

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

---

**LINCOLN COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Lincoln County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lincoln County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator  
402-471-5962

cc: Julie Stenger, Lincoln County Assessor

# Table of Contents

---

## **2022 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
- Chart of Net Sales Compared to Commercial Assessed Value
- 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](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 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 IAAO's recognition 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.

### **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 review done by Division staff, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

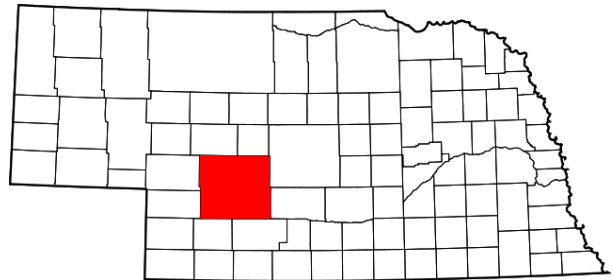
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

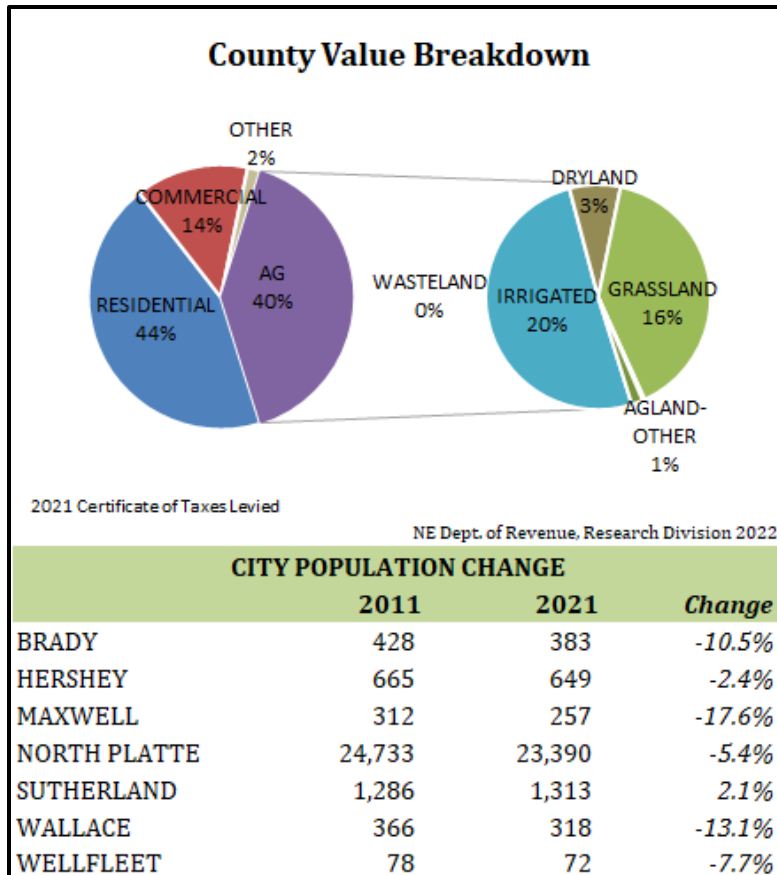


## County Overview

With a total area of 2,564 square miles, Lincoln County has 34,676 residents, per the Census Bureau Quick Facts for 2020, a 5% decline from the 2010 U.S. Census. Reports indicate that 67% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$134,331 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Lincoln County are located in and around North Platte, the county seat. According to the latest information available from the U.S. Census Bureau, there are 1,036 employer establishments with total employment of 11,520 for a 4% decrease in total employment.



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

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

## 2022 Residential Correlation for Lincoln County

---

### *Assessment Actions*

The cost tables were updated to the Vanguard Computer-Assisted Mass Appraisal (CAMA) system using January 2010 costing tables with a manual level of 130% applied to the rural and suburban residential properties, as well as to the Villages. The north side of North Platte was increased by 7%. Lake Maloney, Jeffrey Lake, and the south side of North Platte were increased by 4%.

The county assessor continues to monitor the recreational and accretion land, as well as growth areas in the City of North Platte. Pick-up work is completed as necessary.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor has qualified more sales than the typical range statewide. The county assessor has consistently qualified a higher number of sales the past several years and both qualified and non-qualified sales rosters were reviewed and indicate there has been no apparent bias in the qualification determinations by the assessor.

Valuation groups were discussed with the county assessor. Currently eight separate valuation groups are used for analysis of the residential class. Valuation Groups 1 and 2 are in the City of North Platte. Valuation Group 5 encompasses the recreational influences around Lake Maloney and Lake Jeffery. Valuation Groups 6 and 8 are smaller towns with the county. Valuation Groups 3, 4, and 12 are parcels outside the city limits.

Depreciation tables were updated for all homes in 2016, costing is from 2019 and lot values for the entire residential class were updated in 2018. The county meets the six-year inspection and review requirement and all residential parcels have been physically inspected since 2015.

The county assessor has a written valuation methodology which details the assessment practices.

## 2022 Residential Correlation for Lincoln County

---

### *Description of Analysis*

Seven valuation groups, based on economic characteristics, are used in the residential class in Lincoln County.

<b>Valuation Group</b>	<b>Description</b>
1	Northside North Platte
2	Southside North Platte
3	Suburban around North Platte and Villages
4	Rural Residential
5	Lake
6	Hershey and Sutherland
8	Brady, Dickens, Maxwell, Wallace, Wellfleet

The residential class consisting of 1249 sales statistically presented with all three measures of central tendency within the desired range. Likewise, the qualitative statistics were in range with a COD of 14% and a PRD of 102%. Analysis of the sales by valuation groups found all eight valuation groups with medians within the range. The CODs ranged from 10% to 21% across all eight valuation groups.

The PRD in Valuation Group 1 was above the desired range at 106%. The group has a high usability rate, and an array of the sales by sales amount does not show a clear pattern of regressivity. Valuation Group 1 is on the north side of North Platte which consist of older, moderate priced homes with few more expensive homes to establish a clear delineation of the price stratum. The value group is also up for reappraisal in 2023.

Valuation Group 8 with 32 sales also has a PRD just slightly above the range at 104%. It is affected by a single high outlier. An array of the sales by sales amount does not show a clear pattern of regressivity.

## 2022 Residential Correlation for Lincoln County

---

### *Equalization and Quality of Assessment*

Analysis of all available information promotes that the quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	153	94.19	96.98	91.64	21.37	105.83
2	773	93.19	93.91	93.38	13.52	100.57
3	46	94.35	93.99	91.39	12.38	102.84
4	128	96.09	94.50	93.33	09.95	101.25
5	40	92.25	93.36	89.74	16.94	104.03
6	76	96.62	98.10	95.73	10.11	102.48
8	33	98.30	99.72	95.68	10.01	104.22
<u>ALL</u>	<u>1,249</u>	94.05	94.74	93.10	13.95	101.76

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Lincoln County is 94%.

## 2022 Commercial Correlation for Lincoln County

---

### *Assessment Actions*

All the commercial properties in North Platte were physically inspected and reviewed for 2022. The parcels in North Platte have been updated to the Vanguard Computer-Assisted Mass Appraisal (CAMA) system which uses January 2010 costing with the manual level adjusted to 130% to account for inflation over time. All other commercial properties had been previously converted to Vanguard depreciation tables and values. Pick-up work was completed and entered on a timely basis.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales verification and qualification processes are discussed for all three property classes. For the commercial class of real property, the county assessor follows the same practices as in the residential class. The utilization rate of the commercial sales is within average when compared to the rest of the state. This along with review of the qualified and non-qualified sales rosters show that all arm's-length transactions are included for measurement.

Valuation groups were also examined to ensure economic factors were adequately stratified. The Lincoln County Assessor currently identifies five separate valuation groups for the commercial class. Valuation Group 1 represents commercial parcels within the city limits of North Platte. Valuation Groups 6 and 8 separate the remaining villages by economic differences. Valuation Groups 3 and 4 are comprised of commercial parcels outside of city limits. The structure of valuation groups for the commercial class of real property, appear to adequately define differing characteristics of the commercial market.

Evaluation of the six-year inspection and review cycle shows the commercial class of real property is within compliance. Currency of the appraisal tables are also examined. For the 2021 assessment year the costing and appraisal tables were outside the six-year window, however adjustments were made where needed to recognize the changing trends in the commercial market over the past few years.

## 2022 Commercial Correlation for Lincoln County

---

### *Description of Analysis*

General economic characteristics are used to stratify the sales into five valuation groups by the Lincoln County Assessor.

<b>Valuation Group</b>	<b>Description</b>
1	North Platte
3	Suburban
4	Rural
6	Hershey, Sutherland
8	Brady, Maxwell, Wallace, Wellfleet

The entire commercial class of qualified sales in Lincoln County consisted of 86 sales. The median and the weighted mean were in range at 98% and 97% respectively while the mean was at 103%. The COD was at 11% while the PRD was high at 107%. Only Valuation Group 1 had sufficient sales for statistical measurement to be reliable. The median for Valuation Group 1 was 98% with 76 sales. The COD was tight at 10% while the PRD was high at 107%. Removal of the three high ratios and the three low ratios improved the stats to where all three of the measures of central tendency were in range as well as the PRD at 101%. An array of the sales by sales amount did not display a pattern of regressivity.

When sales were considered by occupancy codes, only four codes had eight or more sales. All four codes and medians are within the acceptable range. Occupancy code 344 had a high PRD of 112% with its 13 sales. No pattern of regressivity was observed in the array of occupancy code 344 sales.

The 2022 Abstract of Assessment, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) reflects the assessment actions of the county assessor. The change in abstract growth is consistent with the change of the sample change. The largest change in growth is reflected in the reappraisal that was completed in North Platte.

### *Equalization and Quality of Assessment*

The review of the assessment practices and the statistical review both supports that real property in the commercial class in Lincoln County complies with generally accepted mass appraisal techniques.

## 2022 Commercial Correlation for Lincoln County

---

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	76	98.19	102.52	96.20	10.40	106.57
3	2	161.22	161.22	124.62	32.14	129.37
4	1	89.92	89.92	89.92	00.00	100.00
6	5	98.32	98.57	102.32	07.61	96.34
8	2	98.29	98.29	98.76	00.61	99.52
<u>    </u> ALL <u>    </u>	86	98.20	103.41	96.64	11.23	107.01

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Lincoln County is 98%.

## 2022 Agricultural Correlation for Lincoln County

---

### *Assessment Actions*

Irrigated land in Market Area 1 was decreased between 3% and 7% based on Land Capability Group (LCG). Dryland was increased by 5%. In Market Area 2 grassland increases were between 11% and 12%. Dryland was decreased 6% in Market Area 3. Improvements were updated in the Vanguard Computer-Assisted Mass Appraisal (CAMA) system and valued using Vanguard's January 2010 costing with a 130% manual level adjustment for inflation over time. Land use changes were made as needed based on the continued review of the 2020 Farm Service Agency (FSA) imagery. Pick-up work was completed as necessary.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The practices for sales qualification and verification are the same across all three property classes. The usability rate for the agricultural class is near the statewide average. All arm's-length transactions have been made available for measurement.

Market areas were reviewed to ensure that topographical or geographical differences that could affect market value have been recognized. The Lincoln County Assessor recognizes four market areas. Market Area 1 follows the river basin of the North and South Platte Rivers and is generally flat land with two-thirds of the land being cropland while the remainder is productive pastureland. The northern part of the county makes up Market Area 2. It is part of the unique Sandhills ecosystem, which is identified by rolling slopes of native pastureland, where the soil is generally too fragile for cropping. It is most comparable to the Sandhills Region that includes Arthur, Logan and McPherson Counties. The north eastern part of Market Area 2 has some soils capable of supporting crops. The southwestern portion of Lincoln County identified by rolling hills primarily of grassland is identified as Market Area 3. Market Area 4 is in the Southeast part of Lincoln County. It is comprised mainly of canyons and steeper terrain than Market Area 3 to the west. The current market area structure appears to distinguish between the characteristics of the land that affect market value of the land in Lincoln County.

The county assessor adheres to a six-year rotation. Whereas the county is so large, the rural townships are inspected in conjunction with the residential inspection cycle. Lincoln County is up to date with physical review work and complies with the six-year inspection and review requirements. Agricultural homes and outbuildings are valued using the same appraisal models as the rural residential subclass.

The final portion of the review includes the examination of intensive use parcels, special value, and government programs. Review of parcels of intensive use show that the parcels are valued based on head count, size and quality of the operation. For government programs, the county has started to identify Conservation Reserve Program (CRP) within the county, even though there are



## 2022 Agricultural Correlation for Lincoln County

---

only minimal acres. The county assessor has 329 special valuations applications on file. The areas along the North Platte and South Platte Rivers are the areas that special valuation is utilized.

### *Description of Analysis*

The agricultural land statistical review demonstrates that all three measures of central tendency are within the acceptable range while the qualitative statistics are also within the IAAO recommended ranges. Analyzing the data by the four defined market areas in Lincoln County finds that the median of each of the four valuation groups is within the acceptable range and all with sufficient populations for statistical reliance. Further stratification 80% MLU by market areas produces satisfactory medians for all market area subclasses with at least 10 sales for analysis. The irrigated land class in Market Area 1 has only nine sales with a median of 77% while the mean and weighted mean are both at 74%.

The review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows an increase to the population and the sales in a manner consistent with the assessment actions of the county assessor.

Agricultural land values are comparable to surrounding counties and the overall movement of the market supports that an acceptable level of market values has been achieved in Lincoln County.

Lincoln County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistic can be found in the appendix of this report, but contains a small sample of sales. Based on the review of the statistics and the reduced values reported by the Lincoln County Assessor, the statutory 50% level of value has been achieved.

## 2022 Agricultural Correlation for Lincoln County

### *Equalization and Quality of Assessment*

The same appraisal process has been used to assess the agricultural improvements and rural residential acreages. Rural residential acreages have been assessed at an acceptable level of value it is therefore believed that agricultural homes and improvements are believed to be assessed within the acceptable range as well.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	26	72.82	74.17	69.39	10.77	106.89
1	9	76.66	73.88	73.92	07.25	99.95
2	1	64.56	64.56	64.56	00.00	100.00
3	16	72.82	74.93	68.80	12.15	108.91
<u>Dry</u>						
County	12	69.14	71.12	66.24	29.01	107.37
1	2	69.14	69.14	67.02	07.13	103.16
3	10	74.64	71.51	66.12	30.94	108.15
<u>Grass</u>						
County	53	71.28	69.04	70.46	14.14	97.98
1	1	31.87	31.87	31.87	00.00	100.00
2	7	74.75	74.83	77.29	12.70	96.82
3	22	71.04	68.31	64.96	11.80	105.16
4	23	71.28	69.60	71.12	14.67	97.86
<u>ALL</u>	111	71.28	69.80	68.89	17.19	101.32

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Lincoln County is 71%.

### *Special Valuation Level of Value*

A review of agricultural land value in Lincoln County in areas that have influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

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

A review of agricultural land value in Lincoln County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lincoln County is 50%.

## 2022 Agricultural Correlation for Lincoln County

---

*Special Valuation Level of Value of School Bond Valuation – [LB 2](#)* (Operative January 1, 2022)

A review of agricultural land values in Lincoln County in areas that that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Lincoln County is 50%.


## 2022 Opinions of the Property Tax Administrator for Lincoln County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

---

## 2022 Commission Summary for Lincoln County

---

### Residential Real Property - Current

Number of Sales	1249	Median	94.05
Total Sales Price	\$212,664,782	Mean	94.74
Total Adj. Sales Price	\$212,664,782	Wgt. Mean	93.10
Total Assessed Value	\$197,982,159	Average Assessed Value of the Base	\$124,443
Avg. Adj. Sales Price	\$170,268	Avg. Assessed Value	\$158,513

### Confidence Interval - Current

95% Median C.I	93.01 to 94.92
95% Wgt. Mean C.I	92.16 to 94.03
95% Mean C.I	93.71 to 95.77
% of Value of the Class of all Real Property Value in the County	40.78
% of Records Sold in the Study Period	8.44
% of Value Sold in the Study Period	10.75

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	1,130	95	94.95
2020	1,082	95	94.87
2019	1,133	96	96.44
2018	1,169	97	97.47

## 2022 Commission Summary for Lincoln County

### Commercial Real Property - Current

Number of Sales	86	Median	98.20
Total Sales Price	\$28,440,680	Mean	103.41
Total Adj. Sales Price	\$28,440,680	Wgt. Mean	96.64
Total Assessed Value	\$27,483,881	Average Assessed Value of the Base	\$446,301
Avg. Adj. Sales Price	\$330,706	Avg. Assessed Value	\$319,580

### Confidence Interval - Current

95% Median C.I	96.72 to 98.88
95% Wgt. Mean C.I	89.42 to 103.85
95% Mean C.I	98.83 to 107.99
% of Value of the Class of all Real Property Value in the County	15.77
% of Records Sold in the Study Period	5.39
% of Value Sold in the Study Period	3.86

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	115	94	94.03
2020	105	94	94.03
2019	97	95	95.35
2018	71	98	98.01

**56 Lincoln  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 1,249  
 Total Sales Price : 212,664,782  
 Total Adj. Sales Price : 212,664,782  
 Total Assessed Value : 197,982,159  
 Avg. Adj. Sales Price : 170,268  
 Avg. Assessed Value : 158,513

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 13.95  
 PRD : 101.76

COV : 19.59  
 STD : 18.56  
 Avg. Abs. Dev : 13.12  
 MAX Sales Ratio : 217.35  
 MIN Sales Ratio : 12.73

95% Median C.I. : 93.01 to 94.92  
 95% Wgt. Mean C.I. : 92.16 to 94.03  
 95% Mean C.I. : 93.71 to 95.77

Printed:3/22/2022 10:32:14AM

<b>DATE OF SALE *</b>											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-19 To 31-DEC-19	129	100.29	101.92	99.69	09.89	102.24	28.62	170.18	98.69 to 102.32	163,592	163,078	
01-JAN-20 To 31-MAR-20	100	96.16	97.19	95.60	12.12	101.66	65.49	156.46	93.42 to 98.08	146,168	139,731	
01-APR-20 To 30-JUN-20	158	98.91	99.43	98.24	11.52	101.21	58.12	158.50	96.03 to 99.89	169,337	166,353	
01-JUL-20 To 30-SEP-20	202	96.60	97.02	96.19	11.43	100.86	64.13	177.39	94.21 to 98.54	178,940	172,114	
01-OCT-20 To 31-DEC-20	144	95.22	95.75	95.97	11.73	99.77	12.73	146.58	93.01 to 97.11	179,985	172,739	
01-JAN-21 To 31-MAR-21	164	93.19	96.39	93.14	14.42	103.49	60.53	217.35	91.57 to 95.51	176,354	164,250	
01-APR-21 To 30-JUN-21	192	84.39	86.70	85.92	15.88	100.91	28.65	159.50	82.07 to 88.84	169,549	145,672	
01-JUL-21 To 30-SEP-21	160	83.00	86.98	83.08	17.13	104.69	48.20	159.02	80.57 to 85.36	166,563	138,380	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	589	97.89	98.77	97.40	11.34	101.41	28.62	177.39	96.69 to 98.93	167,439	163,091	
01-OCT-20 To 30-SEP-21	660	90.64	91.15	89.37	15.45	101.99	12.73	217.35	88.90 to 91.74	172,793	154,426	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	604	96.53	97.38	96.58	11.71	100.83	12.73	177.39	95.67 to 97.56	171,252	165,394	
<u>ALL</u>	1,249	94.05	94.74	93.10	13.95	101.76	12.73	217.35	93.01 to 94.92	170,268	158,513	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	153	94.19	96.98	91.64	21.37	105.83	28.62	170.18	89.38 to 99.67	78,006	71,488	
2	773	93.19	93.91	93.38	13.52	100.57	12.73	217.35	92.29 to 94.19	163,461	152,632	
3	46	94.35	93.99	91.39	12.38	102.84	55.48	198.25	85.61 to 96.83	258,197	235,969	
4	128	96.09	94.50	93.33	09.95	101.25	60.53	147.47	92.84 to 98.16	273,451	255,199	
5	40	92.25	93.36	89.74	16.94	104.03	48.20	137.94	82.21 to 97.26	326,085	292,642	
6	76	96.62	98.10	95.73	10.11	102.48	63.26	150.42	95.42 to 100.18	148,330	141,998	
8	33	98.30	99.72	95.68	10.01	104.22	69.68	156.46	94.37 to 99.73	96,348	92,190	
<u>ALL</u>	1,249	94.05	94.74	93.10	13.95	101.76	12.73	217.35	93.01 to 94.92	170,268	158,513	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	1,175	94.14	94.78	93.45	13.52	101.42	12.73	217.35	93.06 to 94.94	173,715	162,343	
06	8	86.45	84.51	82.94	07.59	101.89	68.75	97.46	68.75 to 97.46	444,375	368,546	
07	66	95.97	95.38	85.71	21.24	111.28	44.63	170.18	85.49 to 102.56	75,674	64,862	
<u>ALL</u>	1,249	94.05	94.74	93.10	13.95	101.76	12.73	217.35	93.01 to 94.92	170,268	158,513	



**56 Lincoln  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 1,249  
 Total Sales Price : 212,664,782  
 Total Adj. Sales Price : 212,664,782  
 Total Assessed Value : 197,982,159  
 Avg. Adj. Sales Price : 170,268  
 Avg. Assessed Value : 158,513

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 13.95  
 PRD : 101.76

COV : 19.59  
 STD : 18.56  
 Avg. Abs. Dev : 13.12  
 MAX Sales Ratio : 217.35  
 MIN Sales Ratio : 12.73

95% Median C.I. : 93.01 to 94.92  
 95% Wgt. Mean C.I. : 92.16 to 94.03  
 95% Mean C.I. : 93.71 to 95.77

Printed:3/22/2022 10:32:14AM

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	115.63	115.63	115.63	00.00	100.00	115.63	115.63	N/A	4,000	4,625
Less Than 15,000	12	124.82	119.62	121.12	12.83	98.76	83.05	147.47	100.43 to 141.01	9,979	12,087
Less Than 30,000	36	110.04	112.06	109.10	21.02	102.71	28.65	171.73	100.43 to 127.79	19,272	21,025
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	1,248	94.05	94.73	93.10	13.94	101.75	12.73	217.35	92.94 to 94.92	170,401	158,636
Greater Than 14,999	1,237	93.95	94.50	93.08	13.81	101.53	12.73	217.35	92.89 to 94.83	171,823	159,933
Greater Than 29,999	1,213	93.69	94.23	93.04	13.52	101.28	12.73	217.35	92.83 to 94.73	174,749	162,593
<b>Incremental Ranges</b>											
0 TO 4,999	1	115.63	115.63	115.63	00.00	100.00	115.63	115.63	N/A	4,000	4,625
5,000 TO 14,999	11	124.82	119.99	121.31	13.33	98.91	83.05	147.47	89.56 to 142.03	10,523	12,765
15,000 TO 29,999	24	107.00	108.27	106.59	23.00	101.58	28.65	171.73	95.39 to 129.89	23,918	25,494
30,000 TO 59,999	76	108.53	110.64	108.98	24.24	101.52	12.73	217.35	97.73 to 116.57	45,768	49,880
60,000 TO 99,999	203	96.52	97.42	97.15	16.40	100.28	28.62	177.39	93.26 to 99.25	81,406	79,083
100,000 TO 149,999	299	90.87	91.17	90.81	13.04	100.40	51.99	157.37	89.13 to 93.64	124,018	112,621
150,000 TO 249,999	407	93.08	92.17	92.38	11.09	99.77	48.74	135.25	91.82 to 94.65	189,840	175,367
250,000 TO 499,999	211	94.57	93.98	93.86	09.78	100.13	48.20	137.94	92.73 to 96.52	318,917	299,330
500,000 TO 999,999	17	90.07	89.07	88.81	10.04	100.29	68.23	111.79	79.15 to 99.07	607,618	539,641
1,000,000 +											
<b>ALL</b>	<b>1,249</b>	<b>94.05</b>	<b>94.74</b>	<b>93.10</b>	<b>13.95</b>	<b>101.76</b>	<b>12.73</b>	<b>217.35</b>	<b>93.01 to 94.92</b>	<b>170,268</b>	<b>158,513</b>

**56 Lincoln**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 86  
 Total Sales Price : 28,440,680  
 Total Adj. Sales Price : 28,440,680  
 Total Assessed Value : 27,483,881  
 Avg. Adj. Sales Price : 330,706  
 Avg. Assessed Value : 319,580

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 103  
 COD : 11.23  
 PRD : 107.01

COV : 20.96  
 STD : 21.67  
 Avg. Abs. Dev : 11.03  
 MAX Sales Ratio : 213.03  
 MIN Sales Ratio : 68.26

95% Median C.I. : 96.72 to 98.88  
 95% Wgt. Mean C.I. : 89.42 to 103.85  
 95% Mean C.I. : 98.83 to 107.99

Printed:3/22/2022 10:32:15AM

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-18 To 31-DEC-18	4	99.16	124.31	103.29	33.21	120.35	85.90	213.03	N/A	171,500	177,134
01-JAN-19 To 31-MAR-19	10	100.24	108.47	103.37	11.48	104.93	92.68	178.97	95.78 to 108.73	110,700	114,425
01-APR-19 To 30-JUN-19	6	108.97	119.18	101.96	21.46	116.89	95.24	180.36	95.24 to 180.36	444,206	452,928
01-JUL-19 To 30-SEP-19	9	98.20	103.98	94.33	15.54	110.23	75.49	161.60	85.67 to 118.14	409,987	386,725
01-OCT-19 To 31-DEC-19	10	98.50	106.96	107.15	13.04	99.82	88.54	153.35	90.03 to 130.59	206,248	220,995
01-JAN-20 To 31-MAR-20	8	96.82	96.43	95.34	03.46	101.14	89.35	102.56	89.35 to 102.56	228,221	217,592
01-APR-20 To 30-JUN-20	7	96.46	96.79	96.12	04.88	100.70	88.01	110.53	88.01 to 110.53	199,286	191,544
01-JUL-20 To 30-SEP-20	6	102.07	101.51	104.44	05.10	97.19	93.56	109.09	93.56 to 109.09	422,500	441,245
01-OCT-20 To 31-DEC-20	6	99.33	102.88	101.06	06.62	101.80	92.88	125.06	92.88 to 125.06	453,167	457,957
01-JAN-21 To 31-MAR-21	8	97.13	96.99	80.04	08.63	121.18	68.26	119.31	68.26 to 119.31	600,566	480,672
01-APR-21 To 30-JUN-21	9	94.16	92.57	92.95	04.53	99.59	72.59	98.46	89.92 to 98.24	401,444	373,140
01-JUL-21 To 30-SEP-21	3	98.07	102.22	115.31	11.07	88.65	88.01	120.59	N/A	445,927	514,220
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	29	98.88	111.48	98.81	18.32	112.82	75.49	213.03	96.72 to 107.97	280,970	277,617
01-OCT-19 To 30-SEP-20	31	98.18	100.89	101.54	07.52	99.36	88.01	153.35	95.44 to 101.13	252,202	256,095
01-OCT-20 To 30-SEP-21	26	96.96	97.42	92.14	07.52	105.73	68.26	125.06	94.16 to 98.95	479,781	442,078
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	35	98.83	108.72	100.29	15.10	108.41	75.49	180.36	97.86 to 106.96	272,131	272,923
01-JAN-20 To 31-DEC-20	27	97.73	99.08	100.02	05.32	99.06	88.01	125.06	95.24 to 101.13	313,880	313,954
<u>ALL</u>	86	98.20	103.41	96.64	11.23	107.01	68.26	213.03	96.72 to 98.88	330,706	319,580

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	76	98.19	102.52	96.20	10.40	106.57	68.26	180.36	96.07 to 98.95	353,090	339,686
3	2	161.22	161.22	124.62	32.14	129.37	109.41	213.03	N/A	146,500	182,571
4	1	89.92	89.92	89.92	00.00	100.00	89.92	89.92	N/A	300,000	269,765
6	5	98.32	98.57	102.32	07.61	96.34	88.54	110.53	N/A	182,473	186,712
8	2	98.29	98.29	98.76	00.61	99.52	97.69	98.88	N/A	50,250	49,625
<u>ALL</u>	86	98.20	103.41	96.64	11.23	107.01	68.26	213.03	96.72 to 98.88	330,706	319,580

**56 Lincoln  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 86  
 Total Sales Price : 28,440,680  
 Total Adj. Sales Price : 28,440,680  
 Total Assessed Value : 27,483,881  
 Avg. Adj. Sales Price : 330,706  
 Avg. Assessed Value : 319,580

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 103  
 COD : 11.23  
 PRD : 107.01

COV : 20.96  
 STD : 21.67  
 Avg. Abs. Dev : 11.03  
 MAX Sales Ratio : 213.03  
 MIN Sales Ratio : 68.26

95% Median C.I. : 96.72 to 98.88  
 95% Wgt. Mean C.I. : 89.42 to 103.85  
 95% Mean C.I. : 98.83 to 107.99

Printed:3/22/2022 10:32:15AM

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	107.97	112.46	106.59	09.81	105.51	98.83	130.59	N/A	111,500	118,852
03	83	98.18	103.08	96.52	11.11	106.80	68.26	213.03	96.46 to 98.68	338,629	326,835
04											
<u>ALL</u>	<u>86</u>	<u>98.20</u>	<u>103.41</u>	<u>96.64</u>	<u>11.23</u>	<u>107.01</u>	<u>68.26</u>	<u>213.03</u>	<u>96.72 to 98.88</u>	<u>330,706</u>	<u>319,580</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	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	10,500	10,257
Less Than 30,000	2	103.21	103.21	105.27	05.35	98.04	97.69	108.73	N/A	16,750	17,632
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	86	98.20	103.41	96.64	11.23	107.01	68.26	213.03	96.72 to 98.88	330,706	319,580
Greater Than 14,999	85	98.20	103.48	96.64	11.35	107.08	68.26	213.03	96.46 to 98.95	334,473	323,219
Greater Than 29,999	84	98.20	103.42	96.63	11.36	107.03	68.26	213.03	96.46 to 98.88	338,181	326,769
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	10,500	10,257
15,000 TO 29,999	1	108.73	108.73	108.73	00.00	100.00	108.73	108.73	N/A	23,000	25,007
30,000 TO 59,999	8	102.47	127.71	129.51	28.24	98.61	95.24	213.03	95.24 to 213.03	44,750	57,956
60,000 TO 99,999	10	98.60	111.67	110.32	19.48	101.22	88.01	178.97	88.54 to 161.60	77,250	85,224
100,000 TO 149,999	18	98.03	99.26	99.30	07.27	99.96	85.67	126.13	90.32 to 102.56	130,606	129,685
150,000 TO 249,999	16	98.43	99.23	98.67	07.41	100.57	72.59	125.06	94.16 to 103.35	207,156	204,395
250,000 TO 499,999	15	98.26	103.24	102.26	08.53	100.96	89.92	153.35	95.24 to 103.61	323,533	330,840
500,000 TO 999,999	10	95.54	94.64	94.11	04.49	100.56	75.49	105.44	91.79 to 98.31	608,012	572,206
1,000,000 TO 1,999,999	6	98.22	101.84	101.21	08.10	100.62	91.08	120.59	91.08 to 120.59	1,292,130	1,307,736
2,000,000 TO 4,999,999	1	68.26	68.26	68.26	00.00	100.00	68.26	68.26	N/A	2,925,375	1,997,006
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>86</u>	<u>98.20</u>	<u>103.41</u>	<u>96.64</u>	<u>11.23</u>	<u>107.01</u>	<u>68.26</u>	<u>213.03</u>	<u>96.72 to 98.88</u>	<u>330,706</u>	<u>319,580</u>

**56 Lincoln  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 86  
 Total Sales Price : 28,440,680  
 Total Adj. Sales Price : 28,440,680  
 Total Assessed Value : 27,483,881  
 Avg. Adj. Sales Price : 330,706  
 Avg. Assessed Value : 319,580

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 103  
 COD : 11.23  
 PRD : 107.01

COV : 20.96  
 STD : 21.67  
 Avg. Abs. Dev : 11.03  
 MAX Sales Ratio : 213.03  
 MIN Sales Ratio : 68.26

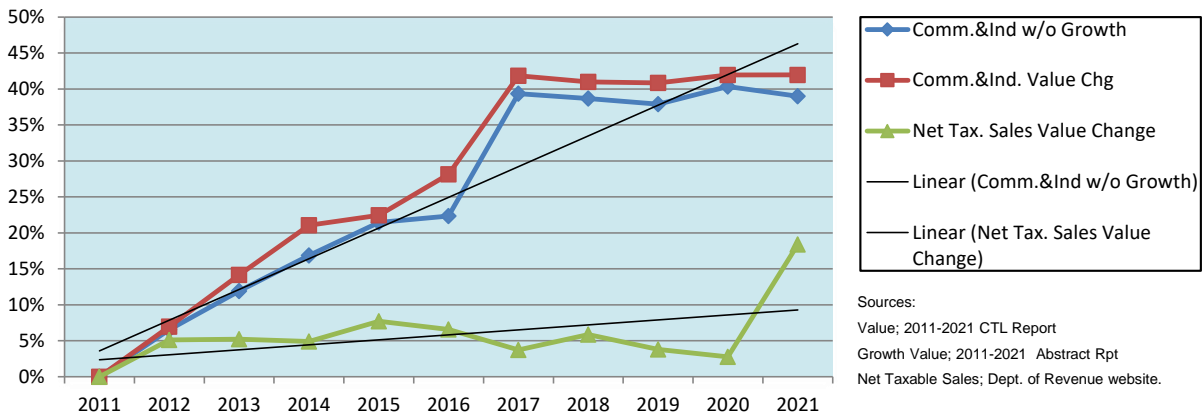
95% Median C.I. : 96.72 to 98.88  
 95% Wgt. Mean C.I. : 89.42 to 103.85  
 95% Mean C.I. : 98.83 to 107.99

Printed: 3/22/2022 10:32:15AM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
313	1	105.44	105.44	105.44	00.00	100.00	105.44	105.44	N/A	508,884	536,583
318	2	102.91	102.91	102.25	06.01	100.65	96.72	109.09	N/A	1,447,500	1,480,089
336	1	95.95	95.95	95.95	00.00	100.00	95.95	95.95	N/A	40,000	38,378
341	1	90.32	90.32	90.32	00.00	100.00	90.32	90.32	N/A	125,000	112,904
344	13	97.86	97.62	86.90	07.34	112.34	68.26	125.06	93.56 to 103.35	569,310	494,745
346	1	90.03	90.03	90.03	00.00	100.00	90.03	90.03	N/A	105,480	94,963
349	2	96.45	96.45	95.35	02.60	101.15	93.94	98.95	N/A	400,000	381,409
351	6	114.42	131.59	116.00	32.18	113.44	88.01	213.03	88.01 to 213.03	98,333	114,065
352	8	100.14	100.59	98.62	04.14	102.00	94.16	107.97	94.16 to 107.97	200,188	197,425
353	13	95.42	97.84	95.71	06.13	102.23	85.67	119.31	91.79 to 103.61	310,788	297,455
384	1	96.87	96.87	96.87	00.00	100.00	96.87	96.87	N/A	115,000	111,406
386	1	89.35	89.35	89.35	00.00	100.00	89.35	89.35	N/A	143,242	127,992
406	16	98.03	102.72	99.74	11.55	102.99	72.59	178.97	92.88 to 102.63	164,908	164,483
410	8	96.85	98.18	95.68	05.93	102.61	88.01	118.14	88.01 to 118.14	359,125	343,595
412	3	120.59	124.08	118.49	15.22	104.72	98.31	153.35	N/A	639,261	757,468
419	2	98.46	98.46	98.81	02.72	99.65	95.78	101.13	N/A	287,500	284,066
434	1	180.36	180.36	180.36	00.00	100.00	180.36	180.36	N/A	50,000	90,181
494	2	103.46	103.46	99.15	05.10	104.35	98.18	108.73	N/A	124,000	122,952
595	3	95.15	93.35	89.02	11.89	104.86	75.49	109.41	N/A	554,333	493,471
851	1	126.13	126.13	126.13	00.00	100.00	126.13	126.13	N/A	110,000	138,746
<u>ALL</u>	86	98.20	103.41	96.64	11.23	107.01	68.26	213.03	96.72 to 98.88	330,706	319,580

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 422,167,880	\$ 6,497,030	1.54%	\$ 415,670,850		\$ 453,818,647	
2012	\$ 451,575,645	\$ 1,823,175	0.40%	\$ 449,752,470	6.53%	\$ 477,073,504	5.12%
2013	\$ 481,874,000	\$ 9,405,925	1.95%	\$ 472,468,075	4.63%	\$ 477,499,079	0.09%
2014	\$ 511,056,736	\$ 17,710,355	3.47%	\$ 493,346,381	2.38%	\$ 476,061,484	-0.30%
2015	\$ 516,998,421	\$ 4,234,515	0.82%	\$ 512,763,906	0.33%	\$ 488,759,841	2.67%
2016	\$ 541,057,694	\$ 24,626,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
2017	\$ 598,843,655	\$ 10,511,865	1.76%	\$ 588,331,790	8.74%	\$ 470,707,150	-2.68%
2018	\$ 595,252,765	\$ 9,837,846	1.65%	\$ 585,414,919	-2.24%	\$ 480,403,119	2.06%
2019	\$ 594,582,057	\$ 12,472,948	2.10%	\$ 582,109,109	-2.21%	\$ 471,015,474	-1.95%
2020	\$ 599,307,736	\$ 6,818,174	1.14%	\$ 592,489,562	-0.35%	\$ 466,394,294	-0.98%
2021	\$ 599,353,275	\$ 12,511,917	2.09%	\$ 586,841,358	-2.08%	\$ 537,262,757	15.19%
<b>Ann %chg</b>	<b>3.57%</b>			<b>Average</b>	<b>1.56%</b>	1.70%	<b>1.82%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	6.53%	6.97%	5.12%
2013	11.91%	14.14%	5.22%
2014	16.86%	21.06%	4.90%
2015	21.46%	22.46%	7.70%
2016	22.33%	28.16%	6.58%
2017	39.36%	41.85%	3.72%
2018	38.67%	41.00%	5.86%
2019	37.89%	40.84%	3.79%
2020	40.34%	41.96%	2.77%
2021	39.01%	41.97%	18.39%

County Number	56
County Name	Lincoln

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

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 111  
 Total Sales Price : 78,036,001  
 Total Adj. Sales Price : 78,036,001  
 Total Assessed Value : 53,756,375  
 Avg. Adj. Sales Price : 703,027  
 Avg. Assessed Value : 484,292

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 70  
 COD : 17.19  
 PRD : 101.32

COV : 24.87  
 STD : 17.36  
 Avg. Abs. Dev : 12.25  
 MAX Sales Ratio : 119.95  
 MIN Sales Ratio : 05.93

95% Median C.I. : 69.06 to 72.92  
 95% Wgt. Mean C.I. : 64.86 to 72.91  
 95% Mean C.I. : 66.57 to 73.03

Printed:3/22/2022 10:32:15AM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	7	71.80	72.61	73.04	07.19	99.41	64.21	80.74	64.21 to 80.74	490,743	358,440
01-JAN-19 To 31-MAR-19	10	67.19	65.90	70.52	18.78	93.45	41.68	87.45	47.87 to 79.90	700,963	494,330
01-APR-19 To 30-JUN-19	4	71.14	73.98	69.37	09.21	106.65	64.56	89.09	N/A	345,461	239,656
01-JUL-19 To 30-SEP-19	4	79.54	77.17	78.02	04.17	98.91	69.06	80.52	N/A	1,723,000	1,344,257
01-OCT-19 To 31-DEC-19	13	71.29	73.98	71.00	18.56	104.20	31.87	119.95	63.47 to 86.45	361,297	256,517
01-JAN-20 To 31-MAR-20	9	75.60	76.41	73.21	08.43	104.37	64.21	94.82	67.13 to 85.69	515,713	377,568
01-APR-20 To 30-JUN-20	9	79.06	71.46	59.92	15.84	119.26	05.93	88.17	70.52 to 85.19	280,756	168,233
01-JUL-20 To 30-SEP-20	3	61.48	69.49	61.26	13.65	113.43	60.91	86.09	N/A	5,617,094	3,440,895
01-OCT-20 To 31-DEC-20	10	71.28	71.30	71.44	23.43	99.80	32.89	116.35	44.22 to 104.17	751,593	536,927
01-JAN-21 To 31-MAR-21	12	71.55	71.27	76.68	20.75	92.94	39.48	97.59	57.31 to 88.57	713,967	547,434
01-APR-21 To 30-JUN-21	20	65.66	61.95	64.23	18.44	96.45	16.05	87.06	52.34 to 71.55	528,561	339,491
01-JUL-21 To 30-SEP-21	10	64.27	66.74	67.67	17.29	98.63	49.12	90.48	51.37 to 78.70	394,622	267,044
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	25	71.80	70.88	73.66	12.23	96.23	41.68	89.09	65.61 to 78.87	748,747	551,521
01-OCT-19 To 30-SEP-20	34	73.79	73.56	64.67	16.03	113.75	05.93	119.95	69.68 to 79.06	844,599	546,165
01-OCT-20 To 30-SEP-21	52	67.98	66.82	69.93	20.39	95.55	16.05	116.35	63.59 to 72.35	588,480	411,514
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	31	71.29	71.78	73.14	16.09	98.14	31.87	119.95	65.14 to 78.64	644,527	471,408
01-JAN-20 To 31-DEC-20	31	74.19	72.65	65.34	17.16	111.19	05.93	116.35	70.20 to 79.06	1,017,272	664,651
<u>ALL</u>	111	71.28	69.80	68.89	17.19	101.32	05.93	119.95	69.06 to 72.92	703,027	484,292

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	69.68	63.32	64.11	24.43	98.77	16.05	97.59	41.68 to 79.73	455,310	291,901
2	12	69.91	74.74	73.28	19.15	101.99	52.64	116.35	61.17 to 79.90	873,897	640,415
3	53	71.97	71.54	68.44	15.21	104.53	05.93	119.95	69.06 to 75.63	891,765	610,337
4	25	71.26	69.16	70.81	14.31	97.67	47.87	104.17	61.48 to 77.29	428,968	303,746
<u>ALL</u>	111	71.28	69.80	68.89	17.19	101.32	05.93	119.95	69.06 to 72.92	703,027	484,292

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

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 111  
 Total Sales Price : 78,036,001  
 Total Adj. Sales Price : 78,036,001  
 Total Assessed Value : 53,756,375  
 Avg. Adj. Sales Price : 703,027  
 Avg. Assessed Value : 484,292

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 70  
 COD : 17.19  
 PRD : 101.32

COV : 24.87  
 STD : 17.36  
 Avg. Abs. Dev : 12.25  
 MAX Sales Ratio : 119.95  
 MIN Sales Ratio : 05.93

95% Median C.I. : 69.06 to 72.92  
 95% Wgt. Mean C.I. : 64.86 to 72.91  
 95% Mean C.I. : 66.57 to 73.03

Printed:3/22/2022 10:32:15AM

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	78.20	75.72	75.21	06.16	100.68	65.15	81.34	N/A	381,250	286,739
1	4	78.20	75.72	75.21	06.16	100.68	65.15	81.34	N/A	381,250	286,739
<b>Dry</b>											
County	10	63.90	64.70	61.58	25.46	105.07	43.46	94.82	43.57 to 86.09	259,128	159,563
1	2	69.14	69.14	67.02	07.13	103.16	64.21	74.06	N/A	210,000	140,751
3	8	55.45	63.59	60.52	34.19	105.07	43.46	94.82	43.46 to 94.82	271,410	164,266
<b>Grass</b>											
County	49	71.26	69.29	68.86	13.65	100.62	05.93	104.17	65.14 to 71.97	377,409	259,874
2	5	65.07	74.08	74.76	16.24	99.09	61.17	101.67	N/A	384,943	287,789
3	22	71.04	68.31	64.96	11.80	105.16	05.93	90.48	65.14 to 74.19	331,234	215,167
4	22	71.27	69.19	70.69	14.89	97.88	47.87	104.17	59.53 to 78.33	421,873	298,237
<b>ALL</b>	<b>111</b>	<b>71.28</b>	<b>69.80</b>	<b>68.89</b>	<b>17.19</b>	<b>101.32</b>	<b>05.93</b>	<b>119.95</b>	<b>69.06 to 72.92</b>	<b>703,027</b>	<b>484,292</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	26	72.82	74.17	69.39	10.77	106.89	59.39	89.95	66.76 to 80.44	1,452,509	1,007,887
1	9	76.66	73.88	73.92	07.25	99.95	64.21	81.34	65.15 to 80.50	535,889	396,135
2	1	64.56	64.56	64.56	00.00	100.00	64.56	64.56	N/A	565,000	364,766
3	16	72.82	74.93	68.80	12.15	108.91	59.39	89.95	66.52 to 87.45	2,023,577	1,392,192
<b>Dry</b>											
County	12	69.14	71.12	66.24	29.01	107.37	43.46	119.95	44.22 to 86.45	251,848	166,828
1	2	69.14	69.14	67.02	07.13	103.16	64.21	74.06	N/A	210,000	140,751
3	10	74.64	71.51	66.12	30.94	108.15	43.46	119.95	43.57 to 94.82	260,217	172,043
<b>Grass</b>											
County	53	71.28	69.04	70.46	14.14	97.98	05.93	104.17	65.14 to 72.83	470,801	331,736
1	1	31.87	31.87	31.87	00.00	100.00	31.87	31.87	N/A	440,000	140,207
2	7	74.75	74.83	77.29	12.70	96.82	61.17	101.67	61.17 to 101.67	1,059,876	819,192
3	22	71.04	68.31	64.96	11.80	105.16	05.93	90.48	65.14 to 74.19	331,234	215,167
4	23	71.28	69.60	71.12	14.67	97.86	47.87	104.17	61.48 to 78.33	426,356	303,208
<b>ALL</b>	<b>111</b>	<b>71.28</b>	<b>69.80</b>	<b>68.89</b>	<b>17.19</b>	<b>101.32</b>	<b>05.93</b>	<b>119.95</b>	<b>69.06 to 72.92</b>	<b>703,027</b>	<b>484,292</b>

## 56 Lincoln County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,093	4,088	3,927	3,901	3,903	3,777	3,894	3,786	<b>3,984</b>
Dawson	1	4,415	4,416	4,102	3,873	3,595	3,449	3,295	3,135	<b>4,196</b>
Keith	3	3,530	3,530	3,530	3,370	3,370	3,370	3,370	3,370	<b>3,475</b>
Lincoln	2	2,625	2,611	2,625	2,624	2,515	2,533	2,613	2,595	<b>2,604</b>
McPherson	1	n/a	2,100	n/a	2,100	2,100	n/a	2,100	2,100	<b>2,100</b>
Logan	1	3,820	3,820	3,600	3,600	3,055	3,055	2,700	2,700	<b>3,297</b>
Custer	4	3,700	3,710	3,700	3,400	3,000	3,000	2,800	2,625	<b>3,402</b>
Lincoln	3	3,497	3,490	3,500	3,487	3,458	3,353	3,473	3,449	<b>3,465</b>
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	<b>2,832</b>
Perkins	1	3,382	3,399	2,932	3,296	3,262	2,965	3,185	3,171	<b>3,313</b>
Lincoln	4	2,790	2,768	2,278	2,703	2,790	2,790	2,496	2,604	<b>2,704</b>
Dawson	2	3,300	3,300	3,300	2,857	n/a	1,640	1,510	1,480	<b>3,111</b>
Frontier	1	3,025	3,021	2,948	2,973	2,925	2,925	2,870	2,822	<b>2,995</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	<b>1,755</b>
Dawson	1	n/a	2,201	2,211	2,005	1,994	1,800	1,555	1,540	<b>1,957</b>
Keith	3	n/a	1,225	1,225	1,145	1,145	1,145	1,120	1,120	<b>1,195</b>
Lincoln	2	n/a	1,365	1,365	1,365	1,365	1,365	1,365	1,365	<b>1,365</b>
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	<b>725</b>
Logan	1	n/a	1,440	1,440	1,440	1,350	1,350	1,210	1,210	<b>1,363</b>
Custer	4	n/a	1,600	1,550	1,300	1,300	1,200	1,130	1,130	<b>1,380</b>
Lincoln	3	n/a	1,020	1,020	1,020	1,020	1,020	1,020	1,020	<b>1,020</b>
Hayes	1	n/a	895	805	805	780	780	735	735	<b>863</b>
Perkins	1	n/a	995	995	930	930	n/a	875	875	<b>962</b>
Lincoln	4	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	<b>1,250</b>
Dawson	2	n/a	1,345	1,345	1,200	1,200	1,045	890	735	<b>1,132</b>
Frontier	1	1,235	1,235	1,185	1,185	1,135	n/a	1,085	1,085	<b>1,212</b>



County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,060	1,060	1,060	1,060	1,025	1,025	1,025	1,025	1,053
Dawson	1	1,072	1,075	1,065	1,020	985	978	950	940	1,050
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	2	640	630	640	640	639	610	610	601	612
McPherson	1	535	535	535	535	535	535	535	535	535
Logan	1	612	610	610	610	606	610	610	n/a	610
Custer	4	792	826	822	750	819	621	n/a	516	763
Lincoln	3	598	600	600	600	600	575	575	575	577
Hayes	1	515	515	n/a	515	515	515	515	515	515
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Lincoln	4	625	625	625	625	625	585	585	585	622
Dawson	2	735	735	590	590	590	n/a	590	n/a	603
Frontier	1	605	605	605	n/a	605	605	605	605	605

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	n/a	n/a	589
Dawson	1	n/a	n/a	50
Keith	3	710	n/a	335
Lincoln	2	n/a	n/a	313
McPherson	1	725	n/a	10
Logan	1	610	n/a	15
Custer	4	n/a	n/a	50
Lincoln	3	n/a	n/a	324
Hayes	1	683	n/a	25
Perkins	1	577	n/a	80
Lincoln	4	n/a	n/a	306
Dawson	2	n/a	n/a	50
Frontier	1	1,105	n/a	n/a

Source: 2022 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

Type : Qualified

Number of Sales :	11	Median :	45	COV :	37.28	95% Median C.I. :	23.94 to 56.07
Total Sales Price :	3,814,557	Wgt. Mean :	45	STD :	16.59	95% Wgt. Mean C.I. :	24.69 to 65.32
Total Adj. Sales Price :	4,895,001	Mean :	45	Avg. Abs. Dev :	12.08	95% Mean C.I. :	33.36 to 55.64
Total Assessed Value :	2,203,079						
Avg. Adj. Sales Price :	445,000	COD :	26.86	MAX Sales Ratio :	78.79		
Avg. Assessed Value :	200,280	PRD :	98.87	MIN Sales Ratio :	22.31		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	41.75	41.75	41.75	100.00	41.75	41.75	N/A		300,000	125,236
01/01/2019 To 03/31/2019	1	56.07	56.07	56.07	100.00	56.07	56.07	N/A		900,000	504,648
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019	2	33.64	33.64	36.98	33.68	90.97	22.31	44.97	N/A	624,000	230,783
01/01/2020 To 03/31/2020	1	41.69	41.69	41.69	100.00	41.69	41.69	N/A		320,000	133,412
04/01/2020 To 06/30/2020	1	78.79	78.79	78.79	100.00	78.79	78.79	N/A		237,000	186,721
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	26.11	26.11	26.11	100.00	26.11	26.11	N/A		455,000	118,823
04/01/2021 To 06/30/2021	4	48.90	44.45	46.88	17.20	94.82	23.94	56.06	N/A	358,750	168,169
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	2	48.91	48.91	52.49	14.64	93.18	41.75	56.07	N/A	600,000	314,942
10/01/2019 To 09/30/2020	4	43.33	46.94	43.31	34.48	108.38	22.31	78.79	N/A	451,250	195,425
10/01/2020 To 09/30/2021	5	48.15	40.78	41.88	23.12	97.37	23.94	56.06	N/A	378,000	158,299
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	3	44.97	41.12	44.98	25.02	91.42	22.31	56.07	N/A	716,000	322,071
01/01/2020 To 12/31/2020	2	60.24	60.24	57.47	30.79	104.82	41.69	78.79	N/A	278,500	160,067

**PAD 2022 School Bond Valuation**

**AGRICULTURAL**

Type : Qualified

Number of Sales :	11	Median :	45	COV :	37.28	95% Median C.I. :	23.94 to 56.07
Total Sales Price :	3,814,557	Wgt. Mean :	45	STD :	16.59	95% Wgt. Mean C.I. :	24.69 to 65.32
Total Adj. Sales Price :	4,895,001	Mean :	45	Avg. Abs. Dev :	12.08	95% Mean C.I. :	33.36 to 55.64
Total Assessed Value :	2,203,079						
Avg. Adj. Sales Price :	445,000	COD :	26.86	MAX Sales Ratio :	78.79		
Avg. Assessed Value :	200,280	PRD :	98.87	MIN Sales Ratio :	22.31		

What IF

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	8	41.72	37.32	37.16	21.12	100.43	22.31	49.65	22.31 to 49.65	393,500	146,217
3	3	56.07	63.64	59.15	13.52	107.59	56.06	78.79	N/A	582,334	344,447

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
210089											
240020											
320046											
320095											
320125											
510006											
560001											
560006											
560007											
560037	11	44.97	44.50	45.01	26.86	98.87	22.31	78.79	23.94 to 56.07	445,000	200,280
560055											
560565											
570501											
600090											
680020											

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	45	COV :	37.28	95% Median C.I. :	23.94 to 56.07
Total Sales Price :	3,814,557	Wgt. Mean :	45	STD :	16.59	95% Wgt. Mean C.I. :	24.69 to 65.32
Total Adj. Sales Price :	4,895,001	Mean :	45	Avg. Abs. Dev :	12.08	95% Mean C.I. :	33.36 to 55.64
Total Assessed Value :	2,203,079						
Avg. Adj. Sales Price :	445,000	COD :	26.86	MAX Sales Ratio :	78.79		
Avg. Assessed Value :	200,280	PRD :	98.87	MIN Sales Ratio :	22.31		

What IF

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	49.65	49.65	49.65		100.00	49.65	49.65	N/A	405,000	201,096
1	1	49.65	49.65	49.65		100.00	49.65	49.65	N/A	405,000	201,096
<u>Dry</u>											
County	2	44.95	44.95	43.58	07.12	103.14	41.75	48.15	N/A	210,000	91,508
1	2	44.95	44.95	43.58	07.12	103.14	41.75	48.15	N/A	210,000	91,508
<u>Grass</u>											
County	1	78.79	78.79	78.79		100.00	78.79	78.79	N/A	237,000	186,721
3	1	78.79	78.79	78.79		100.00	78.79	78.79	N/A	237,000	186,721
<u>ALL</u>											
10/01/2018 To 09/30/2021	11	44.97	44.50	45.01	26.86	98.87	22.31	78.79	23.94 to 56.07	445,000	200,280

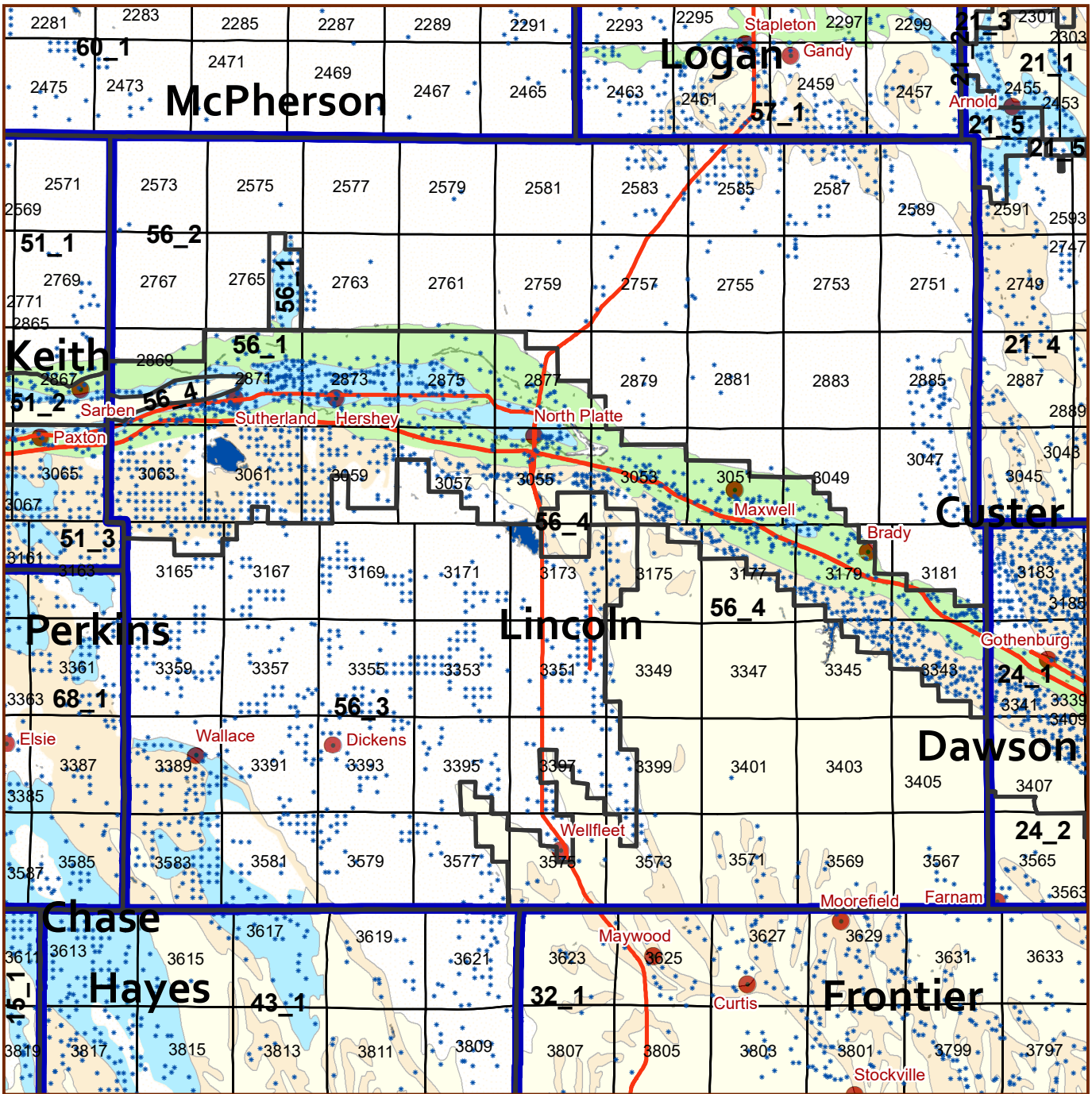
80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	44.97	45.44	45.52	05.89	99.82	41.69	49.65	N/A	511,000	232,631
1	3	44.97	45.44	45.52	05.89	99.82	41.69	49.65	N/A	511,000	232,631
<u>Dry</u>											
County	2	44.95	44.95	43.58	07.12	103.14	41.75	48.15	N/A	210,000	91,508
1	2	44.95	44.95	43.58	07.12	103.14	41.75	48.15	N/A	210,000	91,508
<u>Grass</u>											
County	2	50.55	50.55	42.08	55.87	120.13	22.31	78.79	N/A	338,500	142,451
1	1	22.31	22.31	22.31		100.00	22.31	22.31	N/A	440,000	98,181
3	1	78.79	78.79	78.79		100.00	78.79	78.79	N/A	237,000	186,721
<u>ALL</u>											
10/01/2018 To 09/30/2021	11	44.97	44.50	45.01	26.86	98.87	22.31	78.79	23.94 to 56.07	445,000	200,280

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
What IF				

# LINCOLN COUNTY



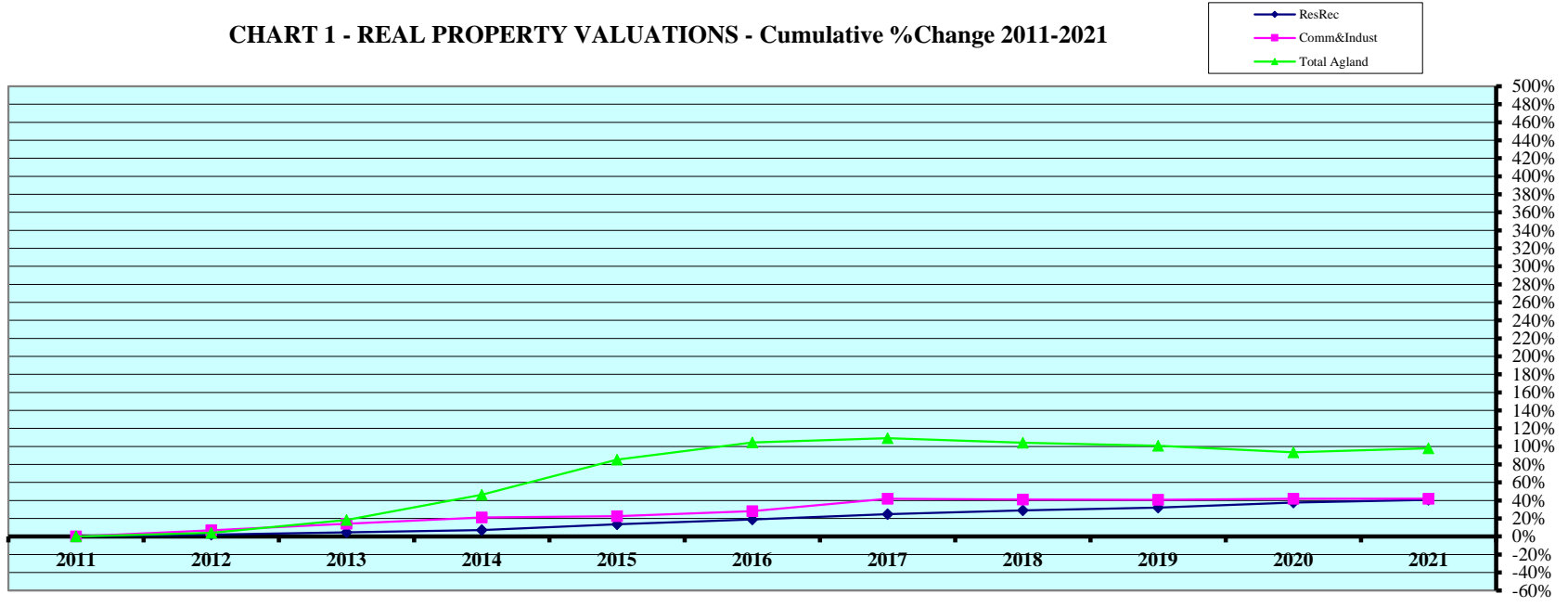
### Legend

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

### Soils CLASS

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	1,262,825,575	-	-	-	422,167,880	-	-	-	882,162,525	-	-	-
2012	1,288,624,485	25,798,910	2.04%	2.04%	451,575,645	29,407,765	6.97%	6.97%	917,719,770	35,557,245	4.03%	4.03%
2013	1,320,485,940	31,861,455	2.47%	4.57%	481,874,000	30,298,355	6.71%	14.14%	1,043,054,845	125,335,075	13.66%	18.24%
2014	1,352,715,636	32,229,696	2.44%	7.12%	511,056,736	29,182,736	6.06%	21.06%	1,290,200,215	247,145,370	23.69%	46.25%
2015	1,433,103,510	80,387,874	5.94%	13.48%	516,998,421	5,941,685	1.16%	22.46%	1,634,406,700	344,206,485	26.68%	85.27%
2016	1,500,581,165	67,477,655	4.71%	18.83%	541,057,694	24,059,273	4.65%	28.16%	1,802,456,350	168,049,650	10.28%	104.32%
2017	1,575,700,935	75,119,770	5.01%	24.78%	598,843,655	57,785,961	10.68%	41.85%	1,845,201,730	42,745,380	2.37%	109.17%
2018	1,627,982,379	52,281,444	3.32%	28.92%	595,252,765	-3,590,890	-0.60%	41.00%	1,800,268,540	-44,933,190	-2.44%	104.07%
2019	1,666,266,069	38,283,690	2.35%	31.95%	594,582,057	-670,708	-0.11%	40.84%	1,770,571,503	-29,697,037	-1.65%	100.71%
2020	1,739,975,312	73,709,243	4.42%	37.78%	599,307,736	4,725,679	0.79%	41.96%	1,705,586,028	-64,985,475	-3.67%	93.34%
2021	1,776,394,213	36,418,901	2.09%	40.67%	599,353,275	45,539	0.01%	41.97%	1,746,275,691	40,689,663	2.39%	97.95%

Rate Annual %chg: Residential & Recreational **3.47%**

Commercial & Industrial **3.57%**

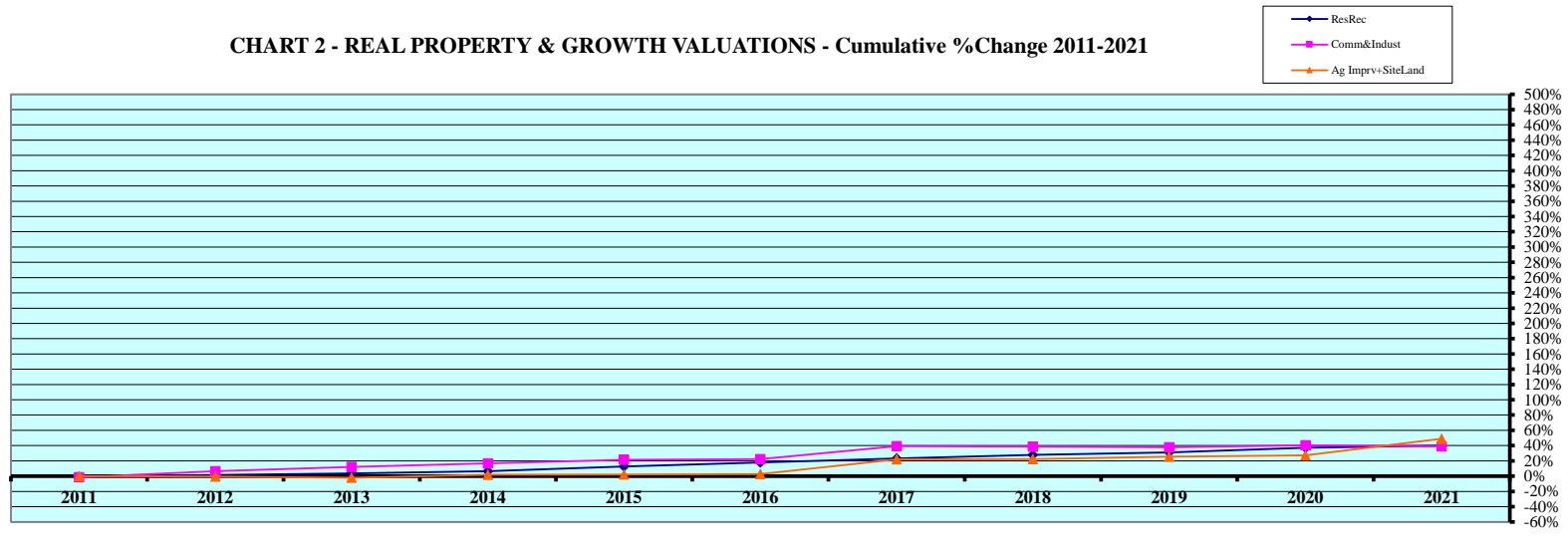
Agricultural Land **7.07%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	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						
2011	1,262,825,575	9,933,475	0.79%	1,252,892,100	-	-0.79%	422,167,880	6,497,030	1.54%	415,670,850	-	-1.54%						
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	1.49%	1.49%	451,575,645	1,823,175	0.40%	449,752,470	6.53%	6.53%						
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	3.68%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	11.91%						
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	6.41%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	16.86%						
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	12.71%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	21.46%						
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	17.78%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	22.33%						
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	23.16%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	39.36%						
2018	1,627,982,379	15,076,946	0.93%	1,612,905,433	2.36%	27.72%	595,252,765	9,837,846	1.65%	585,414,919	-2.24%	38.67%						
2019	1,666,266,069	12,963,319	0.78%	1,653,302,750	1.56%	30.92%	594,582,057	12,472,948	2.10%	582,109,109	-2.21%	37.89%						
2020	1,739,975,312	8,478,204	0.49%	1,731,497,108	3.91%	37.11%	599,307,736	6,818,174	1.14%	592,489,562	-0.35%	40.34%						
2021	1,776,394,213	9,198,888	0.52%	1,767,195,325	1.56%	39.94%	599,353,275	12,511,917	2.09%	586,841,358	-2.08%	39.01%						
Rate Ann%chg	3.47%			Resid & Recreat w/o growth			2.69%			3.57%			C & I w/o growth			1.56%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-	-		
2012	98,580,450	34,569,405	133,149,855	1,004,550	0.75%	132,145,305	-0.61%	-0.61%		
2013	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-2.23%	-2.08%		
2014	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	1.74%		
2015	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	2.18%		
2016	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	2.78%		
2017	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	21.91%		
2018	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	22.34%		
2019	121,253,690	48,369,890	169,623,580	2,942,787	1.73%	166,680,793	-2.17%	25.37%		
2020	122,475,968	48,819,565	171,295,533	2,229,935	1.30%	169,065,598	-0.33%	27.16%		
2021	147,718,894	55,251,922	202,970,816	4,885,534	2.41%	198,085,282	15.64%	48.99%		
Rate Ann%chg	4.00%		5.25%		4.32%		Ag Imprv+Site w/o growth		2.15%	

(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; 2011 - 2021 CTL  
Growth Value; 2011-2021 Abstract of Asmnt Rpt.

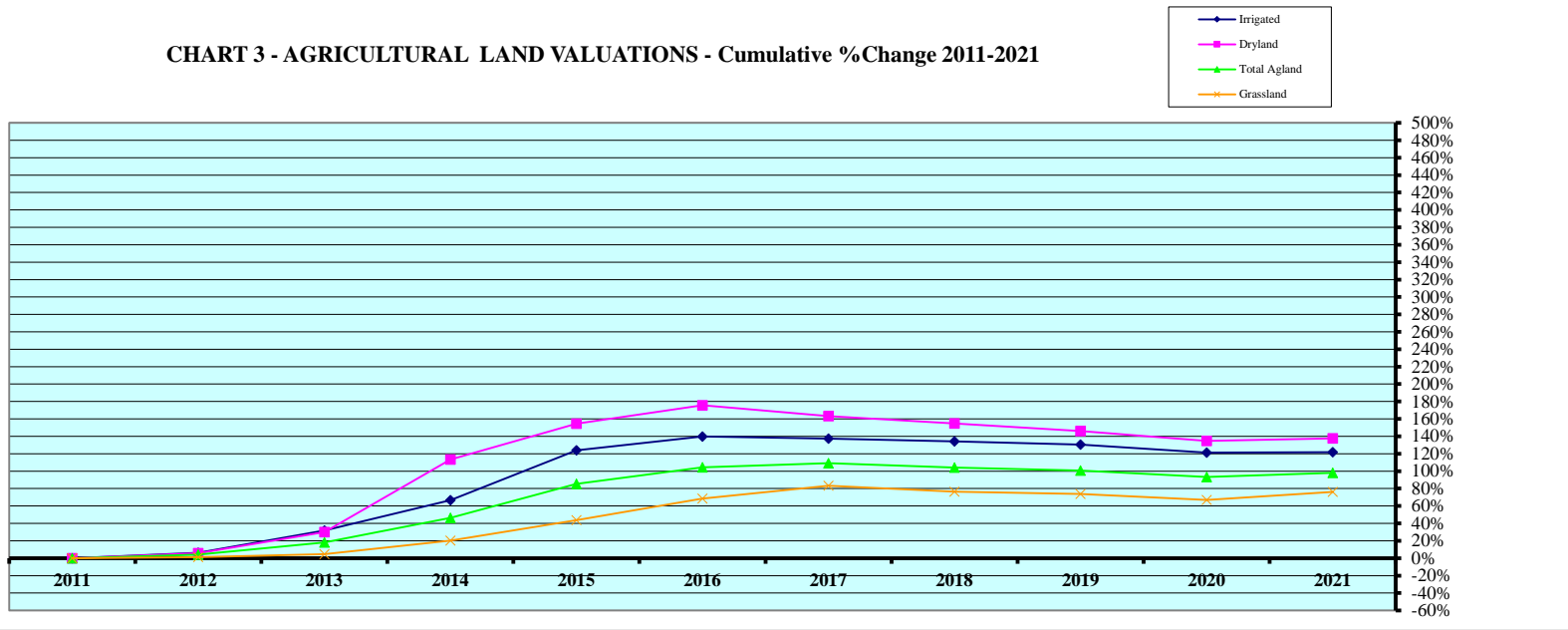
Cnty# 56  
County LINCOLN

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	399,112,780	-	-	-	53,891,560	-	-	-	396,979,745	-	-	-
2012	424,005,315	24,892,535	6.24%	6.24%	57,007,225	3,115,665	5.78%	5.78%	401,963,635	4,983,890	1.26%	1.26%
2013	526,650,345	102,645,030	24.21%	31.96%	70,126,625	13,119,400	23.01%	30.13%	415,713,735	13,750,100	3.42%	4.72%
2014	665,390,905	138,740,560	26.34%	66.72%	114,944,295	44,817,670	63.91%	113.29%	477,769,415	62,055,680	14.93%	20.35%
2015	893,796,750	228,405,845	34.33%	123.95%	137,121,515	22,177,220	19.29%	154.44%	570,412,650	92,643,235	19.39%	43.69%
2016	957,210,135	63,413,385	7.09%	139.83%	148,566,445	11,444,930	8.35%	175.68%	669,292,590	98,879,940	17.33%	68.60%
2017	947,715,740	-9,494,395	-0.99%	137.46%	141,829,120	-6,737,325	-4.53%	163.18%	727,517,115	58,224,525	8.70%	83.26%
2018	934,315,485	-13,400,255	-1.41%	134.10%	137,325,060	-4,504,060	-3.18%	154.82%	700,370,430	-27,146,685	-3.73%	76.42%
2019	920,136,365	-14,179,120	-1.52%	130.55%	132,558,321	-4,766,739	-3.47%	145.97%	689,792,793	-10,577,637	-1.51%	73.76%
2020	882,767,545	-37,368,820	-4.06%	121.18%	126,552,803	-6,005,518	-4.53%	134.83%	662,805,364	-26,987,429	-3.91%	66.96%
2021	885,466,975	2,699,430	0.31%	121.86%	128,114,508	1,561,705	1.23%	137.73%	698,998,732	36,193,368	5.46%	76.08%

Rate Ann.%chg: Irrigated **8.29%** Dryland **9.05%** Grassland **5.82%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	249,975	-	-	-	31,928,465	-	-	-	882,162,525	-	-	-
2012	39,005	-210,970	-84.40%	-84.40%	34,704,590	2,776,125	8.69%	8.69%	917,719,770	35,557,245	4.03%	4.03%
2013	130,360	91,355	234.21%	-47.85%	30,433,780	-4,270,810	-12.31%	-4.68%	1,043,054,845	125,335,075	13.66%	18.24%
2014	13,490	-116,870	-89.65%	-94.60%	32,082,110	1,648,330	5.42%	0.48%	1,290,200,215	247,145,370	23.69%	46.25%
2015	14,795	1,305	9.67%	-94.08%	33,060,990	978,880	3.05%	3.55%	1,634,406,700	344,206,485	26.68%	85.27%
2016	12,985	-1,810	-12.23%	-94.81%	27,374,195	-5,686,795	-17.20%	-14.26%	1,802,456,350	168,049,650	10.28%	104.32%
2017	13,750	765	5.89%	-94.50%	28,126,005	751,810	2.75%	-11.91%	1,845,201,730	42,745,380	2.37%	109.17%
2018	13,555	-195	-1.42%	-94.58%	28,244,010	118,005	0.42%	-11.54%	1,800,268,540	-44,933,190	-2.44%	104.07%
2019	13,370	-185	-1.36%	-94.65%	28,070,654	-173,356	-0.61%	-12.08%	1,770,571,503	-29,697,037	-1.65%	100.71%
2020	5,244,712	5,231,342	39127.46%	1998.09%	28,215,604	144,950	0.52%	-11.63%	1,705,586,028	-64,985,475	-3.67%	93.34%
2021	5,297,641	52,929	1.01%	2019.27%	28,397,835	182,231	0.65%	-11.06%	1,746,275,691	40,689,663	2.39%	97.95%

Cnty# **56** Rate Ann.%chg: Total Agric Land **7.07%**  
 County **LINCOLN**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

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
2011	362,788,920	248,703	1,459			52,885,680	103,786	510			81,700,995	133,333	613		
2012	399,970,120	249,257	1,605	10.00%	10.00%	53,833,920	102,936	523	2.63%	2.63%	89,688,965	135,300	663	8.18%	9.46%
2013	424,276,745	253,723	1,672	4.21%	14.63%	57,030,175	100,772	566	8.21%	11.06%	89,574,800	130,628	686	3.44%	13.24%
2014	527,164,165	254,943	2,068	23.66%	41.75%	70,448,845	100,825	699	23.46%	37.12%	97,239,960	127,646	762	11.09%	25.80%
2015	666,208,510	243,243	2,739	32.45%	87.76%	115,409,065	100,519	1,148	64.32%	125.32%	128,539,130	127,483	1,008	32.36%	66.50%
2016	895,607,385	242,383	3,695	34.91%	153.30%	137,771,480	99,624	1,383	20.45%	171.39%	149,636,865	127,257	1,176	16.62%	94.17%
2017	957,003,135	242,173	3,952	6.95%	170.90%	148,635,360	98,484	1,509	9.13%	196.18%	164,929,515	127,713	1,291	9.83%	113.25%
2018	947,836,645	243,004	3,900	-1.30%	167.39%	141,898,885	97,701	1,452	-3.77%	185.02%	174,353,050	127,360	1,369	6.01%	126.06%
2019	938,991,845	243,092	3,863	-0.97%	164.80%	137,024,110	97,531	1,405	-3.27%	175.71%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	922,040,008	243,490	3,787	-1.97%	159.60%	132,835,302	97,204	1,367	-2.73%	168.18%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	882,669,322	243,195	3,629	-4.15%	148.81%	126,727,202	96,416	1,314	-3.82%	157.94%	662,345,606	1,163,809	569	-55.86%	-7.12%

Rate Annual %chg Average Value/Acre: 9.54%

9.94%

-0.74%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2011	250,265	4,550	55			49,363,180	24,970	1,977			833,927,195	1,563,937	533		
2012	249,860	4,543	55	0.00%	0.00%	28,033,455	26,780	1,047	-47.05%	-47.05%	881,968,515	1,565,234	563	5.67%	5.67%
2013	40,245	732	55	0.01%	0.01%	30,875,845	28,591	1,080	3.16%	-45.37%	914,269,145	1,564,738	584	3.70%	9.58%
2014	130,360	606	215	290.95%	290.97%	30,716,150	28,899	1,063	-1.58%	-46.23%	914,269,145	1,564,757	667	14.19%	25.13%
2015	13,490	54	250	16.36%	354.95%	32,482,115	27,214	1,194	12.30%	-39.62%	1,291,624,845	1,562,200	827	23.92%	55.06%
2016	14,795	49	300	19.95%	445.73%	33,171,520	27,237	1,218	2.04%	-38.39%	1,636,398,825	1,562,359	1,047	26.68%	96.43%
2017	12,985	39	335	11.64%	509.25%	25,408,090	21,606	1,176	-3.44%	-40.51%	1,799,790,735	1,554,377	1,158	10.55%	117.15%
2018	13,750	39	355	5.89%	545.14%	27,771,200	23,838	1,165	-0.93%	-41.07%	1,844,931,275	1,556,792	1,185	2.35%	122.25%
2019	13,555	39	350	-1.42%	535.99%	28,143,710	24,187	1,164	-0.12%	-41.14%	1,815,864,645	1,557,018	1,166	-1.59%	118.72%
2020	13,370	39	345	-1.36%	527.31%	27,882,477	24,056	1,159	-0.38%	-41.37%	1,772,337,531	1,538,681	1,152	-1.23%	116.02%
2021	5,241,068	10,601	494	43.29%	798.86%	28,363,775	24,186	1,173	1.18%	-40.68%	1,705,346,973	1,538,207	1,109	-3.75%	107.92%

56  
**LINCOLN**

Rate Annual %chg Average Value/Acre: 7.59%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
34,676	LINCOLN	151,029,106	166,348,207	505,551,879	1,741,755,330	593,826,432	5,526,843	34,638,883	1,746,275,691	141,583,178	67,346,967	5,440	5,153,887,956
cnty sectorvalue % of total value:		2.93%	3.23%	9.81%	33.79%	11.52%	0.11%	0.67%	33.88%	2.75%	1.31%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
428	BRADY	180,394	1,041,303	3,487,445	15,204,090	1,230,300	0	0	0	0	0	0	21,143,532
1.23%	%sector of county sector	0.12%	0.63%	0.69%	0.87%	0.21%							0.41%
	%sector of municipality	0.85%	4.92%	16.49%	71.91%	5.82%							100.00%
665	HERSHEY	1,622,543	1,078,340	6,173,327	35,246,610	10,535,398	0	0	251,958	0	0	0	54,908,176
1.92%	%sector of county sector	1.07%	0.65%	1.22%	2.02%	1.77%			0.01%				1.07%
	%sector of municipality	2.96%	1.96%	11.24%	64.19%	19.19%			0.46%				100.00%
312	MAXWELL	399,357	923,225	4,669,314	9,119,354	985,037	0	0	0	0	0	0	16,096,287
0.90%	%sector of county sector	0.26%	0.55%	0.92%	0.52%	0.17%							0.31%
	%sector of municipality	2.48%	5.74%	29.01%	56.66%	6.12%							100.00%
24,733	NORTH PLATTE	53,716,503	28,307,947	38,134,477	969,232,679	529,643,404	1,215,710	0	766,167	0	15,029	0	1,621,031,916
71.33%	%sector of county sector	35.57%	17.02%	7.54%	55.65%	89.19%	22.00%		0.04%		0.02%		31.45%
	%sector of municipality	3.31%	1.75%	2.35%	59.79%	32.67%	0.07%		0.05%		0.00%		100.00%
1,286	SUTHERLAND	2,187,647	1,816,462	4,252,725	63,854,064	7,015,809	3,417,977	0	0	0	0	0	82,544,684
3.71%	%sector of county sector	1.45%	1.09%	0.84%	3.67%	1.18%	61.84%						1.60%
	%sector of municipality	2.65%	2.20%	5.15%	77.36%	8.50%	4.14%						100.00%
366	WALLACE	545,871	171,991	29,921	10,380,214	3,109,528	0	0	184,555	4,981	9,257	0	14,436,318
1.06%	%sector of county sector	0.36%	0.10%	0.01%	0.60%	0.52%			0.01%	0.00%	0.01%		0.28%
	%sector of municipality	3.78%	1.19%	0.21%	71.90%	21.54%			1.28%	0.03%	0.06%		100.00%
78	WELLFLEET	19,701	170,086	106,937	2,201,353	26,106	0	0	25,079	0	0	0	2,549,262
0.22%	%sector of county sector	0.01%	0.10%	0.02%	0.13%	0.00%			0.00%				0.43%
	%sector of municipality	0.77%	6.67%	4.19%	86.35%	1.02%			0.98%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
27,868	Total Municipalities	58,672,016	33,509,354	56,854,146	1,105,238,364	552,545,582	4,633,687	0	1,227,759	4,981	24,286	0	1,812,710,175
80.37%	%all municip.sectors of cnty	38.85%	20.14%	11.25%	63.46%	93.05%	83.84%		0.07%	0.00%	0.04%		35.17%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 22,634</b>	<b>Value : 4,515,171,137</b>	<b>Growth 21,713,359</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	-------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	885	7,786,986	181	3,505,823	424	9,144,559	1,490	20,437,368	
<b>02. Res Improve Land</b>	9,502	115,797,472	679	28,936,223	1,619	82,726,269	11,800	227,459,964	
<b>03. Res Improvements</b>	10,284	1,033,447,732	724	103,059,571	2,114	421,385,205	13,122	1,557,892,508	
<b>04. Res Total</b>	11,169	1,157,032,190	905	135,501,617	2,538	513,256,033	14,612	1,805,789,840	11,264,721
<b>% of Res Total</b>	76.44	64.07	6.19	7.50	17.37	28.42	64.56	39.99	51.88
<b>05. Com UnImp Land</b>	191	24,621,719	35	2,367,945	10	629,968	236	27,619,632	
<b>06. Com Improve Land</b>	1,131	130,093,560	71	4,802,219	53	2,132,793	1,255	137,028,572	
<b>07. Com Improvements</b>	1,179	502,885,760	80	14,012,310	79	24,130,038	1,338	541,028,108	
<b>08. Com Total</b>	1,370	657,601,039	115	21,182,474	89	26,892,799	1,574	705,676,312	7,063,212
<b>% of Com Total</b>	87.04	93.19	7.31	3.00	5.65	3.81	6.95	15.63	32.53
<b>09. Ind UnImp Land</b>	3	289,789	5	420,987	1	32,410	9	743,186	
<b>10. Ind Improve Land</b>	9	655,347	3	225,076	0	0	12	880,423	
<b>11. Ind Improvements</b>	9	4,292,771	3	257,554	0	0	12	4,550,325	
<b>12. Ind Total</b>	12	5,237,907	8	903,617	1	32,410	21	6,173,934	0
<b>% of Ind Total</b>	57.14	84.84	38.10	14.64	4.76	0.52	0.09	0.14	0.00
<b>13. Rec UnImp Land</b>	0	0	41	2,999,129	61	8,434,441	102	11,433,570	
<b>14. Rec Improve Land</b>	0	0	31	4,118,471	50	7,934,261	81	12,052,732	
<b>15. Rec Improvements</b>	0	0	31	3,815,444	51	8,171,033	82	11,986,477	
<b>16. Rec Total</b>	0	0	72	10,933,044	112	24,539,735	184	35,472,779	315,908
<b>% of Rec Total</b>	0.00	0.00	39.13	30.82	60.87	69.18	0.81	0.79	1.45
<b>Res &amp; Rec Total</b>	11,169	1,157,032,190	977	146,434,661	2,650	537,795,768	14,796	1,841,262,619	11,580,629
<b>% of Res &amp; Rec Total</b>	75.49	62.84	6.60	7.95	17.91	29.21	65.37	40.78	53.33
<b>Com &amp; Ind Total</b>	1,382	662,838,946	123	22,086,091	90	26,925,209	1,595	711,850,246	7,063,212
<b>% of Com &amp; Ind Total</b>	86.65	93.11	7.71	3.10	5.64	3.78	7.05	15.77	32.53
<b>17. Taxable Total</b>	12,551	1,819,871,136	1,100	168,520,752	2,740	564,720,977	16,391	2,553,112,865	18,643,841
<b>% of Taxable Total</b>	76.57	71.28	6.71	6.60	16.72	22.12	72.42	56.55	85.86

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	25	147,010	5,003,353	0	0	0
19. Commercial	9	1,867,839	12,127,898	0	0	0
20. Industrial	0	0	0	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	25	147,010	5,003,353
19. Commercial	0	0	0	9	1,867,839	12,127,898
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				34	2,014,849	17,131,251

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	12	5,440	12	5,440	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	16	5,440	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	715	186	688	1,589

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	321,845	223	49,058,035	4,578	1,277,510,619	4,806	1,326,890,499
28. Ag-Improved Land	0	0	135	46,771,741	1,206	408,748,337	1,341	455,520,078
29. Ag Improvements	0	0	135	17,472,660	1,286	162,169,595	1,421	179,642,255

30. Ag Total				6,227	1,962,052,832
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	83	101.00	3,023,500	
33. HomeSite Improvements	0	0.00	0	90	0.00	12,917,160	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	5.13	6,298	
36. FarmSite Improv Land	0	0.00	0	128	342.05	477,356	
37. FarmSite Improvements	0	0.00	0	125	0.00	4,555,500	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	510.34	0	
40. Other- Non Ag Use	0	0.00	0	0	143.99	153,840	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	16.00	308,000	11	16.00	308,000	
32. HomeSite Improv Land	769	864.25	22,533,955	852	965.25	25,557,455	
33. HomeSite Improvements	850	0.00	102,181,512	940	0.00	115,098,672	1,107,404
34. HomeSite Total				<b>951</b>	<b>981.25</b>	<b>140,964,127</b>	
35. FarmSite UnImp Land	138	211.01	213,099	142	216.14	219,397	
36. FarmSite Improv Land	1,133	3,272.75	3,421,928	1,261	3,614.80	3,899,284	
37. FarmSite Improvements	1,133	0.00	59,988,083	1,258	0.00	64,543,583	1,962,114
38. FarmSite Total				<b>1,400</b>	<b>3,830.94</b>	<b>68,662,264</b>	
39. Road & Ditches	0	14,324.07	0	0	14,834.41	0	
40. Other- Non Ag Use	0	511.63	371,057	0	655.62	524,897	
41. Total Section VI				<b>2,351</b>	<b>20,302.22</b>	<b>210,151,288</b>	<b>3,069,518</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,018.29	3,000,796	14	4,018.29	3,000,796

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	58	9,100.38	17,192,982
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	270	43,378.49	74,175,940	328	52,478.87	91,368,922
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	30,444.07	29.32%	124,606,302	30.13%	4,092.96
46. 1A	19,599.02	18.88%	80,116,149	19.37%	4,087.76
47. 2A1	2,127.42	2.05%	8,354,053	2.02%	3,926.85
48. 2A	37,599.77	36.21%	146,685,237	35.46%	3,901.23
49. 3A1	1,608.10	1.55%	6,276,708	1.52%	3,903.18
50. 3A	5,351.92	5.15%	20,216,755	4.89%	3,777.48
51. 4A1	4,524.60	4.36%	17,617,534	4.26%	3,893.72
52. 4A	2,572.33	2.48%	9,737,674	2.35%	3,785.55
53. Total	103,827.23	100.00%	413,610,412	100.00%	3,983.64
<b>Dry</b>					
54. 1D1	101.55	0.39%	178,219	0.39%	1,754.99
55. 1D	9,424.61	35.75%	16,540,207	35.75%	1,755.00
56. 2D1	709.13	2.69%	1,244,525	2.69%	1,755.00
57. 2D	5,607.80	21.27%	9,841,713	21.27%	1,755.00
58. 3D1	6,398.38	24.27%	11,229,172	24.27%	1,755.00
59. 3D	615.82	2.34%	1,080,764	2.34%	1,755.00
60. 4D1	2,007.61	7.62%	3,523,362	7.62%	1,755.00
61. 4D	1,497.32	5.68%	2,627,451	5.68%	1,754.77
62. Total	26,362.22	100.00%	46,265,413	100.00%	1,754.99
<b>Grass</b>					
63. 1G1	33,790.74	54.21%	35,818,184	54.59%	1,060.00
64. 1G	9,532.36	15.29%	10,104,298	15.40%	1,060.00
65. 2G1	4,010.63	6.43%	4,251,266	6.48%	1,060.00
66. 2G	2,047.09	3.28%	2,169,915	3.31%	1,060.00
67. 3G1	4,015.81	6.44%	4,116,243	6.27%	1,025.01
68. 3G	7,035.30	11.29%	7,211,214	10.99%	1,025.00
69. 4G1	1,416.65	2.27%	1,452,076	2.21%	1,025.01
70. 4G	480.24	0.77%	492,252	0.75%	1,025.01
71. Total	62,328.82	100.00%	65,615,448	100.00%	1,052.73
<b>Irrigated Total</b>					
Irrigated Total	103,827.23	46.79%	413,610,412	74.55%	3,983.64
<b>Dry Total</b>					
Dry Total	26,362.22	11.88%	46,265,413	8.34%	1,754.99
<b>Grass Total</b>					
Grass Total	62,328.82	28.09%	65,615,448	11.83%	1,052.73
72. Waste	7,199.04	3.24%	4,241,850	0.76%	589.22
73. Other	22,191.76	10.00%	25,061,511	4.52%	1,129.32
74. Exempt	53.34	0.02%	0	0.00%	0.00
75. Market Area Total	221,909.07	100.00%	554,794,634	100.00%	2,500.10



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,303.87	6.52%	6,047,667	6.57%	2,625.00
46. 1A	8,712.81	24.64%	22,747,922	24.71%	2,610.86
47. 2A1	56.13	0.16%	147,342	0.16%	2,625.01
48. 2A	7,879.40	22.28%	20,676,983	22.46%	2,624.18
49. 3A1	1,806.09	5.11%	4,542,605	4.93%	2,515.16
50. 3A	296.66	0.84%	751,380	0.82%	2,532.80
51. 4A1	1,615.34	4.57%	4,220,320	4.58%	2,612.65
52. 4A	12,690.80	35.89%	32,932,764	35.77%	2,595.01
53. Total	35,361.10	100.00%	92,066,983	100.00%	2,603.62
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,210.43	34.76%	7,112,247	34.76%	1,365.00
56. 2D1	38.35	0.26%	52,348	0.26%	1,365.01
57. 2D	4,147.55	27.67%	5,661,415	27.67%	1,365.00
58. 3D1	1,505.65	10.04%	2,055,217	10.04%	1,365.00
59. 3D	142.09	0.95%	193,953	0.95%	1,365.00
60. 4D1	1,313.49	8.76%	1,792,919	8.76%	1,365.00
61. 4D	2,631.60	17.56%	3,592,152	17.56%	1,365.01
62. Total	14,989.16	100.00%	20,460,251	100.00%	1,365.00
<b>Grass</b>					
63. 1G1	4,731.65	0.91%	3,028,258	0.95%	640.00
64. 1G	499.25	0.10%	314,286	0.10%	629.52
65. 2G1	13,236.90	2.53%	8,470,737	2.65%	639.93
66. 2G	7,799.32	1.49%	4,991,558	1.56%	640.00
67. 3G1	5,152.61	0.99%	3,289,991	1.03%	638.51
68. 3G	490,142.15	93.85%	298,980,441	93.58%	609.99
69. 4G1	34.18	0.01%	20,850	0.01%	610.01
70. 4G	648.81	0.12%	390,033	0.12%	601.15
71. Total	522,244.87	100.00%	319,486,154	100.00%	611.76
<b>Irrigated Total</b>					
	35,361.10	6.16%	92,066,983	21.24%	2,603.62
<b>Dry Total</b>					
	14,989.16	2.61%	20,460,251	4.72%	1,365.00
<b>Grass Total</b>					
	522,244.87	90.91%	319,486,154	73.71%	611.76
72. Waste	1,278.35	0.22%	399,556	0.09%	312.56
73. Other	596.36	0.10%	1,010,250	0.23%	1,694.03
74. Exempt	1.80	0.00%	0	0.00%	0.00
75. Market Area Total	574,469.84	100.00%	433,423,194	100.00%	754.48

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,631.32	2.76%	9,201,784	2.79%	3,497.02
46. 1A	13,510.46	14.19%	47,147,261	14.29%	3,489.69
47. 2A1	69.84	0.07%	244,440	0.07%	3,500.00
48. 2A	13,261.83	13.92%	46,243,743	14.01%	3,486.98
49. 3A1	54,287.80	57.00%	187,711,780	56.88%	3,457.72
50. 3A	2,793.07	2.93%	9,365,034	2.84%	3,352.95
51. 4A1	5,991.36	6.29%	20,805,963	6.30%	3,472.66
52. 4A	2,694.36	2.83%	9,292,855	2.82%	3,449.00
<b>53. Total</b>	<b>95,240.04</b>	<b>100.00%</b>	<b>330,012,860</b>	<b>100.00%</b>	<b>3,465.06</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	12,008.33	35.63%	12,248,493	35.63%	1,020.00
56. 2D1	72.21	0.21%	73,656	0.21%	1,020.02
57. 2D	10,514.17	31.20%	10,724,456	31.20%	1,020.00
58. 3D1	2,158.43	6.40%	2,201,592	6.40%	1,020.00
59. 3D	460.39	1.37%	469,597	1.37%	1,020.00
60. 4D1	5,102.67	15.14%	5,204,723	15.14%	1,020.00
61. 4D	3,384.13	10.04%	3,451,817	10.04%	1,020.00
<b>62. Total</b>	<b>33,700.33</b>	<b>100.00%</b>	<b>34,374,334</b>	<b>100.00%</b>	<b>1,020.00</b>
<b>Grass</b>					
63. 1G1	1,380.60	0.47%	826,159	0.49%	598.41
64. 1G	2,899.67	0.99%	1,739,802	1.03%	600.00
65. 2G1	9,123.45	3.11%	5,474,070	3.23%	600.00
66. 2G	8,754.90	2.98%	5,252,940	3.10%	600.00
67. 3G1	6,110.73	2.08%	3,666,438	2.16%	600.00
68. 3G	262,653.76	89.49%	151,026,224	89.12%	575.00
69. 4G1	2,236.94	0.76%	1,286,248	0.76%	575.00
70. 4G	326.04	0.11%	187,475	0.11%	575.01
<b>71. Total</b>	<b>293,486.09</b>	<b>100.00%</b>	<b>169,459,356</b>	<b>100.00%</b>	<b>577.40</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>95,240.04</b>	<b>22.37%</b>	<b>330,012,860</b>	<b>61.50%</b>	<b>3,465.06</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>33,700.33</b>	<b>7.92%</b>	<b>34,374,334</b>	<b>6.41%</b>	<b>1,020.00</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>293,486.09</b>	<b>68.94%</b>	<b>169,459,356</b>	<b>31.58%</b>	<b>577.40</b>
72. Waste	1,862.67	0.44%	603,150	0.11%	323.81
73. Other	1,420.92	0.33%	2,131,380	0.40%	1,500.00
74. Exempt	18,353.33	4.31%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>425,710.05</b>	<b>100.00%</b>	<b>536,581,080</b>	<b>100.00%</b>	<b>1,260.44</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	916.95	10.91%	2,558,292	11.25%	2,790.00
46. 1A	3,758.18	44.70%	10,404,303	45.77%	2,768.44
47. 2A1	217.65	2.59%	495,819	2.18%	2,278.06
48. 2A	1,936.98	23.04%	5,235,910	23.03%	2,703.13
49. 3A1	132.35	1.57%	369,256	1.62%	2,790.00
50. 3A	55.27	0.66%	154,205	0.68%	2,790.03
51. 4A1	943.47	11.22%	2,354,463	10.36%	2,495.54
52. 4A	446.04	5.31%	1,161,647	5.11%	2,604.36
<b>53. Total</b>	<b>8,406.89</b>	<b>100.00%</b>	<b>22,733,895</b>	<b>100.00%</b>	<b>2,704.20</b>
<b>Dry</b>					
54. 1D1	3.57	0.02%	4,463	0.02%	1,250.14
55. 1D	10,420.82	48.84%	13,026,136	48.84%	1,250.01
56. 2D1	1,101.81	5.16%	1,377,287	5.16%	1,250.02
57. 2D	5,993.05	28.09%	7,491,384	28.09%	1,250.01
58. 3D1	99.76	0.47%	124,707	0.47%	1,250.07
59. 3D	13.08	0.06%	16,352	0.06%	1,250.15
60. 4D1	2,027.09	9.50%	2,533,903	9.50%	1,250.02
61. 4D	1,677.42	7.86%	2,096,893	7.86%	1,250.07
<b>62. Total</b>	<b>21,336.60</b>	<b>100.00%</b>	<b>26,671,125</b>	<b>100.00%</b>	<b>1,250.02</b>
<b>Grass</b>					
63. 1G1	8,631.31	3.03%	5,392,877	3.04%	624.80
64. 1G	14,038.03	4.92%	8,773,905	4.94%	625.01
65. 2G1	36,905.81	12.94%	23,066,239	13.00%	625.00
66. 2G	113,715.00	39.87%	71,072,018	40.05%	625.00
67. 3G1	92,331.09	32.37%	57,707,057	32.52%	625.00
68. 3G	3,292.66	1.15%	1,926,208	1.09%	585.00
69. 4G1	12,231.19	4.29%	7,155,249	4.03%	585.00
70. 4G	4,064.40	1.43%	2,377,678	1.34%	585.00
<b>71. Total</b>	<b>285,209.49</b>	<b>100.00%</b>	<b>177,471,231</b>	<b>100.00%</b>	<b>622.25</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>8,406.89</b>	<b>2.67%</b>	<b>22,733,895</b>	<b>10.01%</b>	<b>2,704.20</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>21,336.60</b>	<b>6.77%</b>	<b>26,671,125</b>	<b>11.74%</b>	<b>1,250.02</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>285,209.49</b>	<b>90.45%</b>	<b>177,471,231</b>	<b>78.15%</b>	<b>622.25</b>
72. Waste	256.43	0.08%	78,515	0.03%	306.18
73. Other	98.58	0.03%	147,870	0.07%	1,500.00
74. Exempt	255.83	0.08%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>315,307.99</b>	<b>100.00%</b>	<b>227,102,636</b>	<b>100.00%</b>	<b>720.26</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	80.16	321,845	16,160.75	63,208,153	226,594.35	794,894,152	242,835.26	858,424,150
<b>77. Dry Land</b>	0.00	0	2,800.66	4,734,678	93,587.65	123,036,445	96,388.31	127,771,123
<b>78. Grass</b>	0.00	0	22,682.30	18,965,129	1,140,586.97	713,067,060	1,163,269.27	732,032,189
<b>79. Waste</b>	0.00	0	1,712.04	1,038,608	8,884.45	4,284,463	10,596.49	5,323,071
<b>80. Other</b>	0.00	0	3,699.31	4,222,214	20,608.31	24,128,797	24,307.62	28,351,011
<b>81. Exempt</b>	4.34	0	0.00	0	18,659.96	0	18,664.30	0
<b>82. Total</b>	<b>80.16</b>	<b>321,845</b>	<b>47,055.06</b>	<b>92,168,782</b>	<b>1,490,261.73</b>	<b>1,659,410,917</b>	<b>1,537,396.95</b>	<b>1,751,901,544</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	242,835.26	15.80%	858,424,150	49.00%	3,535.01
<b>Dry Land</b>	96,388.31	6.27%	127,771,123	7.29%	1,325.59
<b>Grass</b>	1,163,269.27	75.66%	732,032,189	41.79%	629.29
<b>Waste</b>	10,596.49	0.69%	5,323,071	0.30%	502.34
<b>Other</b>	24,307.62	1.58%	28,351,011	1.62%	1,166.34
<b>Exempt</b>	18,664.30	1.21%	0	0.00%	0.00
<b>Total</b>	<b>1,537,396.95</b>	<b>100.00%</b>	<b>1,751,901,544</b>	<b>100.00%</b>	<b>1,139.52</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag	2	49,662	1	208,072	1	5,682	3	263,416	0
83.2 Lake Properties Res	30	115,102	20	1,616,160	489	147,180,930	519	148,912,192	573,161
83.3 Northside Np Res	260	1,627,485	1,825	14,229,138	2,101	118,959,747	2,361	134,816,370	794,432
83.4 Rural (rec)	1	114,951	0	0	0	0	1	114,951	0
83.5 Rural Res	437	17,176,626	1,647	88,809,532	1,673	282,577,040	2,110	388,563,198	3,769,340
83.6 Small Villages Com	0	0	1	16,978	1	76,390	1	93,368	0
83.7 Small Villages Res	276	947,359	549	5,162,625	569	30,865,313	845	36,975,297	187,153
83.8 Southside Np Res	297	4,335,624	6,350	82,002,644	6,834	803,593,234	7,131	889,931,502	4,558,605
83.9 Suburban Rec	1	34,500	1	114,210	1	61,562	2	210,272	58,526
83.10 Suburban Res	162	6,166,259	644	31,896,513	664	101,156,549	826	139,219,321	968,126
83.11 Suth & Hersh Res	126	1,303,370	843	15,456,824	871	85,402,538	997	102,162,732	671,286
84 Residential Total	1,592	31,870,938	11,881	239,512,696	13,204	1,569,878,985	14,796	1,841,262,619	11,580,629

Schedule XII : Commercial 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>	
85.1	Ag	1	307,379	1	302,351	1	56,003	2	665,733	0
85.2	Lake Properties Com	0	0	0	0	10	1,432,895	10	1,432,895	0
85.3	North Platte Com	190	26,696,384	1,008	131,200,590	1,043	486,619,689	1,233	644,516,663	3,196,356
85.4	Rural Com	9	321,712	52	1,830,442	68	22,641,140	77	24,793,294	2,998,205
85.5	Rural Res	1	33,287	0	0	0	0	1	33,287	0
85.6	Small Villages Com	18	66,312	81	626,743	88	4,713,183	106	5,406,238	0
85.7	Southside Np Res	0	0	4	391,377	5	2,498,108	5	2,889,485	0
85.8	Suburban Com	16	852,613	35	2,124,241	42	7,664,927	58	10,641,781	229,302
85.9	Suburban Res	0	0	0	0	1	4,577	1	4,577	0
85.10	Suth & Hersh Com	10	85,131	86	1,433,251	92	19,947,911	102	21,466,293	639,349
86	Commercial Total	245	28,362,818	1,267	137,908,995	1,350	545,578,433	1,595	711,850,246	7,063,212

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	33,790.74	54.21%	35,818,184	54.59%	1,060.00
88. 1G	9,532.36	15.29%	10,104,298	15.40%	1,060.00
89. 2G1	4,010.63	6.43%	4,251,266	6.48%	1,060.00
90. 2G	2,047.09	3.28%	2,169,915	3.31%	1,060.00
91. 3G1	4,015.81	6.44%	4,116,243	6.27%	1,025.01
92. 3G	7,035.30	11.29%	7,211,214	10.99%	1,025.00
93. 4G1	1,416.65	2.27%	1,452,076	2.21%	1,025.01
94. 4G	480.24	0.77%	492,252	0.75%	1,025.01
95. Total	62,328.82	100.00%	65,615,448	100.00%	1,052.73
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	62,328.82	100.00%	65,615,448	100.00%	1,052.73
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	62,328.82	100.00%	65,615,448	100.00%	1,052.73

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,731.65	0.91%	3,028,258	0.95%	640.00
88. 1G	499.25	0.10%	314,286	0.10%	629.52
89. 2G1	13,236.90	2.53%	8,470,737	2.65%	639.93
90. 2G	7,799.32	1.49%	4,991,558	1.56%	640.00
91. 3G1	5,152.61	0.99%	3,289,991	1.03%	638.51
92. 3G	490,142.15	93.85%	298,980,441	93.58%	609.99
93. 4G1	34.18	0.01%	20,850	0.01%	610.01
94. 4G	648.81	0.12%	390,033	0.12%	601.15
95. Total	522,244.87	100.00%	319,486,154	100.00%	611.76
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	522,244.87	100.00%	319,486,154	100.00%	611.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	522,244.87	100.00%	319,486,154	100.00%	611.76



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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,380.60	0.47%	826,159	0.49%	598.41
88. 1G	2,899.67	0.99%	1,739,802	1.03%	600.00
89. 2G1	9,123.45	3.11%	5,474,070	3.23%	600.00
90. 2G	8,754.90	2.98%	5,252,940	3.10%	600.00
91. 3G1	6,110.73	2.08%	3,666,438	2.16%	600.00
92. 3G	262,653.76	89.49%	151,026,224	89.12%	575.00
93. 4G1	2,236.94	0.76%	1,286,248	0.76%	575.00
94. 4G	326.04	0.11%	187,475	0.11%	575.01
95. Total	293,486.09	100.00%	169,459,356	100.00%	577.40
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	293,486.09	100.00%	169,459,356	100.00%	577.40
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	293,486.09	100.00%	169,459,356	100.00%	577.40

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,631.31	3.03%	5,392,877	3.04%	624.80
88. 1G	14,038.03	4.92%	8,773,905	4.94%	625.01
89. 2G1	36,905.81	12.94%	23,066,239	13.00%	625.00
90. 2G	113,715.00	39.87%	71,072,018	40.05%	625.00
91. 3G1	92,331.09	32.37%	57,707,057	32.52%	625.00
92. 3G	3,292.66	1.15%	1,926,208	1.09%	585.00
93. 4G1	12,231.19	4.29%	7,155,249	4.03%	585.00
94. 4G	4,064.40	1.43%	2,377,678	1.34%	585.00
95. Total	285,209.49	100.00%	177,471,231	100.00%	622.25
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
Grass Total	285,209.49	100.00%	177,471,231	100.00%	622.25
<b>CRP Total</b>					
CRP Total	0.00	0.00%	0	0.00%	0.00
<b>Timber Total</b>					
Timber Total	0.00	0.00%	0	0.00%	0.00
<b>114. Market Area Total</b>					
114. Market Area Total	285,209.49	100.00%	177,471,231	100.00%	622.25

**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

56 Lincoln

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,741,755,330	1,805,789,840	64,034,510	3.68%	11,264,721	3.03%
02. Recreational	34,638,883	35,472,779	833,896	2.41%	315,908	1.50%
03. Ag-Homesite Land, Ag-Res Dwelling	141,583,178	140,964,127	-619,051	-0.44%	1,107,404	-1.22%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,917,977,391</b>	<b>1,982,226,746</b>	<b>64,249,355</b>	<b>3.35%</b>	<b>12,688,033</b>	<b>2.69%</b>
05. Commercial	593,826,432	705,676,312	111,849,880	18.84%	7,063,212	17.65%
06. Industrial	5,526,843	6,173,934	647,091	11.71%	0	11.71%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>599,353,275</b>	<b>711,850,246</b>	<b>112,496,971</b>	<b>18.77%</b>	<b>7,063,212</b>	<b>17.59%</b>
08. Ag-Farmsite Land, Outbuildings	66,832,780	68,662,264	1,829,484	2.74%	1,962,114	-0.20%
09. Minerals	5,440	5,440	0	0.00	0	0.00%
10. Non Ag Use Land	514,187	524,897	10,710	2.08%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>67,352,407</b>	<b>69,192,601</b>	<b>1,840,194</b>	<b>2.73%</b>	<b>1,962,114</b>	<b>-0.18%</b>
12. Irrigated	885,466,975	858,424,150	-27,042,825	-3.05%		
13. Dryland	128,114,508	127,771,123	-343,385	-0.27%		
14. Grassland	698,998,732	732,032,189	33,033,457	4.73%		
15. Wasteland	5,297,641	5,323,071	25,430	0.48%		
16. Other Agland	28,397,835	28,351,011	-46,824	-0.16%		
<b>17. Total Agricultural Land</b>	<b>1,746,275,691</b>	<b>1,751,901,544</b>	<b>5,625,853</b>	<b>0.32%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>4,330,958,764</b>	<b>4,515,171,137</b>	<b>184,212,373</b>	<b>4.25%</b>	<b>21,713,359</b>	<b>3.75%</b>

## 2022 Assessment Survey for Lincoln County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	2
<b>3.</b>	<b>Other full-time employees:</b>
	5
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$563,260
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$153,965
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$57,145
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,150
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$29313

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard
2.	<b>CAMA software:</b>
	Vanguard
3.	<b>Personal Property software:</b>
	Vanguard
4.	<b>Are cadastral maps currently being used?</b>
	The maps are still in the office to look back on for reference purposes but they are not maintained.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes, gWorks (ESRI/Arc View)
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes- <a href="http://www.lincoln.gworks.com">www.lincoln.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks (full support)
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	The most recent FSA aerial imagery provided to us by GWorks
10.	<b>When was the aerial imagery last updated?</b>
	The current and most recent imagery we are using is 2020 aerial imagery.

## C. Zoning Information

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

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

**D. Contracted Services**

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

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	The county contracts with Pritchard & Abbot for the oil and gas mineral parcels.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The appraisal company must be approved by the board and the contract must be compliant with any applicable provisions of Title 350 Ne. Admin. Code 50-004.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Renewed in 2020
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2022 Residential Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	All appraisal staff and three data collectors.																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The Northside North Platte is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southside North Platte is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street &amp; Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. Also, lot sizes for the most part are larger than on the north side of town.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Suburban areas around the parameters of North Platte and Villages</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential include the acreages not within a legal boundary of a Village or City.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. These are residential properties on Lake Maloney that sit on leased land. Jeffrey Lake south of the Village of Brady is also included in this grouping.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>This valuation grouping includes the villages of Sutherland and Hershey. Both villages are located along I-80 west of North Platte, and serve as housing for some of the work force in North Platte. Additionally, each town has a school system and some local amenities.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>This valuation grouping includes the villages of Maxwell, Wallace, Brady, Wellfleet and Dickens. These villages experience similar economic conditions despite their locations. Most of these villages have a school system but few other local amenities or employment opportunities.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The Northside North Platte is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.	2	Southside North Platte is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. Also, lot sizes for the most part are larger than on the north side of town.	3	Suburban areas around the parameters of North Platte and Villages	4	Rural Residential include the acreages not within a legal boundary of a Village or City.	5	Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. These are residential properties on Lake Maloney that sit on leased land. Jeffrey Lake south of the Village of Brady is also included in this grouping.	6	This valuation grouping includes the villages of Sutherland and Hershey. Both villages are located along I-80 west of North Platte, and serve as housing for some of the work force in North Platte. Additionally, each town has a school system and some local amenities.	8	This valuation grouping includes the villages of Maxwell, Wallace, Brady, Wellfleet and Dickens. These villages experience similar economic conditions despite their locations. Most of these villages have a school system but few other local amenities or employment opportunities.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																				
1	Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The Northside North Platte is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.																				
2	Southside North Platte is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. Also, lot sizes for the most part are larger than on the north side of town.																				
3	Suburban areas around the parameters of North Platte and Villages																				
4	Rural Residential include the acreages not within a legal boundary of a Village or City.																				
5	Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. These are residential properties on Lake Maloney that sit on leased land. Jeffrey Lake south of the Village of Brady is also included in this grouping.																				
6	This valuation grouping includes the villages of Sutherland and Hershey. Both villages are located along I-80 west of North Platte, and serve as housing for some of the work force in North Platte. Additionally, each town has a school system and some local amenities.																				
8	This valuation grouping includes the villages of Maxwell, Wallace, Brady, Wellfleet and Dickens. These villages experience similar economic conditions despite their locations. Most of these villages have a school system but few other local amenities or employment opportunities.																				
AG OB	Agricultural outbuildings																				
AG DW	Agricultural dwellings																				
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Only the cost approach is used for the residential class of property.																				
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																				

	The county appraisal staff develops depreciation tables using local sales data with assist from Vanguard.																																																						
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																																																						
	Yes																																																						
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																																																						
	The sales comparison approach was used as much as possible, as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land. Unimproved lots are adjusted for not being improved.																																																						
<b>7.</b>	<b>How are rural residential site values developed?</b>																																																						
	Lincoln County uses the sales comparison approach to determine a vacant lot value, than adds for the lot being improved (\$25,000) for water/well, sewer/septic and electrical																																																						
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																						
	Yes																																																						
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																						
	A discounted cash flow process is used for all parcels that have filed a Form 191 to combine parcels held for sale or resale. Any without applications filed are valued the same as all other lots.																																																						
<b>10.</b>	<table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2020</td> <td>2010</td> <td>2017</td> <td>2017</td> </tr> <tr> <td>2</td> <td>2020</td> <td>2010</td> <td>2018</td> <td>2018</td> </tr> <tr> <td>3</td> <td>2020</td> <td>2010</td> <td>2020</td> <td>2020</td> </tr> <tr> <td>4</td> <td>2020</td> <td>2010</td> <td>2020</td> <td>2020</td> </tr> <tr> <td>5</td> <td>2020</td> <td>2010</td> <td>2021</td> <td>2017</td> </tr> <tr> <td>6</td> <td>2020</td> <td>2010</td> <td>2021</td> <td>2019</td> </tr> <tr> <td>8</td> <td>2020</td> <td>2010</td> <td>2021</td> <td>2019</td> </tr> <tr> <td>AG OB</td> <td>2020</td> <td>2010</td> <td>2022</td> <td>2022</td> </tr> <tr> <td>AG DW</td> <td>2020</td> <td>2010</td> <td>2022</td> <td>2022</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2010	2017	2017	2	2020	2010	2018	2018	3	2020	2010	2020	2020	4	2020	2010	2020	2020	5	2020	2010	2021	2017	6	2020	2010	2021	2019	8	2020	2010	2021	2019	AG OB	2020	2010	2022	2022	AG DW	2020	2010	2022	2022
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																																																			
1	2020	2010	2017	2017																																																			
2	2020	2010	2018	2018																																																			
3	2020	2010	2020	2020																																																			
4	2020	2010	2020	2020																																																			
5	2020	2010	2021	2017																																																			
6	2020	2010	2021	2019																																																			
8	2020	2010	2021	2019																																																			
AG OB	2020	2010	2022	2022																																																			
AG DW	2020	2010	2022	2022																																																			
	Vanguard's (CAMA vendor) costing is 2010 and is adjusted yearly for inflation.																																																						



## 2022 Commercial Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	All appraisal staff.												
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Within the City of North Platte the economic conditions are highly impacted by the commercial market.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>The suburban corridors connect the traffic into the City and along each highway and the interstate.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural areas are not within urban jurisdictions.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Sutherland and Hershey villages with limited amenities but in closer proximity to North Platte.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Maxwell, Wallace, Brady and Wellfleet. Smaller villages varying in distance from North Platte and offering only limited amenities.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Within the City of North Platte the economic conditions are highly impacted by the commercial market.	3	The suburban corridors connect the traffic into the City and along each highway and the interstate.	4	The rural areas are not within urban jurisdictions.	6	Sutherland and Hershey villages with limited amenities but in closer proximity to North Platte.	8	Maxwell, Wallace, Brady and Wellfleet. Smaller villages varying in distance from North Platte and offering only limited amenities.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Within the City of North Platte the economic conditions are highly impacted by the commercial market.												
3	The suburban corridors connect the traffic into the City and along each highway and the interstate.												
4	The rural areas are not within urban jurisdictions.												
6	Sutherland and Hershey villages with limited amenities but in closer proximity to North Platte.												
8	Maxwell, Wallace, Brady and Wellfleet. Smaller villages varying in distance from North Platte and offering only limited amenities.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	The Cost Approach is the most commonly used method of valuing commercial properties; however, when available the Income Approach is used. The Sales Comparison Approach is used to help value unsold properties with the Cost Approach.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	Unique commercial properties usually do not have comparable sales so a cost approach is performed, as well as an income approach if relevant. Then a correlation of value using both approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties.												
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
	The county studied the Vanguard depreciation tables and found that they were compatible to use. When the next physical inspection and review of all commercial properties is complete, this will be checked again.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>												
	Not at this time; however, an economic depreciation or map factor is applied within the villages.												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												
	The sales comparison approach was used as much as possible; however, in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land.												

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2010	2010	2021	2021
	3	2010	2010	2021	2020
	4	2010	2010	2021	2020
	6	2010	2010	2021	2021
	8	2010	2010	2021	2021

## 2022 Agricultural Assessment Survey for Lincoln County

1.	<b>Valuation data collection done by:</b>
	Appraisal staff and occasionally will be assisted by appraisal data entry clerks or former appraisal data entry clerks.
2.	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>

<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>
1	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.	2022
2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2022
3	Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.	2022

4	Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.	2022
A land use review was completed during assessment year 2019 using 2018 imagery.		
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
Class or subclass includes, but not limited to, the classifications of agricultural land defined in sections 77-1359 and 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics. Also a good understanding of Title 350 Chapter 14 Agricultural and Horticultural Land Assessment Regulations; specifically REG-14-002.01 and 14-002.07 through 14-002.56 definitions of soil types and their uses and REG-14-003 Areas, defining the 8 land areas outlining the geographical formations, soils parent materials, topographic regions, growing seasons, frost-free days, average rainfall, predominant land uses, typical farming and ranching practices and typical crops located in each land area.		
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
<p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p>		
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	
Yes		
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	
Analysis is completed by an in-house appraiser. Feedlots are valued as a unit based on head count , size, and quality of the operation.		

7.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.
7a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	Irrigated grass is the only other subclass currently. The value is arrive by using a formula based on other subclass and using market analysis as well
	<b><i>If your county has special value applications, please answer the following</i></b>
8a.	<b>How many parcels have a special valuation application on file?</b>
	335
8b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Market Analysis is used and a more detailed Special Valuation Methodology report is kept on file in our office.
	<b><i>If your county recognizes a special value, please answer the following</i></b>
8c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.
8d.	<b>Where is the influenced area located within the county?</b>
	Mainly along the North Platte & South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.
8e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.

## **THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2021**

SS 77-1311.02 requires the county assessor shall prepare a plan of assessment that describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall describe the actions necessary to achieve the levels required by state law and the resources needed to complete those actions. This plan should be completed by June 1; presented to the county board by July 31 and a copy and any amendments mailed to the Department of Revenue by October 31 of each year. SS 77-1311.03 states that all parcels of real property in the county will be inspected and reviewed no less than every six years.

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

- Assessment review: the reexamination of assessments by a governmental agency that has the authority to alter individual assessments on its own motion.
- Reappraisal: the mass appraisal of all property within an assessment jurisdiction accomplished within or at the beginning of a reappraisal cycle (revaluation of reassessment).
- Updates: annual adjustments applied to properties between reappraisals.

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

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

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

For the 2019 assessment year, we performed another physical review and inspection of all seven villages within the county. Due to the conversion to Vanguard taking longer than had anticipated, a blanket adjustment of 10% was placed on all parcels in the villages of Sutherland and Hershey for 2019. These properties were updated and moved to using Vanguard costing and depreciation tables for the 2021 assessment year. Sutherland and Hershey received a trended adjustment for 2019, the villages of Maxwell, Brady, Wallace, and Wellfleet remained unchanged. The new land methodology was implemented for the Villages for 2021 as well. The new assessments for the Villages are now using the new Vanguard CAMA system and depreciation tables developed for those areas. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2022, 2023, and 2024.

For 2023, we will be starting our physical review and inspection of the city of North Platte. We will concentrate on getting the North side neighborhoods done for 2023. The south side of North Platte is scheduled for the 2024 assessment year. The new land methodology will be implemented for the residential property as well. The new assessments for the North side of the city of North Platte will use the new Vanguard CAMA system and depreciation tables will be developed for those areas.

## COMMERCIAL

The last physical review and inspection of the commercial class of property located in Lincoln County was completed in 2016 and 2017. Sales were reviewed and adjustments to commercial properties were made as needed for 2016.

So, for 2017, we worked on all the data entry and worked on getting the commercial property all to the updated September, 2015, costing as well and no longer on overridden values. This was only Commercial properties within North Platte which would be about 1,000 parcels. In time, we will be developing the cost approach to value. Income and expense statements were requested from the appropriate commercial property owners to assist in developing the income approach where applicable.

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

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

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

The next planned physical review and inspection of the Commercial properties in North Platte will be for the 2022 assessment year. All of North Platte Commercial parcels will be removed from override and re-assessed using Vanguard costing and depreciation schedules. Income and expense statements will be requested when appropriate to assist in developing the income approach to value. Commercial land will be reviewed and re-assessed for 2022 as well. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2023, 2024, and 2025.

## RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

All improved properties located in the suburban and rural areas were re-appraised for 2016, and all improved properties had on-site physical reviews and inspections done as well. For 2016 these suburban and rural residential and improved agricultural parcels were updated to the September, 2015, costing tables. Model sales were studied. Then depreciation and effective age tables were created so all parcels were at the most current September, 2015, costing on the improvements.

Due to falling out of compliance with the statutory range, a review of all of the suburban properties was performed for 2019. They were last reviewed in 2016, but current sales show this area is beginning to fall out of statutory range of compliance based on the current sales within the ratio period. Due to the conversion to Vanguard taking longer than had anticipated, a blanket adjustment of 9% was also placed on all suburban properties for 2019. Most of these properties were updated and moved to be using Vanguard costing and depreciation tables for the 2020 assessment year and what didn't get moved for 2020, was done for 2021.

For the 2020 assessment year, all of the rural residential and improved agricultural properties were physically inspected and reviewed. All of the suburban and rural residential properties were re-assessed in neighborhoods Co.-2, Co.-3, Co.-4, Co.-9, Co.-10, and Co.-11 for 2020. Due to the pandemic shutting down the courthouse, the remaining neighborhoods were not able to be re-assessed for 2020. All of the improved agricultural parcels were physically inspected, but also were not all re-assessed. All parcels that were not re-



assessed received new valuations for 2021. However, these parcels did receive the new land methodology valuation for 2020. These parcels have been updated with the current Vanguard cost tables as well as new depreciation tables created and used for these parcels. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2022, 2023, and 2024.

For the 2020 assessment year, a new land methodology was developed and put into place for the suburban, rural residential, and improved agricultural properties. Our vendor, Vanguard, helped in the development of the land valuations for 2020. For vacant parcels, the vacant land sales were used to establish values of those parcels. With regards to the improved parcels, the values of the septic, well, and electricity to the house were included in the total land valuation. A study of what septic systems, wells, and electricity costs were ranged from \$15,000 and up; we determined that on average, it would cost \$25,000 to install these items on an improved parcel. So for the improved parcel, we developed a methodology that took the unimproved sale value plus the \$25,000 for the land improvements. For the unimproved parcels, they received a 50% discount for vacancy across the county to remove the land improvements from the land value. Sales indicated to us that there were three separate areas namely, Area #1 with a 1 acre base of \$45,000, Area #2 with a 1 acre base of \$35,000, and Area #3 with a 1 acre base of \$25,000. Area #1 includes neighborhoods Co.-1, Co.-2, and Co.-8. These three neighborhoods are in close proximity to the city of North Platte and have the highest demand for country living but still being close to necessary amenities that the city of North Platte can provide. Area #2 includes neighborhoods Co.-4 (Township 12 only), Co.-6, and Co.-10. These three neighborhood areas are along the Highway 30 and Interstate area as well as further south of the city of North Platte. The demand is still high in these areas due to having Villages nearby with some amenities or still being fairly close to the city of North Platte. Area #3 includes all the rest of the rural neighborhoods namely, Co.-3, Co.-4 (Townships 9, 10, and 11 only), Co.-5, Co.-7, Co.-9, and Co.-11. Demand in these areas are not as high as they are in the other two areas and far fewer suburban and rural residential parcels can be found in these areas as these areas are predominantly agricultural properties. The 1 acre base in each area was also used for the improved agricultural parcels based on what neighborhood the improved agricultural parcel was located in. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2022, 2023, and 2024.

For the 2021 assessment year, the remaining areas in the suburban and rural residential neighborhoods, as well as all of the improved agricultural parcels, that didn't get done for 2020, were re-assessed. All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2022, 2023, and 2024. These sub-classes will receive adjustments as needed to reflect market conditions. As new GIS aerial imagery is received and time permits, we also continue to check and monitor the improved and unimproved parcels throughout the county for any changes in the adding or removing of buildings. Most recently, the newest 2018 imagery was reviewed in the late summer & early fall of 2018 for land use changes and new or removed improvements in preparation for the 2019 physical review and inspections. We received our updated 2020 FSA imagery late last year.

For 2016 our methodology for our Recreational parcels was reviewed and updated. Due to continued sales of recreational parcels, a review of all recreational parcels was performed for 2021; however, no adjustments were warranted to the Recreational land valuation for 2021.

There was also a review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade. Any parcels that were receiving special valuation that we no longer felt qualified under the new methodology were sent a letter informing them of our decision and encouraged to reapply for the Special Valuation by filing a new Special Valuation Application Form 456. The Recreational sales were monitored and an adjustment was made for 2016, increasing the recreational value based on these sales. These special valuation applications will continue to be reviewed and sales will continue to be monitored for the 2022, 2023, and 2024 assessment years to reflect the market conditions.

## UNIMPROVED AGRICULTURAL LAND

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

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

For tax year 2007, due to legal issues arising from water use that was affecting sales, a fifth market area was established. This new area divided Area Three along the boundary line between the Twin Platte and Middle Republican Natural Resource Districts. It is approximately 7 miles south of Lake Maloney Reservoir then south to the county line and from the west county line east to the Area Four boundary. This area was designated Market Area Five. At that time, this area was restricted with a moratorium on drilling new irrigation wells in their jurisdiction since July 2004, and each existing well was limited to 39 inches of water per acre for 2005, 2006, and 2007. Legislation passed during the 2007 session initiated policies concerning water issues in the Middle Republican NRD, but this legislation only exasperated property owners and public officials further and no real solution is in sight.

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

Our GIS system currently has 2018 FSA aerial imagery for the most recent inspections. The appraisal staff visually inspected all unimproved suburban, rural residential, & Agricultural parcels in the late summer & early fall of 2018 for the 2019 assessment year using the most current 2018 GIS Workshop aerial imagery while preparing for our improved suburban, and the rural residential, and improved Agricultural parcel data review beginning in 2020 & finishing in 2021. If any discrepancies were found, an actual on-site inspection was performed by an appraiser for any corrections or to add any new improvements that were spotted. Staff also uses Google Earth imagery if necessary. GIS Workshop has updated our GIS website to the most current 2020 FSA imagery earlier in the 2021 assessment year. We will continue to view the new aerial imagery and again, as time permits, to watch for new improvements & land use changes to the unimproved suburban, rural residential, & Agricultural parcels throughout 2022, 2023, and 2024. .

For 2017, new updated soil maps were required to be implemented for the 2017 assessment year. These maps were from the NRCS and were updated by the Lincoln County Assessor and the computer analyst, with help from GIS Workshop, for the 2017 assessment year. These will continue to be spot checked and corrections will be made as necessary for the 2022, 2023, and 2024 assessment year as well.

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

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2022, 2023, and 2024. Per the recommendation of our State Field Liaison and review of the current sales in the 2014 and 2015 ratio period, Market Area 3 & Market Area 5 were looked at again together as a whole. It was determined that the sales are

not showing the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore, for 2014 and 2015, agricultural land values were the same in both these Market Areas. For this reason, this area was all combined back in to one big Market Area 3 again for 2016, like it was prior to 2007.

Market Area 2 had an increase in valuation for 2021 in all three classes, grassland seeing the biggest increase at 15%. The dry land and irrigated land only saw a 5% increase in value from 2020. The other 3 market areas had no increases, but stayed the same as the 2020 values were.

Agricultural land sales with improvements less than 5% of the sale price will also be reviewed at the Division’s request as well as borrowing sales from bordering counties where sale numbers are insufficient to determine a fair market value if deemed necessary.

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

We have also seen more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013, they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2022, 2023, and 2024.

## **2021 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS**

<u>Property Class</u>	<u>Median</u>
Residential	95.00
Commercial/Industrial	94.00
Unimproved Agricultural	70.00
Special Valuation	70.00

### **TRAINING**

Julie Stenger took office on January 1<sup>st</sup>, 2011. Her Assessor’s Certificate is valid through December 31, 2022. Our deputy, Pat Collins, received her Assessor’s Certificate in the fall of 2010 and is valid through December 31<sup>st</sup>, 2022. They both attend the workshops and classes to receive the required continuing education hours to maintain their Assessor’s Certificates. Two of the staff appraisers have Assessor’s Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as Property Assessment Division classes when available to collect the required continuing education hours. IAAO classes are nearly cost prohibitive for multiple students when living expenses are also paid by the county, thus assessor certified staff rely on division classes offered locally, at workshops, and elsewhere to meet the continuing education requirements. The third and newest appraiser is training and will be attending appraisal classes to learn as much as she can over the next few years.

## BUDGET

Purposed budget for 2021-2022 (estimated)	\$563,260
Salaries	\$448,785
Education	\$5,850
Data processing equipment and software	\$59,145
Reappraisal (for one oil well)	\$180
Other (office supplies, printing, & misc.)	\$49,300

## STAFF

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

## CONCLUSION

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

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

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

Julie Stenger  
Lincoln County Assessor  
July 21, 2021

Methodology for Special Valuation  
Lincoln County  
March 1, 2022

At the present time there is one parcel that has been approved for special valuation near the city of North Platte. The parcel in question is land adjoining the Wal-Mart Super Center. Through the sales verification and ratio study processes of unimproved commercial land in this area a value was established. Commercial development is the highest and best use of this parcel. Sales of unimproved agricultural land in Market Area 1 are analyzed yearly and the value for dry crop land is being applied as the special value to this parcel. This land is being used to harvest alfalfa as feed for livestock.

There are 335+ approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2022. For 2016, our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior to this; some are now being disqualified. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. The recreation value of the accretions was increased for 2016 to reflect the current market value of these recreational accretions. This study was also used to determine the uninfluenced Ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

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

Julie Stenger  
Lincoln County Assessor