.87%	24.22%
2025	167,580,808	22,322	7,507	34.62%	27.25%	1,618,106,394	260,524	6,211	48.45%	50.59%	230,748,545	81,325	2,837	17.01%	45.35%

Rate Annual %chg Average Value/Acre: 4.06%

3.75%

4.50%

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
2015	21,085,705	26,047	810			0	0				1,402,351,096	392,818	3,570		
2016	19,691,338	26,271	750	-7.41%	-7.41%	0	0				1,585,972,271	392,005	4,046	13.33%	13.33%
2017	19,802,162	26,433	749	-0.05%	-7.46%	0	0				1,535,105,471	391,154	3,925	-3.00%	9.93%
2018	19,966,812	26,582	751	0.27%	-7.21%	0	0				1,533,254,900	390,868	3,923	-0.05%	9.88%
2019	20,621,800	27,538	749	-0.31%	-7.49%	0	0				1,416,718,429	390,223	3,631	-7.45%	1.70%
2020	20,484,664	27,453	746	-0.36%	-7.83%	0	0				1,373,738,400	388,804	3,533	-2.68%	-1.03%
2021	20,271,051	27,097	748	0.26%	-7.59%	0	0				1,369,987,899	387,008	3,540	0.19%	-0.84%
2022	18,993,778	21,159	898	20.00%	10.89%	0	0				1,376,336,200	383,163	3,592	1.47%	0.62%
2023	19,901,900	20,824	956	6.47%	18.06%	0	0				1,369,622,500	376,255	3,640	1.34%	1.97%
2024	15,693,722	20,925	750	-21.52%	-7.35%	1,470,939	799	1,841			1,427,153,500	384,781	3,709	1.89%	3.89%
2025	14,725,221	19,641	750	-0.04%	-7.39%	0	0				2,031,160,968	383,812	5,292	42.68%	48.24%

55
LANCASTER

Rate Annual %chg Average Value/Acre: 3.77%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
322,608	LANCASTER	1,129,442,153	569,408,017	269,810,045	30,874,541,867	10,191,564,774	679,485,500	0	2,029,852,056	1,306,099,500	107,849,944	0	47,158,053,856
cnty sectorvalue % of total value:		2.40%	1.21%	0.57%	65.47%	21.61%	1.44%		4.30%	2.77%	0.23%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,082	BENNETT	3,204,448	949,754	356,419	115,032,100	0	0	8,712,800	0	0	0	0	128,255,521
0.34%	%sector of county sector	0.28%	0.17%	0.13%	0.37%								0.27%
	%sector of municipality	2.50%	0.74%	0.28%	89.69%			6.79%					100.00%
135	DAVEY	67,991	198,074	6,216	13,865,100	0	0	2,210,700	36,700	218,500	0	0	16,603,281
0.04%	%sector of county sector	0.01%	0.03%	0.00%	0.04%				0.00%	0.02%			0.04%
	%sector of municipality	0.41%	1.19%	0.04%	83.51%			13.31%	0.22%	1.32%			100.00%
189	DENTON	1,062,531	457,572	876,567	19,659,400	0	0	1,643,400	0	0	0	0	23,699,470
0.06%	%sector of county sector	0.09%	0.08%	0.32%	0.06%								0.05%
	%sector of municipality	4.48%	1.93%	3.70%	82.95%			6.93%					100.00%
649	FIRTH	766,869	843,885	628,971	45,695,700	0	416,300	7,596,700	0	16,300	2,200	0	55,966,925
0.20%	%sector of county sector	0.07%	0.15%	0.23%	0.15%		0.06%	0.23%		0.00%	0.00%		0.12%
	%sector of municipality	1.37%	1.51%	1.12%	81.65%		0.74%	13.57%		0.03%	0.00%		100.00%
268	HALLAM	240,108	386,604	354,567	29,143,800	0	0	4,543,600	0	0	0	0	34,668,679
0.08%	%sector of county sector	0.02%	0.07%	0.13%	0.09%								0.07%
	%sector of municipality	0.69%	1.12%	1.02%	84.06%			13.11%					100.00%
2,607	HICKMAN	1,576,340	1,462,972	1,955,217	360,342,000	0	0	40,856,600	0	374,000	0	0	406,567,129
0.81%	%sector of county sector	0.14%	0.26%	0.72%	1.17%					0.03%			0.86%
	%sector of municipality	0.39%	0.36%	0.48%	88.63%			10.05%		0.09%			100.00%
291,331	LINCOLN	952,041,098	462,681,401	163,259,460	26,367,898,367	0	3,009,700	9,925,821,474	618,408,500	5,845,100	1,299,600	0	38,500,264,700
90.30%	%sector of county sector	84.29%	81.26%	60.51%	85.40%		0.44%		30.47%	0.45%	1.21%		81.64%
	%sector of municipality	2.47%	1.20%	0.42%	68.49%		0.01%	25.78%	1.61%	0.02%	0.00%		100.00%
457	MALCOLM	907,084	291,524	9,149	40,720,100	0	0	3,954,800	0	0	0	0	45,882,657
0.14%	%sector of county sector	0.08%	0.05%	0.00%	0.13%								0.10%
	%sector of municipality	1.98%	0.64%	0.02%	88.75%			8.62%					100.00%
235	PANAMA	62,855	361,101	15,593	23,720,400	0	494,700	1,925,900	0	239,200	114,100	0	26,933,849
0.07%	%sector of county sector	0.01%	0.06%	0.01%	0.08%		0.07%	0.08%		0.02%	0.11%		0.06%
	%sector of municipality	0.23%	1.34%	0.06%	88.07%		1.84%	7.15%		0.89%	0.42%		100.00%
159	RAYMOND	1,784,405	310,081	470,599	14,354,600	0	310,100	1,517,000	0	15,500	0	0	18,762,285
0.05%	%sector of county sector	0.16%	0.05%	0.17%	0.05%		0.05%	0.17%		0.00%			0.04%
	%sector of municipality	9.51%	1.65%	2.51%	76.51%		1.65%	8.09%		0.08%			100.00%
201	ROCA	230,398	139,899	620,360	20,763,800	0	1,195,500	2,366,600	0	61,900	43,400	0	25,421,857
0.06%	%sector of county sector	0.02%	0.02%	0.23%	0.07%		0.18%			0.00%	0.04%		0.05%
	%sector of municipality	0.91%	0.55%	2.44%	81.68%		4.70%	9.31%		0.24%	0.17%		100.00%
136	SPRAGUE	90,734	284,822	7,577	13,838,500	0	0	1,594,300	0	0	0	0	15,815,933
0.04%	%sector of county sector	0.01%	0.05%	0.00%	0.04%								0.03%
	%sector of municipality	0.57%	1.80%	0.05%	87.50%			10.08%					100.00%
4,279	WAVERLY	27,219,674	2,448,422	1,447,155	460,941,600	0	0	45,857,900	44,678,800	502,700	0	0	583,096,251
1.33%	%sector of county sector	2.41%	0.43%	0.54%	1.49%				2.20%	0.04%			1.24%
	%sector of municipality	4.67%	0.42%	0.25%	79.05%			7.86%	7.66%	0.09%			100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
301,729	Total Municipalities	989,254,536	470,816,112	170,007,851	27,525,975,479	0	5,426,300	10,048,601,775	663,124,000	7,273,200	1,459,300	0	39,881,938,551
93.53%	%all municip.sectors of cnty	87.59%	82.69%	63.01%	89.15%		0.80%	#DIV/0!	32.67%	0.56%	1.35%		84.57%

Sources: 2025 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 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 120,358	Value : 47,680,287,269	Growth 790,744,573	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	5,262	284,988,129	422	29,157,600	320	31,203,200	6,004	345,348,929	
02. Res Improve Land	95,774	6,241,543,561	2,366	372,398,400	651	92,791,500	98,791	6,706,733,461	
03. Res Improvements	95,774	23,879,996,376	2,366	1,183,121,600	651	352,838,100	98,791	25,415,956,076	
04. Res Total	101,036	30,406,528,066	2,788	1,584,677,600	971	476,832,800	104,795	32,468,038,466	419,020,574
% of Res Total	96.41	93.65	2.66	4.88	0.93	1.47	87.07	68.10	52.99
05. Com UnImp Land	1,613	387,416,213	48	10,943,000	21	10,013,400	1,682	408,372,613	
06. Com Improve Land	6,491	2,224,974,466	96	36,538,500	16	8,738,300	6,603	2,270,251,266	
07. Com Improvements	6,491	8,188,133,024	96	67,414,600	16	25,891,100	6,603	8,281,438,724	
08. Com Total	8,104	10,800,523,703	144	114,896,100	37	44,642,800	8,285	10,960,062,603	327,232,195
% of Com Total	97.82	98.54	1.74	1.05	0.45	0.41	6.88	22.99	41.38
09. Ind UnImp Land	21	5,582,100	1	2,073,200	12	1,497,400	34	9,152,700	
10. Ind Improve Land	187	192,558,900	4	4,003,800	2	476,400	193	197,039,100	
11. Ind Improvements	187	509,649,200	4	7,389,400	2	890,800	193	517,929,400	
12. Ind Total	208	707,790,200	5	13,466,400	14	2,864,600	227	724,121,200	2,252,251
% of Ind Total	91.63	97.74	2.20	1.86	6.17	0.40	0.19	1.52	0.28
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	101,036	30,406,528,066	2,788	1,584,677,600	971	476,832,800	104,795	32,468,038,466	419,020,574
% of Res & Rec Total	96.41	93.65	2.66	4.88	0.93	1.47	87.07	68.10	52.99
Com & Ind Total	8,312	11,508,313,903	149	128,362,500	51	47,507,400	8,512	11,684,183,803	329,484,446
% of Com & Ind Total	97.65	98.49	1.75	1.10	0.60	0.41	7.07	24.51	41.67
17. Taxable Total	109,348	41,914,841,969	2,937	1,713,040,100	1,022	524,340,200	113,307	44,152,222,269	748,505,020
% of Taxable Total	96.51	94.93	2.59	3.88	0.90	1.19	94.14	92.60	94.66

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,332	157,159,366	189,932,434	0	0	0
19. Commercial	1,116	525,971,203	1,477,907,197	0	0	0
20. Industrial	18	27,131,300	40,215,400	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1,332	157,159,366	189,932,434
19. Commercial	0	0	0	1,116	525,971,203	1,477,907,197
20. Industrial	0	0	0	18	27,131,300	40,215,400
21. Other	4	272,100	0	4	272,100	0
22. Total Sch II				2,470	710,533,969	1,708,055,031

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	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,280	177	29	3,486

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	258,700	748	246,494,100	3,376	1,203,678,500	4,127	1,450,431,300
28. Ag-Improved Land	1	164,800	452	149,482,400	2,471	726,848,600	2,924	876,495,800
29. Ag Improvements	1	388,300	452	180,013,100	2,471	1,020,736,500	2,924	1,201,137,900

30. Ag Total				7,051	3,528,065,000
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	68.32	0	1	18.74	105,000	
32. HomeSite Improv Land	1	2.09	112,600	366	1,147.53	50,408,200	
33. HomeSite Improvements	1	0.00	369,100	366	0.00	168,446,800	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	23	145.30	3,707,900	
36. FarmSite Improv Land	1	0.00	0	357	378.65	2,278,000	
37. FarmSite Improvements	1	0.00	19,200	357	0.00	11,566,300	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.16	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	2	41.56	242,900	3	128.62	347,900	
32. HomeSite Improv Land	2,139	6,144.34	237,988,900	2,506	7,293.96	288,509,700	
33. HomeSite Improvements	2,139	0.00	948,853,500	2,506	0.00	1,117,669,400	40,407,660
34. HomeSite Total				2,509	7,422.58	1,406,527,000	
35. FarmSite UnImp Land	85	382.17	2,348,400	108	527.47	6,056,300	
36. FarmSite Improv Land	2,036	1,507.30	13,315,900	2,394	1,885.95	15,593,900	
37. FarmSite Improvements	2,036	0.00	71,883,000	2,394	0.00	83,468,500	1,831,893
38. FarmSite Total				2,502	2,413.42	105,118,700	
39. Road & Ditches	0	14.93	0	0	15.09	0	
40. Other- Non Ag Use	0	837.05	1,795,712	0	837.05	1,795,712	
41. Total Section VI				5,011	10,688.14	1,513,441,412	42,239,553

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	19	1,625.01	4,892,300	19	1,625.01	4,892,300

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4	74.25	811,800	1,200	62,705.38	575,989,600
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5,847	319,345.86	2,951,263,600	7,051	382,125.49	3,528,065,000
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	187.44	0.85%	1,690,394	1.03%	9,018.32
46. 1A	1,199.38	5.46%	10,299,366	6.25%	8,587.24
47. 2A1	7,390.03	33.63%	60,272,078	36.60%	8,155.86
48. 2A	3,538.02	16.10%	27,263,318	16.56%	7,705.81
49. 3A1	3,464.45	15.76%	25,138,038	15.27%	7,256.00
50. 3A	1,415.67	6.44%	9,661,804	5.87%	6,824.90
51. 4A1	4,308.45	19.60%	27,545,535	16.73%	6,393.37
52. 4A	473.21	2.15%	2,803,669	1.70%	5,924.79
53. Total	21,976.65	100.00%	164,674,202	100.00%	7,493.14
Dry					
54. 1D1	1,893.37	0.73%	13,915,461	0.87%	7,349.57
55. 1D	48,079.08	18.58%	337,133,925	20.98%	7,012.07
56. 2D1	38,018.49	14.69%	254,469,215	15.84%	6,693.30
57. 2D	59,615.21	23.04%	378,916,456	23.58%	6,356.04
58. 3D1	4,342.46	1.68%	26,133,413	1.63%	6,018.11
59. 3D	75,369.47	29.13%	429,035,383	26.70%	5,692.43
60. 4D1	27,061.96	10.46%	145,108,275	9.03%	5,362.08
61. 4D	4,360.76	1.69%	21,906,468	1.36%	5,023.54
62. Total	258,740.80	100.00%	1,606,618,596	100.00%	6,209.37
Grass					
63. 1G1	40,819.69	50.77%	119,404,845	52.33%	2,925.18
64. 1G	14,090.37	17.52%	41,459,053	18.17%	2,942.37
65. 2G1	5,947.58	7.40%	16,616,152	7.28%	2,793.77
66. 2G	1,282.38	1.59%	4,279,389	1.88%	3,337.07
67. 3G1	10,778.71	13.41%	26,602,803	11.66%	2,468.09
68. 3G	2,768.66	3.44%	7,775,980	3.41%	2,808.57
69. 4G1	3,649.70	4.54%	9,352,085	4.10%	2,562.43
70. 4G	1,068.98	1.33%	2,700,075	1.18%	2,525.84
71. Total	80,406.07	100.00%	228,190,382	100.00%	2,837.97
Irrigated Total					
	21,976.65	5.76%	164,674,202	8.17%	7,493.14
Dry Total					
	258,740.80	67.85%	1,606,618,596	79.75%	6,209.37
Grass Total					
	80,406.07	21.09%	228,190,382	11.33%	2,837.97
72. Waste	20,194.44	5.30%	15,140,408	0.75%	749.73
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,709.58	0.71%	0	0.00%	0.00
75. Market Area Total	381,317.96	100.00%	2,014,623,588	100.00%	5,283.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,251.27	16,979,963	19,725.38	147,694,239	21,976.65	164,674,202
77. Dry Land	48.99	305,391	46,074.76	289,570,996	212,617.05	1,316,742,209	258,740.80	1,606,618,596
78. Grass	25.26	76,735	10,586.28	30,487,465	69,794.53	197,626,182	80,406.07	228,190,382
79. Waste	0.00	0	3,798.05	2,847,664	16,396.39	12,292,744	20,194.44	15,140,408
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	29.68	0	911.61	0	1,768.29	0	2,709.58	0
82. Total	74.25	382,126	62,710.36	339,886,088	318,533.35	1,674,355,374	381,317.96	2,014,623,588

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	21,976.65	5.76%	164,674,202	8.17%	7,493.14
Dry Land	258,740.80	67.85%	1,606,618,596	79.75%	6,209.37
Grass	80,406.07	21.09%	228,190,382	11.33%	2,837.97
Waste	20,194.44	5.30%	15,140,408	0.75%	749.73
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,709.58	0.71%	0	0.00%	0.00
Total	381,317.96	100.00%	2,014,623,588	100.00%	5,283.32

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 ** Unknown **	6,004	345,348,929	98,791	6,706,733,461	98,791	25,415,956,076	104,795	32,468,038,466	419,020,574
84 Residential Total	6,004	345,348,929	98,791	6,706,733,461	98,791	25,415,956,076	104,795	32,468,038,466	419,020,574

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</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>	
85.1 ** Unknown **	1,716	417,525,313	6,796	2,467,290,366	6,796	8,799,368,124	8,512	11,684,183,803	329,484,446
86 Commercial Total	1,716	417,525,313	6,796	2,467,290,366	6,796	8,799,368,124	8,512	11,684,183,803	329,484,446

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	37,778.84	58.35%	115,444,196	59.51%	3,055.79
88. 1G	12,186.63	18.82%	36,555,726	18.84%	2,999.66
89. 2G1	4,679.59	7.23%	13,685,062	7.05%	2,924.41
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	8,224.42	12.70%	23,283,057	12.00%	2,830.97
92. 3G	136.89	0.21%	374,759	0.19%	2,737.67
93. 4G1	1,673.16	2.58%	4,485,568	2.31%	2,680.90
94. 4G	67.97	0.10%	178,352	0.09%	2,623.98
95. Total	64,747.50	100.00%	194,006,720	100.00%	2,996.36
CRP					
96. 1C1	9.14	0.11%	39,416	0.16%	4,312.47
97. 1C	943.59	11.36%	3,679,471	14.72%	3,899.44
98. 2C1	576.72	6.94%	2,075,857	8.31%	3,599.42
99. 2C	1,282.38	15.44%	4,279,389	17.12%	3,337.07
100. 3C1	128.23	1.54%	408,692	1.64%	3,187.18
101. 3C	2,631.77	31.68%	7,401,221	29.61%	2,812.26
102. 4C1	1,756.79	21.15%	4,611,089	18.45%	2,624.72
103. 4C	979.62	11.79%	2,497,661	9.99%	2,549.62
104. Total	8,308.24	100.00%	24,992,796	100.00%	3,008.19
Timber					
105. 1T1	3,031.71	41.25%	3,921,233	42.66%	1,293.41
106. 1T	960.15	13.06%	1,223,856	13.32%	1,274.65
107. 2T1	691.27	9.40%	855,233	9.31%	1,237.19
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	2,426.06	33.01%	2,911,054	31.67%	1,199.91
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	219.75	2.99%	255,428	2.78%	1,162.36
112. 4T	21.39	0.29%	24,062	0.26%	1,124.92
113. Total	7,350.33	100.00%	9,190,866	100.00%	1,250.40
<hr/>					
Grass Total	64,747.50	80.53%	194,006,720	85.02%	2,996.36
CRP Total	8,308.24	10.33%	24,992,796	10.95%	3,008.19
Timber Total	7,350.33	9.14%	9,190,866	4.03%	1,250.40
<hr/>					
114. Market Area Total	80,406.07	100.00%	228,190,382	100.00%	2,837.97

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	30,874,541,867	32,468,038,466	1,593,496,599	5.16%	419,020,574	3.80%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	1,306,099,500	1,406,527,000	100,427,500	7.69%	40,407,660	4.60%
04. Total Residential (sum lines 1-3)	32,180,641,367	33,874,565,466	1,693,924,099	5.26%	459,428,234	3.84%
05. Commercial	10,191,564,774	10,960,062,603	768,497,829	7.54%	327,232,195	4.33%
06. Industrial	679,485,500	724,121,200	44,635,700	6.57%	2,252,251	6.24%
07. Total Commercial (sum lines 5-6)	10,871,050,274	11,684,183,803	813,133,529	7.48%	329,484,446	4.45%
08. Ag-Farmsite Land, Outbuildings	105,966,600	105,118,700	-847,900	-0.80%	1,831,893	-2.53%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,883,344	1,795,712	-87,632	-4.65%		
11. Total Non-Agland (sum lines 8-10)	107,849,944	106,914,412	-935,532	-0.87%	1,831,893	-2.57%
12. Irrigated	167,318,626	164,674,202	-2,644,424	-1.58%		
13. Dryland	1,617,712,899	1,606,618,596	-11,094,303	-0.69%		
14. Grassland	220,634,390	228,190,382	7,555,992	3.42%		
15. Wasteland	14,742,242	15,140,408	398,166	2.70%		
16. Other Agland	9,443,899	0	-9,443,899	-100.00%		
17. Total Agricultural Land	2,029,852,056	2,014,623,588	-15,228,468	-0.75%		
18. Total Value of all Real Property (Locally Assessed)	45,189,393,641	47,680,287,269	2,490,893,628	5.51%	790,744,573	3.76%

2026 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	20 appraisers
3.	Other full-time employees:
	19
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$5,643,742
7.	Adopted budget, or granted budget if different from above:
	5,579,983
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
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:
	\$238,081 general computer, 81,592 GIS computer budget, 75,814 Information Services
11.	Amount of the assessor's budget set aside for education/workshops:
	\$24,605
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Personal Property software:
	Orion
4.	Are cadastral maps currently being used?
	The county assessor uses internally maintained GIS electronic maps
5.	If so, who maintains the Cadastral Maps?
	Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer
8.	Who maintains the GIS software and maps?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	Ortho and Oblique imagery, Use change finder on a 2 year basis.
10.	When was the aerial imagery last updated?
	Ortho and oblique imagery was updated May 2024

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	All cities and incorporated villages are zoned in the county.
4.	When was zoning implemented?
	Approximately 30+ years ago

D. Contracted Services

1.	Appraisal Services:
	In-house
2.	GIS Services:
	In-house
3.	Other services:
	Orion/Eagle(ROD)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2026 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:
	County assessor's appraisal staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The sales comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis. Models in the Orion CAMA are mainly based on type of home, size, age, build type and CDU (condition, desirability, usability) the order of the criteria will vary a little from model to model as a weighted system is used.
3.	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?
	The cost approach is available in the counties CAMA program but is a secondary approach given little weight for assessment purposes. It is utilized for agricultural improvements. Cost is also used for mobile homes and depreciation is developed from the local market.
4.	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.
	No, the county assessor gives minimal weight to the cost approach in determining market value. When the cost approach is used one table is developed and adjusted with factors or economic to specific locations.
5.	Describe the methodology used to determine the residential lot values?
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables on areas where there are land sales, older areas where there are not land sales use a land to building ratio of 18-23%.
6.	How are rural residential site values developed?
	Rural residential site values are developed using market information from similar properties and mostly doing multiple regression analysis.
7.	Are there form 191 applications on file?
	Yes
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.

2026 Commercial Assessment Survey for Lancaster County

1.	Valuation data collection done by:
	The county assessors appraisal staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Lancaster County Assessor uses the cost and income approaches for the valuation of all commercial properties. Cost approach is used for small towns. It is estimated that 75% of the parcels are on income approach and 25% on cost.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county assessor relies on appraisers in their office that have the experience to value the unique properties in the county. The cost approach is used for unique properties.
3.	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?
	The county assessor develops a depreciation model during each reappraisal cycle. The CAMA depreciation is used and adjusted. It is used only for the small towns.
4.	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.
	Yes, there is one depreciation table and it is factored for each of the locations.
5.	Describe the methodology used to determine the commercial lot values.
	Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables and some multiple regression analysis.

2026 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:
	County assessor's appraisal staff
2.	Describe the process used to determine and monitor market areas.
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Present use of the parcel is the deciding factor in determining the differences based on both aerial review and physical inspections..
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Intensive agricultural use in the county is limited, market analysis is therefore also very limited. At this time the county feels that that values based on soil productivity are the best indicator of market value. The county intends to do a market study in 2026.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Market sales. There are 2 parcels at the current time, and they are valued at 75% of \$3,000.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	7,159
7b.	What process was used to determine if non-agricultural influences exist in the county?
	An in-depth sales analysis including local and regional sales of agricultural land and development land.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	Housing developments, commercial and industrial development and recreational.
7d.	Where is the influenced area located within the county?

	The entire county is influenced by these factors.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Market approach utilizing the sales outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.

Lancaster County's 2026 Three Year Assessment Plan

Dan F. Nolte, Lancaster County Assessor/Register of Deeds

Introduction

Pursuant to 77-1311.02, the following Three-Year Assessment Plan has been prepared by Lancaster County Assessor/Register of Deeds Office.

Tax Year 2026

For the upcoming tax year, we plan to review the assessment level for all classes and subclasses of property and adjust if necessary to maintain compliance with the statutory requirements. Given the state of the current market, we anticipate upward changes in assessed values to some property types.

We will continually measure our quality of assessment through statistical measures and audit our internal quality control processes. Staff training and development will be continued as an emphasis for tax year 2026 as we strive for efficiencies in data collection, and valuation analysis. The classification of agricultural land will continue to be reviewed to ensure land use, capability groups, and assessments are consistent throughout the county. Additionally, intensive use will be added as a classification for agricultural land. Rural neighborhoods will be reviewed and possibly combined to achieve more consistency. Land values for commercial properties will be reviewed, and some of them will be reclassified. Land valued by units buildable will be changed to the land square foot methodology to maintain better consistency and equalization within the county.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

Tax Year 2027

In Tax Year 2027, we will continue to evaluate assessment levels in accordance with the market and make all necessary changes to assessments. New market models will be created and utilized for all classification of properties. Some classifications of properties may not use the market models as the primary source of valuation but will use them as a supporting method for either the cost or income approach.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

Tax Year 2028

In Tax Year 2028, we will be prepared to react to the market and will likely use statistical studies to determine the degree of change necessary to valuations. In addition to valuation changes, we expect to continue to leverage technology to review the quality of data collected in the field, and to enhance methods and models for valuations.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

2026 Special Value Methodology for Lancaster County

Agricultural land and horticultural land are defined as a parcel of land primarily used for agriculture or horticultural purposes. This includes wasteland lying adjacent to agriculture land. Agriculture land does not include any land directly associated with any building or enclosed structure. Agriculture land also includes land enrolled in a federal or state program in which payments are received from removing such land from agricultural production. Land which has been determined to meet the definition of agricultural land or horticultural land in use shall be assessed at seventy-five (75) percent of its market value.

Agriculture land is valued by use and by soil type. Soil surveys are one of the principal tools used in classification of agricultural land in Nebraska. The classification of agricultural land for assessment purposes is based on each county's most recent soil survey. Agriculture land is classified by Land Capability Groups (LCG's). Land Capability Groups are groups of soils that are similar in their productivity and their suitability for most kinds of farming. The classification is based on capability, production, limitations of soil, risk for damage, grassland, woodland, and the way they respond to treatment. Land Classification Groups are determined by the Department of Revenue, Property Assessment Division based upon the dryland capability classification.

The Lancaster County Assessor is responsible for an accurate inventory of each parcel into its current agriculture and horticultural land class. The Lancaster County Assessor's office classifies agricultural land into 6 categories; dryland, irrigated, grassland, CRP, timber and waste. Dryland is land primarily used for crop production without irrigation. Dryland includes all cultivated row crops. Alfalfa is considered cropland. Permanent bromegrass is considered grass, but a combination of alfalfa and bromegrass is considered cropland. Conservation Reserve Program (CRP) is land that is enrolled in a federal or state funded program. Land is classified at its current use: usually grassland uses. Irrigated land is the artificial application of water to the soil for crop production. Irrigated lands are lands having soil, topographic, drainage, and climatic conditions favorable for irrigation and located in a position where water supply is or can be made available. Grassland is the condition of the land based on what it is naturally capable of producing. Grassland includes all grasses and native grasses used for grazing or moved for hay. Timberland is land which is wooded by nature or humans and consisting of a dense growth of trees and underbrush such that is not suitable for grazing. Wasteland includes land that cannot be economically and are not suitable for agricultural or horticultural purposes. Wasteland would include washouts, marshes, badlands, large steep gullies, bluffs, rock-land, gravel areas and salt flats.

The Lancaster County Assessor's Office uses many tools in reviewing agricultural land. We use Geographic Information System mapping (GIS). This looks at digital imagery of fields. These digital images are updated every 2-3 years and can be compared to prior years to find changes in agricultural uses. Farm Service Agency (FSA) and United States Department of Agriculture (USDA) maps are also used to assist classifying agriculture land. The assessor's office also does routine drive by reviews or simply reviews parcels in their day-to-day operations.

The Lancaster County Assessor's Office has determined that non-agricultural influences continue to impact the market value of land in the county. Residential development is the primary non-agriculture

influence on land currently classified as agricultural land, and in many cases, marks the highest and best use of the land.

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year period from other uninfluenced counties, namely Butler, Cass, Gage, Johnson, Otoe, Saunders, Seward and Saline. The sales suggest the smaller tracts of land are more marketable for residential and recreation uses while larger tracts are more marketable for agricultural producers. Sales of 75 acres and larger are considered to typically reflect the agricultural market with minimal non-agricultural influence.

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources and compared to sales prices. Again, sales of larger than 75 acres typically reflected a gross earnings rate comparable to the agriculture market.

The 2025 assessed values were internally measured against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division.