

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2023 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LINCOLN COUNTY**

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

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

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

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

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

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

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

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

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

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

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

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

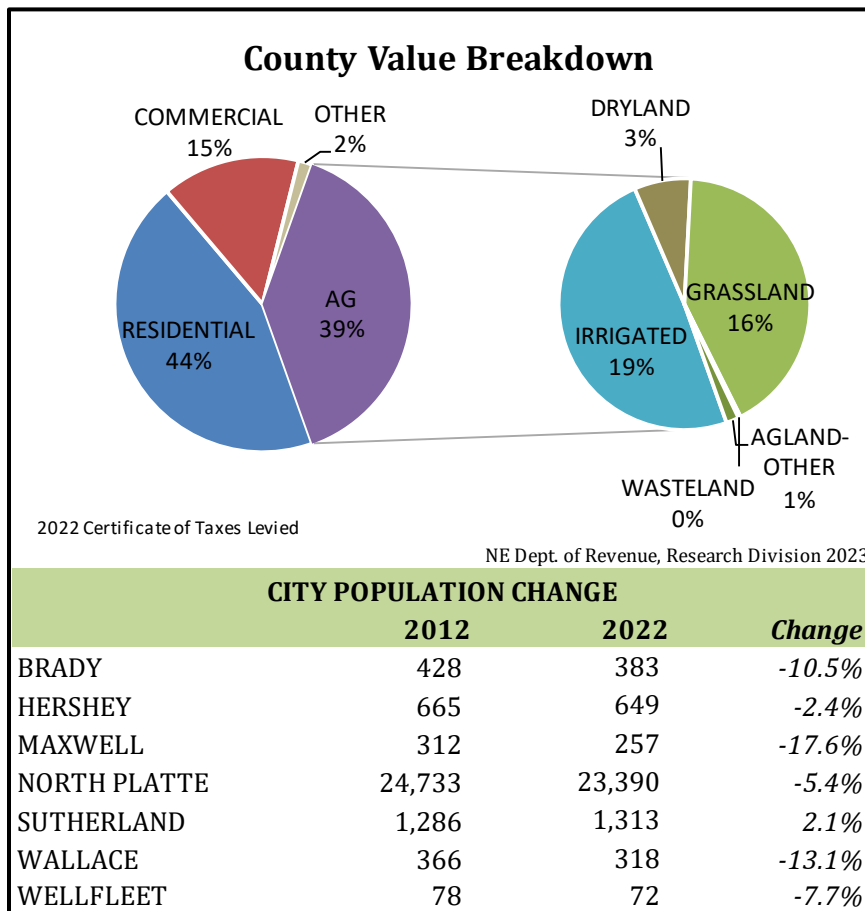
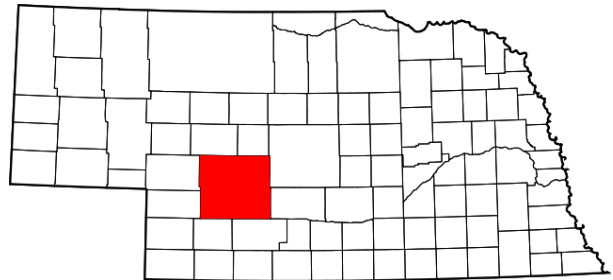
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 2,564 square miles, Lincoln County has 34,133 residents, per the Census Bureau Quick Facts for 2021, a 2% decline from the 2020 U.S. Census. Reports indicate that 68% 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 \$137,298 (2022 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 1,037 employer establishments with total employment of 11,454 for a 1% 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.

## 2023 Residential Correlation for Lincoln County

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### *Assessment Actions*

The north side of North Platte was physically inspected and reviewed for 2023. The properties at Lake Maloney and Jeffrey Lake making up Valuation Group 5 were also physically inspected and reviewed for 2023. The trended adjustments from the previous year were removed from both valuation groups.

The southside of North Platte received a 16% trended adjustment. With the updated cost manual from Vanguard that was received, depreciation tables were checked and adjusted accordingly, and all map factors were reviewed and adjusted as needed for the remaining Valuation Groups 3, 4, 6 & 8.

### *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.

A review of the sales roster which included both qualified and non-qualified sales portrays that the county assessor continues to qualify a higher percent of sales than the statewide average. No apparent bias was detected in the process of qualification determinations.

The use of seven distinct valuation groups remains unchanged. The City of North Platte is divided into Valuation Groups 1 and 2. Valuation Group 5 are the recreational lake properties. Valuation Groups 6 and 8 are used for the smaller towns within the county. The remaining Valuation Groups of 3 and 4 are for parcels outside the city limits.

The county is in compliance with the six-year inspection and review cycle. All residential parcels have been physically inspected since 2016. The details of the assessment practices are provided in a written valuation methodology maintained by the county assessor.

## 2023 Residential Correlation for Lincoln County

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### *Description of Analysis*

The residential class in Lincoln County is comprised of seven valuation groups that are based on the economic characteristics of the areas.

<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 study period consisted of 1344 sales with a statistical profile demonstrating the central tendency statistics and the qualitative statistics within the acceptable ranges. Individual analysis of the seven valuation groups median found that all were within the acceptable range.

Valuation Group 1 with 157 sales has a PRD above the desired range at 105%. The removal of the six sales below \$15,000 reduced the PRD to 102%. Likewise, the stratification by sales price does not show a consistently dropping median as the sales price range increases.

In similar fashion, Valuation Group 4 with 118 sales had a PRD above the desired range at 104%. The removal of the two lowest sales lowered the PRD to 103%. The stratification by sales prices does not show a consistently dropping median as the sales price range increases. A trimmed analysis of the highest and lowest ratio lowers the PRD to 102%.

A PRD of 104 is found with Valuation Groups 5, 6 and 8 with 30, 96 and 35 sales respectively. None of the valuation groups show a consistently dropping median as the sales price range increases. Valuation Group 6 is reduced to 103% for the PRD with the removal of the lowest dollar sale which is under \$15,000.

## 2023 Residential Correlation for Lincoln County

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### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	157	98.14	103.80	98.48	15.01	105.40
2	854	93.22	94.91	93.83	16.05	101.15
3	54	96.34	97.03	95.20	16.78	101.92
4	118	94.18	94.47	90.98	16.59	103.84
5	30	99.05	98.72	94.68	11.26	104.27
6	96	95.69	97.25	93.53	17.30	103.98
8	35	97.13	95.52	91.46	18.66	104.44
<u>ALL</u>	<u>1,344</u>	94.66	96.27	93.76	16.13	102.68

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Lincoln County is 95%.

## 2023 Commercial Correlation for Lincoln County

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### *Assessment Actions*

Pick-up work was completed and placed on the assessment roll.

### *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 sales roster was reviewed to confirm if all arm's-length transactions were made available for measurement purposes. The usability rate was also examined and was found to be comparable to the statewide average.

Five separate valuation groups are used to stratify the commercial class. The commercial parcels within the city limits of North Platte comprise Valuation Group 1. The economic differences of the villages in Lincoln County are represented in Valuation Groups 6 and 8. The commercial parcels outside of city limits are encompassed in Valuation Groups 3 and 4. Each of the five valuation groups sufficiently distinguish unique attributes of the commercial market in Lincoln County.

The six-year inspection and review cycle has been adhered to in the commercial class of property. While the costing and appraisal tables used are outside the six-year inspection and review cycle, adjustments to the tables have been made to recognize the changing economic conditions.

### *Description of Analysis*

Five valuation groups with unique economic characteristics are used by the Lincoln County Assessor to stratify the sales.

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

The current commercial study period in Lincoln County contains 99 sales with 84 of the sales in Valuation Group 1. The overall statistics have a median and mean in the middle of the acceptable

## 2023 Commercial Correlation for Lincoln County

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range while the weighted mean is slightly low at 88%. The qualitative statistics come in with the COD at 13% while the PRD is high at 108%. The only strata with sufficient sales for reliable measurement was Valuation Group 1 which had a median and mean of 97% and 95% respectively. The weighted mean was at 89%. The COD was at 10% while the PRD was at 107%. If the highest and lowest ratios are removed, the median remains at 97% and the PRD declines to 103%. Additionally, an array of the sales by sales amount does not display a regressive pattern.

Examination of the sales by occupancy code, demonstrates only four codes with eight or more sales. The medians for these codes are within the acceptable range. Occupancy code 344 with 16 sales had a PRD of 111%. Occupancy code 406 with 13 sales had a PRD of 110%. No pattern of regressivity was observed in either of the occupancy codes when arrayed by sales amounts.

The 2023 Abstract of Assessment Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) reflects the lack of assessment actions by the county assessor. The less than 1% change in abstract growth is consistent with the less than 2% observed change of the sample change.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	84	96.67	94.96	88.66	10.45	107.11
3	3	109.41	148.64	104.40	53.59	142.38
4	4	64.84	69.70	66.60	14.56	104.65
6	6	93.61	89.69	87.00	11.59	103.09
8	2	80.36	80.36	66.15	21.57	121.48
____ ALL ____	99	96.26	94.95	88.15	13.05	107.71

### *Level of Value*

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

## 2023 Agricultural Correlation for Lincoln County

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### *Assessment Actions*

Improvements were updated in the Vanguard Computer-Assisted Mass Appraisal (CAMA) system and valued using the CAMA January 2020 costing with a 120% manual level adjustment for inflation over time. In Market Area 1 irrigated land was increased between 3% and 7% based on Land Capability Group (LCG). Dryland was increased 1% while grassland was increased between 2% and 4%. Market Area 2 had increases of 5%, 4% and 8% respectively for irrigated land, dryland and grassland. Market Area 3 had increases for dryland 10%, irrigated land 3% and grassland 4%. Market Area 4 had increases of 4% dryland only. Land use changes and 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 examination of the arm's-length transactions and the usability rate that is above the statewide average support the finding that the sales qualification and verification practices are satisfactory for the agricultural class.

The Lincoln County Assessor identifies four market areas to account for topographical or geographical differences that can affect market value. Market Area 1 is defined by river basin along the North and South Platte Rivers where the land is typically flat land used largely for cropland. The remaining portion is productive pastureland. The remaining three market areas are geographically defined by the northern portion of the county and the southwest and southeast portions of the county. The northern Market Area 2 is more in common with the Sandhills Region comprised of rolling slopes of native pastureland too fragile for cropping. Only the north eastern part of this market area has soils capable of supporting crops. The rolling hills of the southwestern part of Market Area 3 is primarily grassland. Market Area 4 in the southeastern portion of the county is mainly canyons and steeper terrain. The characteristics of the land that influence the market value of the land are affectively defined by the four market areas used to value the land in Lincoln County.

Agricultural homes and outbuildings are valued using the same appraisal models as the rural residential subclass. The rural townships are reviewed contemporaneous with the residential inspection cycle to maintain adherence to the six-year inspection and review requirements.

A review of intensive use parcels, special value, and government programs is also completed in the assessment practice review process. The areas along the North and South Platte Rivers are the areas that the 335 special valuation applications are utilized. The intensive use parcels are valued based on head count, size, and quality of the operation. The acres in the Conservation Reserve Program (CRP) have started to be identified in the county and are valued at the average of grassland and dryland in the market area they are located although the acres are minimal. The acres

## 2023 Agricultural Correlation for Lincoln County

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in the Conservation Reserve Enhancement Program (CREP) have started to be identified and are valued at the average of dryland and irrigated land in the market area where they are located.

### *Description of Analysis*

The statistical review of the agricultural land indicates that the median and mean are within the acceptable range while the weighted mean is slightly low. The qualitative statistics are within the IAAO recommended ranges. Examination of the statistics by the four defined market areas in Lincoln County indicates that each market area has sufficient populations for statistical reliance and the medians are within range. Analysis by 80% Majority Land Use (MLU) by market areas presents satisfactory medians for all market area subclasses with 10 or more sales for analysis.

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.

Lincoln County agricultural land values are analogous 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 valuations were reduced as required.



## 2023 Agricultural Correlation for Lincoln County

### *Equalization and Quality of Assessment*

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	31	69.27	72.52	68.11	14.67	106.47
1	11	74.21	75.50	74.65	11.93	101.14
2	3	49.82	51.71	50.36	12.63	102.68
3	17	69.27	74.26	68.38	13.48	108.60
<u>Dry</u>						
County	14	72.53	74.38	66.86	30.64	111.25
1	1	74.91	74.91	74.91	00.00	100.00
3	11	70.14	74.40	65.77	37.95	113.12
4	2	73.98	73.98	70.39	09.14	105.10
<u>Grass</u>						
County	60	70.40	66.20	64.23	19.35	103.07
1	2	28.30	28.30	27.67	16.64	102.28
2	12	70.40	72.45	72.53	10.31	99.89
3	21	73.19	66.29	62.46	17.78	106.13
4	25	71.26	66.16	65.50	20.71	101.01
<u>ALL</u>	125	70.40	69.30	67.15	21.26	103.20

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Lincoln County is 70%.

### *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 70%.

### *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 47%.

## 2023 Agricultural Correlation for Lincoln County

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

A review of agricultural land values in Lincoln County in areas that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the 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 47%.


## 2023 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>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	70	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	70	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, 2023.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Lincoln County

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### Residential Real Property - Current

Number of Sales	1344	Median	94.66
Total Sales Price	\$252,203,705	Mean	96.27
Total Adj. Sales Price	\$252,203,705	Wgt. Mean	93.76
Total Assessed Value	\$236,460,882	Average Assessed Value of the Base	\$142,711
Avg. Adj. Sales Price	\$187,652	Avg. Assessed Value	\$175,938

### Confidence Interval - Current

95% Median C.I	93.63 to 95.58
95% Wgt. Mean C.I	92.60 to 94.91
95% Mean C.I	95.07 to 97.47
% of Value of the Class of all Real Property Value in the County	43.31
% of Records Sold in the Study Period	9.07
% of Value Sold in the Study Period	11.18

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	1,249	94	94.05
2021	1,130	95	94.95
2020	1,082	95	94.87
2019	1,133	96	96.44

## 2023 Commission Summary for Lincoln County

### Commercial Real Property - Current

Number of Sales	99	Median	96.26
Total Sales Price	\$45,248,746	Mean	94.95
Total Adj. Sales Price	\$45,248,746	Wgt. Mean	88.15
Total Assessed Value	\$39,886,375	Average Assessed Value of the Base	\$423,627
Avg. Adj. Sales Price	\$457,058	Avg. Assessed Value	\$402,893

### Confidence Interval - Current

95% Median C.I	94.69 to 98.18
95% Wgt. Mean C.I	82.43 to 93.87
95% Mean C.I	90.41 to 99.49
% of Value of the Class of all Real Property Value in the County	14.16
% of Records Sold in the Study Period	6.07
% of Value Sold in the Study Period	5.77

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	86	98	98.20
2021	115	94	94.03
2020	105	94	94.03
2019	97	95	95.35

**56 Lincoln  
RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 1,344  
 Total Sales Price : 252,203,705  
 Total Adj. Sales Price : 252,203,705  
 Total Assessed Value : 236,460,882  
 Avg. Adj. Sales Price : 187,652  
 Avg. Assessed Value : 175,938

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 96  
 COD : 16.13  
 PRD : 102.68

COV : 23.30  
 STD : 22.43  
 Avg. Abs. Dev : 15.27  
 MAX Sales Ratio : 288.89  
 MIN Sales Ratio : 14.20

95% Median C.I. : 93.63 to 95.58  
 95% Wgt. Mean C.I. : 92.60 to 94.91  
 95% Mean C.I. : 95.07 to 97.47

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	141	106.70	108.68	108.98	11.08	99.72	14.20	171.96	104.42 to 109.60	179,048	195,133	
01-JAN-21 To 31-MAR-21	157	104.08	106.34	104.88	12.20	101.39	69.21	191.54	102.18 to 106.58	176,401	185,011	
01-APR-21 To 30-JUN-21	187	96.11	97.71	97.55	13.85	100.16	31.95	237.62	93.56 to 99.33	171,915	167,695	
01-JUL-21 To 30-SEP-21	183	94.80	98.64	94.64	15.68	104.23	49.69	283.20	92.34 to 96.74	180,661	170,972	
01-OCT-21 To 31-DEC-21	191	93.54	94.14	92.83	12.41	101.41	37.09	200.92	91.16 to 95.21	192,171	178,397	
01-JAN-22 To 31-MAR-22	125	93.37	96.13	91.59	17.46	104.96	37.06	288.89	89.80 to 96.00	186,117	170,474	
01-APR-22 To 30-JUN-22	167	86.73	88.43	84.89	17.42	104.17	30.30	193.43	83.27 to 89.37	209,729	178,041	
01-JUL-22 To 30-SEP-22	193	82.65	84.31	82.28	16.32	102.47	52.40	154.79	79.23 to 85.33	202,383	166,517	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	668	101.04	102.31	100.90	14.03	101.40	14.20	283.20	99.41 to 102.20	176,871	178,454	
01-OCT-21 To 30-SEP-22	676	89.02	90.29	87.47	16.32	103.22	30.30	288.89	87.55 to 90.12	198,305	173,452	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	718	96.42	98.88	97.04	14.21	101.90	31.95	283.20	95.21 to 97.74	180,513	175,163	
<u>ALL</u>	1,344	94.66	96.27	93.76	16.13	102.68	14.20	288.89	93.63 to 95.58	187,652	175,938	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	157	98.14	103.80	98.48	15.01	105.40	63.59	283.20	95.87 to 100.07	93,516	92,094	
2	854	93.22	94.91	93.83	16.05	101.15	14.20	259.47	91.86 to 94.53	179,635	168,559	
3	54	96.34	97.03	95.20	16.78	101.92	53.23	158.59	90.01 to 102.57	292,306	278,274	
4	118	94.18	94.47	90.98	16.59	103.84	37.29	288.89	89.07 to 97.58	319,585	290,764	
5	30	99.05	98.72	94.68	11.26	104.27	71.17	137.30	92.09 to 100.90	442,930	419,376	
6	96	95.69	97.25	93.53	17.30	103.98	50.55	200.92	88.51 to 101.40	142,861	133,624	
8	35	97.13	95.52	91.46	18.66	104.44	30.30	160.68	84.63 to 102.20	103,291	94,472	
<u>ALL</u>	1,344	94.66	96.27	93.76	16.13	102.68	14.20	288.89	93.63 to 95.58	187,652	175,938	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	1,278	94.70	96.32	94.01	16.06	102.46	14.20	288.89	93.64 to 95.75	192,015	180,508	
06	3	78.79	66.00	66.30	18.89	99.55	37.29	81.93	N/A	430,333	285,296	
07	63	94.86	96.67	89.09	16.62	108.51	52.29	164.05	90.37 to 100.68	87,577	78,020	
<u>ALL</u>	1,344	94.66	96.27	93.76	16.13	102.68	14.20	288.89	93.63 to 95.58	187,652	175,938	

**56 Lincoln  
RESIDENTIAL**

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Qualified

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	7	164.05	172.02	175.08	19.88	98.25	120.43	283.20	120.43 to 283.20	11,607	20,322
Less Than 30,000	24	121.01	128.15	120.94	28.97	105.96	31.95	283.20	101.40 to 147.77	20,518	24,815
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	1,344	94.66	96.27	93.76	16.13	102.68	14.20	288.89	93.63 to 95.58	187,652	175,938
Greater Than 14,999	1,337	94.53	95.87	93.73	15.80	102.28	14.20	288.89	93.52 to 95.51	188,573	176,753
Greater Than 29,999	1,320	94.44	95.69	93.70	15.63	102.12	14.20	288.89	93.45 to 95.49	190,690	178,686
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	7	164.05	172.02	175.08	19.88	98.25	120.43	283.20	120.43 to 283.20	11,607	20,322
15,000 TO 29,999	17	107.44	110.09	110.25	24.13	99.85	31.95	191.54	86.31 to 140.15	24,187	26,665
30,000 TO 59,999	80	110.87	115.87	115.64	25.86	100.20	14.20	288.89	99.82 to 120.72	45,287	52,372
60,000 TO 99,999	185	99.33	102.49	102.08	15.90	100.40	50.55	259.47	96.40 to 102.42	79,927	81,589
100,000 TO 149,999	298	91.69	92.68	92.21	15.73	100.51	37.09	175.52	89.29 to 94.34	124,318	114,634
150,000 TO 249,999	453	92.37	92.60	92.70	13.60	99.89	30.30	147.23	90.89 to 94.38	190,398	176,492
250,000 TO 499,999	268	94.54	94.14	93.77	13.34	100.39	37.29	158.59	92.63 to 96.34	326,887	306,505
500,000 TO 999,999	36	94.14	91.06	90.75	13.42	100.34	43.44	116.61	85.31 to 98.70	622,194	564,617
1,000,000 +											
<b>ALL</b>	<b>1,344</b>	<b>94.66</b>	<b>96.27</b>	<b>93.76</b>	<b>16.13</b>	<b>102.68</b>	<b>14.20</b>	<b>288.89</b>	<b>93.63 to 95.58</b>	<b>187,652</b>	<b>175,938</b>



**56 Lincoln**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 99  
Total Sales Price : 45,248,746  
Total Adj. Sales Price : 45,248,746  
Total Assessed Value : 39,886,375  
Avg. Adj. Sales Price : 457,058  
Avg. Assessed Value : 402,893

MEDIAN : 96  
WGT. MEAN : 88  
MEAN : 95  
COD : 13.05  
PRD : 107.71

COV : 24.28  
STD : 23.05  
Avg. Abs. Dev : 12.56  
MAX Sales Ratio : 256.20  
MIN Sales Ratio : 44.39

95% Median C.I. : 94.69 to 98.18  
95% Wgt. Mean C.I. : 82.43 to 93.87  
95% Mean C.I. : 90.41 to 99.49

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	9	98.26	103.28	100.42	09.82	102.85	88.54	144.02	90.03 to 109.41	198,609	199,438
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	95.71	89.28	90.76	08.46	98.37	57.94	98.32	57.94 to 98.32	199,286	180,875
01-JUL-20 To 30-SEP-20	6	102.07	100.93	104.12	04.54	96.94	93.56	109.09	93.56 to 109.09	422,500	439,891
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	95.86	96.75	79.97	10.49	120.98	68.26	128.76	68.26 to 128.76	600,566	480,292
01-APR-21 To 30-JUN-21	9	95.15	93.22	93.99	04.79	99.18	72.59	98.86	89.92 to 98.46	401,444	377,307
01-JUL-21 To 30-SEP-21	5	106.10	103.83	114.11	07.71	90.99	88.01	120.59	N/A	308,556	352,103
01-OCT-21 To 31-DEC-21	10	102.11	113.62	93.44	24.61	121.60	61.90	256.20	89.88 to 112.88	331,570	309,806
01-JAN-22 To 31-MAR-22	6	92.54	87.21	82.76	17.45	105.38	61.32	113.36	61.32 to 113.36	247,567	204,888
01-APR-22 To 30-JUN-22	10	75.34	81.29	75.36	20.93	107.87	61.01	110.13	61.72 to 103.69	1,143,980	862,150
01-JUL-22 To 30-SEP-22	15	86.24	83.13	88.22	17.39	94.23	44.39	107.37	68.35 to 97.45	585,686	516,665
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	30	97.71	97.72	98.65	07.17	99.06	57.94	144.02	95.24 to 98.68	251,442	248,039
01-OCT-20 To 30-SEP-21	28	97.56	98.19	92.64	08.10	105.99	68.26	128.76	94.69 to 98.95	452,832	419,513
01-OCT-21 To 30-SEP-22	41	92.83	90.72	82.71	20.89	109.68	44.39	256.20	76.68 to 97.60	610,395	504,850
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	27	97.69	97.01	99.05	06.21	97.94	57.94	125.06	94.56 to 100.79	313,880	310,887
01-JAN-21 To 31-DEC-21	32	97.47	102.13	91.12	14.04	112.08	61.90	256.20	94.47 to 102.86	414,875	378,021
<u>ALL</u>	99	96.26	94.95	88.15	13.05	107.71	44.39	256.20	94.69 to 98.18	457,058	402,893

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	84	96.67	94.96	88.66	10.45	107.11	44.39	144.02	95.24 to 98.24	502,027	445,107
3	3	109.41	148.64	104.40	53.59	142.38	80.32	256.20	N/A	283,333	295,787
4	4	64.84	69.70	66.60	14.56	104.65	59.20	89.92	N/A	373,000	248,403
6	6	93.61	89.69	87.00	11.59	103.09	57.94	106.10	57.94 to 106.10	103,327	89,898
8	2	80.36	80.36	66.15	21.57	121.48	63.03	97.69	N/A	58,250	38,534
<u>ALL</u>	99	96.26	94.95	88.15	13.05	107.71	44.39	256.20	94.69 to 98.18	457,058	402,893

**56 Lincoln  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 99  
 Total Sales Price : 45,248,746  
 Total Adj. Sales Price : 45,248,746  
 Total Assessed Value : 39,886,375  
 Avg. Adj. Sales Price : 457,058  
 Avg. Assessed Value : 402,893

MEDIAN : 96  
 WGT. MEAN : 88  
 MEAN : 95  
 COD : 13.05  
 PRD : 107.71

COV : 24.28  
 STD : 23.05  
 Avg. Abs. Dev : 12.56  
 MAX Sales Ratio : 256.20  
 MIN Sales Ratio : 44.39

95% Median C.I. : 94.69 to 98.18  
 95% Wgt. Mean C.I. : 82.43 to 93.87  
 95% Mean C.I. : 90.41 to 99.49

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	9	97.05	96.49	92.65	15.62	104.14	63.96	144.02	66.96 to 110.13	235,387	218,075
03	89	96.26	94.85	87.92	12.84	107.88	44.39	256.20	94.69 to 98.19	483,261	424,897
04	1	89.88	89.88	89.88	00.00	100.00	89.88	89.88	N/A	120,000	107,855
<u>ALL</u>	<u>99</u>	<u>96.26</u>	<u>94.95</u>	<u>88.15</u>	<u>13.05</u>	<u>107.71</u>	<u>44.39</u>	<u>256.20</u>	<u>94.69 to 98.18</u>	<u>457,058</u>	<u>402,893</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	1	97.69	97.69	97.69	00.00	100.00	97.69	97.69	N/A	10,500	10,257
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	99	96.26	94.95	88.15	13.05	107.71	44.39	256.20	94.69 to 98.18	457,058	402,893
Greater Than 14,999	98	96.17	94.92	88.15	13.17	107.68	44.39	256.20	94.56 to 98.19	461,615	406,899
Greater Than 29,999	98	96.17	94.92	88.15	13.17	107.68	44.39	256.20	94.56 to 98.19	461,615	406,899
<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											
30,000 TO 59,999	2	119.99	119.99	123.78	20.04	96.94	95.95	144.02	N/A	47,500	58,795
60,000 TO 99,999	10	93.72	106.09	106.92	28.10	99.22	61.01	256.20	68.35 to 106.96	73,290	78,363
100,000 TO 149,999	21	96.87	93.68	93.77	10.92	99.90	57.94	128.76	89.88 to 102.56	129,085	121,043
150,000 TO 249,999	23	98.07	95.61	95.56	10.34	100.05	63.96	125.06	88.82 to 103.02	208,322	199,063
250,000 TO 499,999	18	97.93	97.29	97.16	06.13	100.13	63.63	112.88	94.47 to 101.36	335,579	326,032
500,000 TO 999,999	14	92.09	80.99	79.10	16.49	102.39	44.39	98.86	61.32 to 97.05	679,236	537,296
1,000,000 TO 1,999,999	8	101.93	101.00	101.27	09.12	99.73	76.68	120.59	76.68 to 120.59	1,295,760	1,312,257
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	1	73.99	73.99	73.99	00.00	100.00	73.99	73.99	N/A	8,067,000	5,968,771
10,000,000 +											
<u>ALL</u>	<u>99</u>	<u>96.26</u>	<u>94.95</u>	<u>88.15</u>	<u>13.05</u>	<u>107.71</u>	<u>44.39</u>	<u>256.20</u>	<u>94.69 to 98.18</u>	<u>457,058</u>	<u>402,893</u>

**56 Lincoln**  
**COMMERCIAL**

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 MAX Sales Ratio : 256.20  
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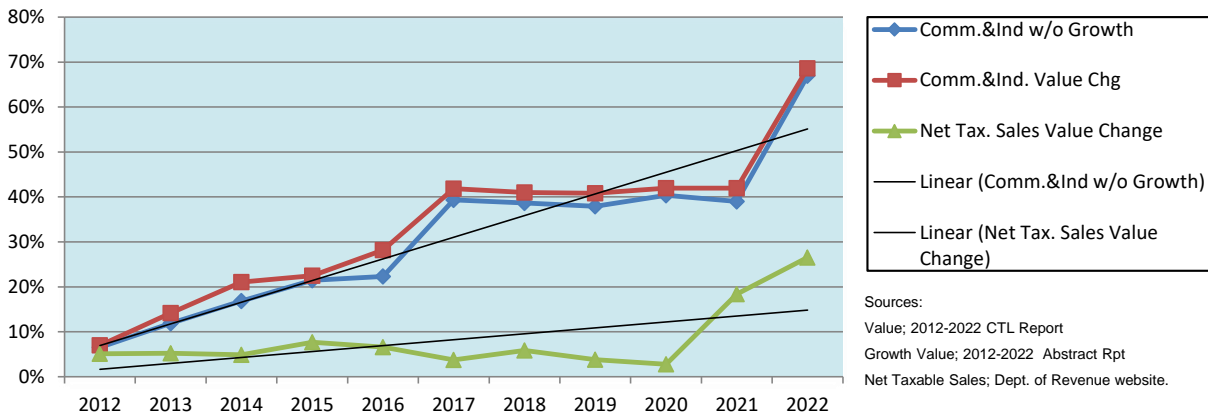
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 95% Mean C.I. : 90.41 to 99.49

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	61.90	61.90	61.90	00.00	100.00	61.90	61.90	N/A	924,301	572,121
318	1	109.09	109.09	109.09	00.00	100.00	109.09	109.09	N/A	1,295,000	1,412,667
319	1	94.69	94.69	94.69	00.00	100.00	94.69	94.69	N/A	1,050,000	994,290
336	2	78.48	78.48	74.59	22.26	105.22	61.01	95.95	N/A	51,450	38,378
341	2	93.89	93.89	95.93	03.80	97.87	90.32	97.45	N/A	292,500	280,588
343	1	107.37	107.37	107.37	00.00	100.00	107.37	107.37	N/A	1,400,000	1,503,248
344	16	97.28	96.87	87.00	09.39	111.34	68.26	125.06	93.35 to 104.25	482,402	419,692
346	1	90.03	90.03	90.03	00.00	100.00	90.03	90.03	N/A	105,480	94,963
349	3	98.86	98.47	98.40	00.46	100.07	97.60	98.95	N/A	430,472	423,572
351	6	95.45	101.84	98.18	12.15	103.73	88.01	144.02	88.01 to 144.02	122,500	120,272
352	11	95.97	93.00	93.08	09.54	99.91	63.96	110.13	66.96 to 106.96	282,317	262,781
353	14	96.62	96.30	94.04	11.96	102.40	63.63	128.76	86.24 to 106.10	240,714	226,368
386	2	76.19	76.19	78.16	17.27	97.48	63.03	89.35	N/A	124,621	97,401
406	13	96.07	88.22	80.19	13.85	110.01	57.94	112.88	61.72 to 102.86	334,956	268,587
410	6	98.36	96.90	97.20	03.05	99.69	88.01	100.79	88.01 to 100.79	247,833	240,905
412	2	109.39	109.39	112.61	10.24	97.14	98.19	120.59	N/A	821,391	925,008
419	2	178.67	178.67	130.21	43.40	137.22	101.13	256.20	N/A	200,000	260,418
426	1	81.50	81.50	81.50	00.00	100.00	81.50	81.50	N/A	219,000	178,493
428	1	44.39	44.39	44.39	00.00	100.00	44.39	44.39	N/A	990,000	439,484
471	2	63.78	63.78	60.21	07.18	105.93	59.20	68.35	N/A	317,500	191,154
494	4	100.60	97.77	93.32	08.47	104.77	80.32	109.54	N/A	300,000	279,961
595	4	99.65	95.67	81.42	11.14	117.50	73.99	109.41	N/A	2,732,500	2,224,853
701	2	92.54	92.54	92.21	04.02	100.36	88.82	96.26	N/A	197,500	182,119
851	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	1,063,295	1,017,518
<u>ALL</u>	<u>99</u>	<u>96.26</u>	<u>94.95</u>	<u>88.15</u>	<u>13.05</u>	<u>107.71</u>	<u>44.39</u>	<u>256.20</u>	<u>94.69 to 98.18</u>	<u>457,058</u>	<u>402,893</u>

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
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%
2022	\$ 711,850,246	\$ 7,063,212	0.99%	\$ 704,787,034	17.59%	\$ 574,309,552	6.90%
<b>Ann %chg</b>	<b>4.66%</b>			<b>Average</b>	<b>3.02%</b>	1.87%	<b>2.28%</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%
2022	66.94%	68.62%	26.55%

County Number	56
County Name	Lincoln

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

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 125  
Total Sales Price : 80,770,613  
Total Adj. Sales Price : 80,770,613  
Total Assessed Value : 54,238,900  
Avg. Adj. Sales Price : 646,165  
Avg. Assessed Value : 433,911

MEDIAN : 70  
WGT. MEAN : 67  
MEAN : 69  
COD : 21.26  
PRD : 103.20

COV : 29.35  
STD : 20.34  
Avg. Abs. Dev : 14.97  
MAX Sales Ratio : 131.72  
MIN Sales Ratio : 06.19

95% Median C.I. : 67.22 to 73.19  
95% Wgt. Mean C.I. : 63.75 to 70.55  
95% Mean C.I. : 65.73 to 72.87

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	13	74.21	77.97	74.77	20.74	104.28	33.00	131.72	66.19 to 94.92	361,297	270,151
01-JAN-20 To 31-MAR-20	8	78.29	80.65	75.88	11.29	106.29	68.90	104.58	68.90 to 104.58	514,552	390,442
01-APR-20 To 30-JUN-20	9	82.44	73.63	61.96	15.64	118.83	06.19	88.89	73.57 to 88.17	280,756	173,946
01-JUL-20 To 30-SEP-20	3	62.71	73.05	63.09	17.80	115.79	61.48	94.96	N/A	5,617,094	3,543,572
01-OCT-20 To 31-DEC-20	10	72.77	73.81	73.49	22.95	100.44	33.70	122.55	48.77 to 104.17	751,593	552,363
01-JAN-21 To 31-MAR-21	12	73.11	73.87	79.40	20.97	93.04	42.14	100.21	56.02 to 91.12	713,967	566,907
01-APR-21 To 30-JUN-21	18	70.17	64.98	66.56	17.37	97.63	16.46	89.60	52.34 to 74.91	533,123	354,866
01-JUL-21 To 30-SEP-21	14	63.62	63.47	60.96	16.16	104.12	46.75	94.26	51.20 to 78.33	417,036	254,219
01-OCT-21 To 31-DEC-21	15	69.47	67.37	64.86	14.55	103.87	43.22	89.12	57.25 to 77.25	523,036	339,219
01-JAN-22 To 31-MAR-22	10	71.68	69.94	72.47	30.15	96.51	30.80	114.42	32.29 to 95.32	516,118	374,015
01-APR-22 To 30-JUN-22	8	62.50	61.68	57.77	21.66	106.77	23.59	95.96	23.59 to 95.96	681,767	393,829
01-JUL-22 To 30-SEP-22	5	43.58	47.23	44.42	30.98	106.33	30.81	72.68	N/A	520,026	230,985
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	33	76.00	76.99	66.80	17.96	115.25	06.19	131.72	71.28 to 82.44	854,284	570,658
01-OCT-20 To 30-SEP-21	54	69.92	68.20	70.67	19.91	96.50	16.46	122.55	62.58 to 73.19	583,671	412,466
01-OCT-21 To 30-SEP-22	38	64.78	64.20	62.36	24.33	102.95	23.59	114.42	57.25 to 72.68	554,237	345,631
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	30	76.25	75.51	67.21	18.37	112.35	06.19	122.55	71.28 to 82.44	1,033,681	694,780
01-JAN-21 To 31-DEC-21	59	69.47	67.04	68.57	17.85	97.77	16.46	100.21	62.58 to 71.26	539,794	370,133
<u>ALL</u>	125	70.40	69.30	67.15	21.26	103.20	06.19	131.72	67.22 to 73.19	646,165	433,911

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	68.90	63.56	65.13	26.57	97.59	16.46	100.21	46.75 to 82.15	587,264	382,505
2	20	70.40	74.54	68.12	20.77	109.42	43.22	122.55	62.90 to 80.20	465,730	317,266
3	53	71.26	71.37	67.91	20.01	105.09	06.19	131.72	67.12 to 76.00	858,028	582,701
4	29	69.91	66.48	65.84	19.63	100.97	31.72	104.17	56.02 to 77.29	430,119	283,199
<u>ALL</u>	125	70.40	69.30	67.15	21.26	103.20	06.19	131.72	67.22 to 73.19	646,165	433,911

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

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 125  
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 Avg. Assessed Value : 433,911

MEDIAN : 70  
 WGT. MEAN : 67  
 MEAN : 69  
 COD : 21.26  
 PRD : 103.20

COV : 29.35  
 STD : 20.34  
 Avg. Abs. Dev : 14.97  
 MAX Sales Ratio : 131.72  
 MIN Sales Ratio : 06.19

95% Median C.I. : 67.22 to 73.19  
 95% Wgt. Mean C.I. : 63.75 to 70.55  
 95% Mean C.I. : 65.73 to 72.87

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	76.04	76.03	74.54	11.49	102.00	64.65	87.38	N/A	457,250	340,824
1	4	76.04	76.03	74.54	11.49	102.00	64.65	87.38	N/A	457,250	340,824
<b>Dry</b>											
County	10	61.16	66.67	60.38	34.55	110.42	30.81	104.58	47.91 to 94.96	281,689	170,093
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	120,000	89,887
3	9	52.17	65.75	59.74	40.16	110.06	30.81	104.58	47.91 to 94.96	299,654	179,005
<b>Grass</b>											
County	58	70.40	66.53	64.40	18.86	103.31	06.19	110.00	65.17 to 73.14	360,283	232,009
1	1	23.59	23.59	23.59	00.00	100.00	23.59	23.59	N/A	575,000	135,631
2	11	70.40	71.74	71.09	09.99	100.91	57.02	110.00	62.90 to 73.14	313,652	222,979
3	21	73.19	66.29	62.46	17.78	106.13	06.19	94.26	60.26 to 76.00	286,262	178,806
4	25	71.26	66.16	65.50	20.71	101.01	31.72	104.17	52.34 to 77.29	434,389	284,527
<b>ALL</b>	<b>125</b>	<b>70.40</b>	<b>69.30</b>	<b>67.15</b>	<b>21.26</b>	<b>103.20</b>	<b>06.19</b>	<b>131.72</b>	<b>67.22 to 73.19</b>	<b>646,165</b>	<b>433,911</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	31	69.27	72.52	68.11	14.67	106.47	43.22	92.58	64.65 to 82.15	1,358,413	925,184
1	11	74.21	75.50	74.65	11.93	101.14	62.58	89.57	63.46 to 87.38	645,870	482,132
2	3	49.82	51.71	50.36	12.63	102.68	43.22	62.10	N/A	1,038,333	522,955
3	17	69.27	74.26	68.38	13.48	108.60	57.35	92.58	64.38 to 89.60	1,875,955	1,282,846
<b>Dry</b>											
County	14	72.53	74.38	66.86	30.64	111.25	30.81	131.72	48.05 to 94.96	281,679	188,343
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	120,000	89,887
3	11	70.14	74.40	65.77	37.95	113.12	30.81	131.72	47.91 to 104.58	284,343	187,015
4	2	73.98	73.98	70.39	09.14	105.10	67.22	80.73	N/A	347,868	244,873
<b>Grass</b>											
County	60	70.40	66.20	64.23	19.35	103.07	06.19	110.00	62.90 to 73.19	366,430	235,376
1	2	28.30	28.30	27.67	16.64	102.28	23.59	33.00	N/A	507,500	140,418
2	12	70.40	72.45	72.53	10.31	99.89	57.02	110.00	65.17 to 73.14	341,633	247,800
3	21	73.19	66.29	62.46	17.78	106.13	06.19	94.26	60.26 to 76.00	286,262	178,806
4	25	71.26	66.16	65.50	20.71	101.01	31.72	104.17	52.34 to 77.29	434,389	284,527
<b>ALL</b>	<b>125</b>	<b>70.40</b>	<b>69.30</b>	<b>67.15</b>	<b>21.26</b>	<b>103.20</b>	<b>06.19</b>	<b>131.72</b>	<b>67.22 to 73.19</b>	<b>646,165</b>	<b>433,911</b>

## 56 Lincoln County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,397	4,392	4,175	4,146	4,023	3,893	4,013	3,888	<b>4,240</b>
Dawson	1	4,546	4,551	4,229	3,989	3,703	3,553	3,394	3,426	<b>4,330</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	2,750	2,735	2,750	2,737	2,667	2,655	2,737	2,736	<b>2,733</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	3,973	3,973	3,744	3,744	3,177	3,177	2,808	2,808	<b>3,432</b>
Custer	4	3,700	3,710	3,700	3,400	3,000	3,000	2,800	2,625	<b>3,401</b>
Lincoln	3	3,597	3,592	3,600	3,589	3,555	3,484	3,564	3,551	<b>3,565</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	4,195	4,215	3,633	4,085	4,035	3,688	3,945	3,931	<b>4,106</b>
Lincoln	4	2,790	2,768	2,274	2,702	2,790	2,790	2,493	2,603	<b>2,704</b>
Dawson	2	3,399	3,396	3,399	2,941	n/a	1,688	1,556	1,524	<b>3,203</b>
Frontier	1	3,175	3,170	3,098	3,123	3,075	3,075	3,020	2,974	<b>3,145</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,775	1,775	1,775	1,775	1,776	1,775	1,775	1,775	<b>1,775</b>
Dawson	1	n/a	2,277	2,277	2,065	2,054	1,854	1,602	1,587	<b>2,021</b>
Keith	3	n/a	1,330	1,330	1,245	1,245	1,245	1,220	1,220	<b>1,298</b>
Lincoln	2	n/a	1,425	1,425	1,425	1,425	1,425	1,425	1,425	<b>1,425</b>
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	<b>725</b>
Logan	1	n/a	1,498	1,498	1,498	1,404	1,404	1,258	1,258	<b>1,416</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	1,125	1,125	1,125	1,125	1,125	1,125	1,125	<b>1,125</b>
Hayes	1	n/a	955	860	860	835	835	790	790	<b>921</b>
Perkins	1	n/a	1,265	1,265	1,185	1,185	n/a	1,110	1,110	<b>1,223</b>
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	<b>1,200</b>
Dawson	2	n/a	1,386	1,385	1,236	1,236	1,077	917	757	<b>1,169</b>
Frontier	1	1,275	1,275	1,225	1,225	1,175	n/a	1,125	1,125	<b>1,252</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,100	1,100	1,100	1,100	1,050	1,050	1,050	1,050	1,090
Dawson	1	1,108	1,108	1,097	1,051	1,015	1,005	979	969	1,082
Keith	3	665	n/a	640	640	n/a	640	620	620	633
Lincoln	2	690	679	690	690	688	660	660	650	662
McPherson	1	545	545	545	545	545	545	545	545	545
Logan	1	636	634	634	634	634	634	634	n/a	634
Custer	4	790	823	821	750	819	621	n/a	516	763
Lincoln	3	623	625	625	625	625	600	600	600	602
Hayes	1	540	540	n/a	540	540	540	540	540	540
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615
Lincoln	4	625	625	625	625	625	585	585	585	622
Dawson	2	757	757	608	607	608	n/a	608	n/a	621
Frontier	1	685	685	685	n/a	685	685	685	685	685

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	1,425	n/a	601
Dawson	1	n/a	n/a	50
Keith	3	710	n/a	335
Lincoln	2	n/a	n/a	338
McPherson	1	725	n/a	10
Logan	1	610	n/a	15
Custer	4	1,060	n/a	50
Lincoln	3	n/a	n/a	336
Hayes	1	698	n/a	25
Perkins	1	617	n/a	80
Lincoln	4	n/a	n/a	306
Dawson	2	n/a	n/a	50
Frontier	1	1,188	n/a	n/a

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	12	Median :	47	COV :	34.46	95% Median C.I. :	24.50 to 51.40
Total Sales Price :	4,439,554	Wgt. Mean :	40	STD :	13.92	95% Wgt. Mean C.I. :	18.51 to 62.18
Total Adj. Sales Price :	5,519,998	Mean :	40	Avg.Abs.Dev :	10.27	95% Mean C.I. :	31.56 to 49.24
Total Assessed Value :	2,227,070						
Avg. Adj. Sales Price :	460,000	COD :	21.70	MAX Sales Ratio :	53.85		
Avg. Assessed Value :	185,589	PRD :	100.12	MIN Sales Ratio :	15.39		

Printed : 03/23/2023

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	2	34.99	34.99	38.96	38.44	89.81	21.54	48.44	N/A	624,000	243,093
01/01/2020 To 03/31/2020	1	44.97	44.97	44.97		100.00	44.97	44.97	N/A	320,000	143,915
04/01/2020 To 06/30/2020	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	237,000	127,614
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	27.50	27.50	27.50		100.00	27.50	27.50	N/A	455,000	125,127
04/01/2021 To 06/30/2021	4	50.16	44.61	46.20	15.75	96.56	24.50	53.62	N/A	358,750	165,730
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	2	47.33	47.33	47.42	00.91	99.81	46.90	47.76	N/A	624,999	296,403
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	15.39	15.39	15.39		100.00	15.39	15.39	N/A	575,000	88,503
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	4	46.71	42.20	41.98	19.16	100.52	21.54	53.85	N/A	451,250	189,429
10/01/2020 To 09/30/2021	5	48.91	41.19	41.70	21.67	98.78	24.50	53.62	N/A	378,000	157,609
10/01/2021 To 09/30/2022	3	46.90	36.68	37.33	23.01	98.26	15.39	47.76	N/A	608,332	227,103
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	2	49.41	49.41	48.75	08.99	101.35	44.97	53.85	N/A	278,500	135,765
01/01/2021 To 12/31/2021	7	47.76	42.94	43.98	16.46	97.64	24.50	53.62	24.50 to 53.62	448,571	197,265
<u>ALL</u>											
10/01/2019 To 09/30/2022	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	12	Median :	47	COV :	34.46	95% Median C.I. :	24.50 to 51.40
Total Sales Price :	4,439,554	Wgt. Mean :	40	STD :	13.92	95% Wgt. Mean C.I. :	18.51 to 62.18
Total Adj. Sales Price :	5,519,998	Mean :	40	Avg.Abs.Dev :	10.27	95% Mean C.I. :	31.56 to 49.24
Total Assessed Value :	2,227,070						
Avg. Adj. Sales Price :	460,000	COD :	21.70	MAX Sales Ratio :	53.85		
Avg. Assessed Value :	185,589	PRD :	100.12	MIN Sales Ratio :	15.39		

Printed : 03/23/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	8	36.24	35.61	34.86	36.92	102.15	15.39	53.62	15.39 to 53.62	427,875	149,138
2	2	47.33	47.33	47.42	00.91	99.81	46.90	47.76	N/A	624,999	296,403
3	2	52.63	52.63	52.08	02.34	101.06	51.40	53.85	N/A	423,501	220,580
<u>ALL</u>											
10/01/2019 To 09/30/2022	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	12	Median :	47	COV :	34.46	95% Median C.I. :	24.50 to 51.40
Total Sales Price :	4,439,554	Wgt. Mean :	40	STD :	13.92	95% Wgt. Mean C.I. :	18.51 to 62.18
Total Adj. Sales Price :	5,519,998	Mean :	40	Avg.Abs.Dev :	10.27	95% Mean C.I. :	31.56 to 49.24
Total Assessed Value :	2,227,070						
Avg. Adj. Sales Price :	460,000	COD :	21.70	MAX Sales Ratio :	53.85		
Avg. Assessed Value :	185,589	PRD :	100.12	MIN Sales Ratio :	15.39		

Printed : 03/23/2023

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
210089											
240020											
320046											
320095											
320125											
510006											
560001											
560006											
560007											
560037	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589
560055											
560565											
570501											
600090											
680020											
<u>ALL</u>											
10/01/2019 To 09/30/2022	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	12	Median :	47	COV :	34.46	95% Median C.I. :	24.50 to 51.40
Total Sales Price :	4,439,554	Wgt. Mean :	40	STD :	13.92	95% Wgt. Mean C.I. :	18.51 to 62.18
Total Adj. Sales Price :	5,519,998	Mean :	40	Avg.Abs.Dev :	10.27	95% Mean C.I. :	31.56 to 49.24
Total Assessed Value :	2,227,070						
Avg. Adj. Sales Price :	460,000	COD :	21.70	MAX Sales Ratio :	53.85		
Avg. Assessed Value :	185,589	PRD :	100.12	MIN Sales Ratio :	15.39		

Printed : 03/23/2023

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	53.62	53.62	53.62		100.00	53.62	53.62	N/A	405,000	217,170
1	1	53.62	53.62	53.62		100.00	53.62	53.62	N/A	405,000	217,170
<u>Dry</u>											
County	1	48.91	48.91	48.91		100.00	48.91	48.91	N/A	120,000	58,691
1	1	48.91	48.91	48.91		100.00	48.91	48.91	N/A	120,000	58,691
<u>Grass</u>											
County	4	47.33	40.98	39.23	20.77	104.46	15.39	53.85	N/A	515,499	202,231
1	1	15.39	15.39	15.39		100.00	15.39	15.39	N/A	575,000	88,503
2	2	47.33	47.33	47.42	00.91	99.81	46.90	47.76	N/A	624,999	296,403
3	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	237,000	127,614
<u>ALL</u>											
10/01/2019 To 09/30/2022	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

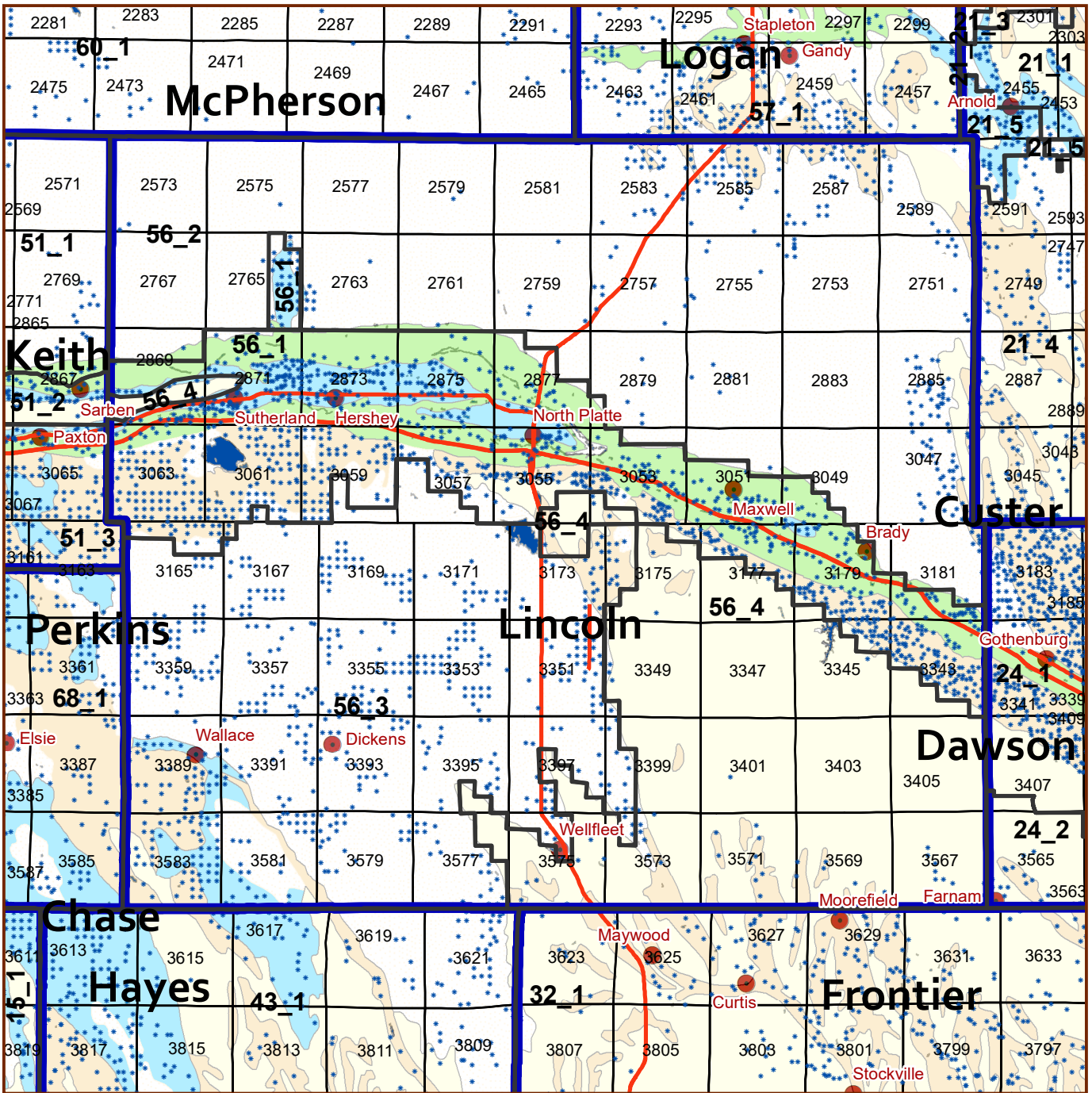
Number of Sales :	12	Median :	47	COV :	34.46	95% Median C.I. :	24.50 to 51.40
Total Sales Price :	4,439,554	Wgt. Mean :	40	STD :	13.92	95% Wgt. Mean C.I. :	18.51 to 62.18
Total Adj. Sales Price :	5,519,998	Mean :	40	Avg.Abs.Dev :	10.27	95% Mean C.I. :	31.56 to 49.24
Total Assessed Value :	2,227,070						
Avg. Adj. Sales Price :	460,000	COD :	21.70	MAX Sales Ratio :	53.85		
Avg. Assessed Value :	185,589	PRD :	100.12	MIN Sales Ratio :	15.39		

Printed : 03/23/2023

**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	48.44	49.01	49.09	05.95	99.84	44.97	53.62	N/A	511,000	250,828
1	3	48.44	49.01	49.09	05.95	99.84	44.97	53.62	N/A	511,000	250,828
<u>Dry</u>											
County	1	48.91	48.91	48.91		100.00	48.91	48.91	N/A	120,000	58,691
1	1	48.91	48.91	48.91		100.00	48.91	48.91	N/A	120,000	58,691
<u>Grass</u>											
County	5	46.90	37.09	36.12	27.59	102.69	15.39	53.85	N/A	500,399	180,742
1	2	18.47	18.47	18.06	16.68	102.27	15.39	21.54	N/A	507,500	91,645
2	2	47.33	47.33	47.42	00.91	99.81	46.90	47.76	N/A	624,999	296,403
3	1	53.85	53.85	53.85		100.00	53.85	53.85	N/A	237,000	127,614
<u>ALL</u>											
10/01/2019 To 09/30/2022	12	47.33	40.40	40.35	21.70	100.12	15.39	53.85	24.50 to 51.40	460,000	185,589

# LINCOLN COUNTY



**Legend**

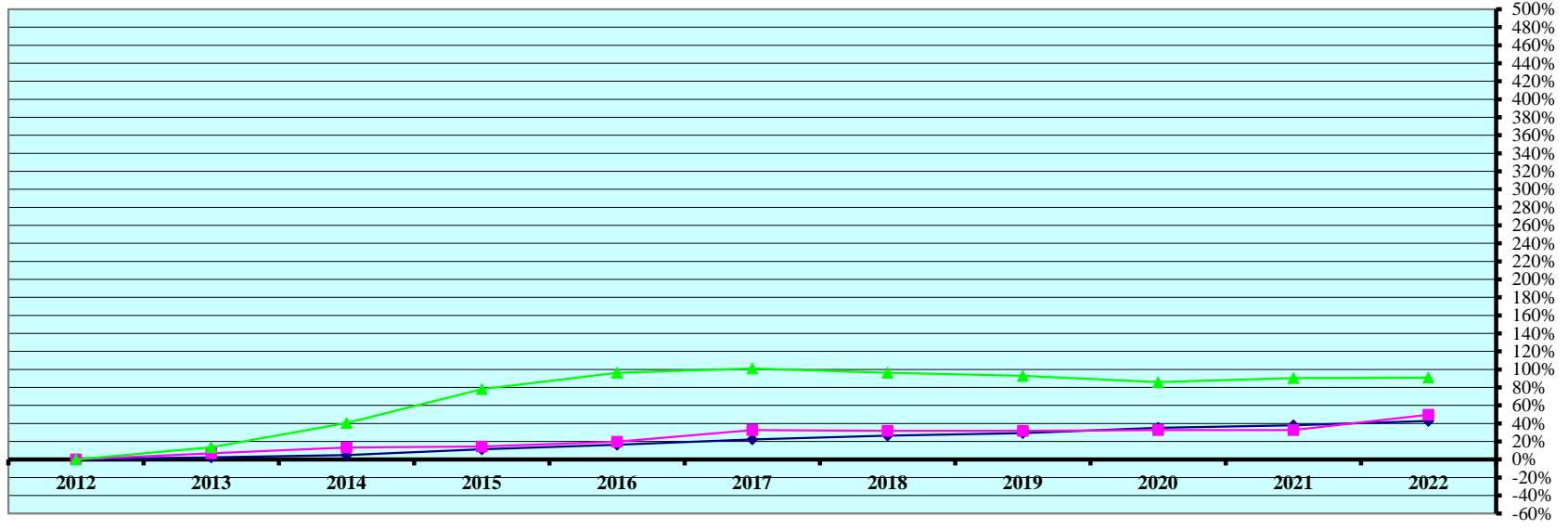
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**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 2012 - 2022**

ResRec  
Comm&Indust  
Total Agland



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
2012	1,288,624,485	-	-	-	451,575,645	-	-	-	917,719,770	-	-	-
2013	1,320,485,940	31,861,455	2.47%	2.47%	481,874,000	30,298,355	6.71%	6.71%	1,043,054,845	125,335,075	13.66%	13.66%
2014	1,352,715,636	32,229,696	2.44%	4.97%	511,056,736	29,182,736	6.06%	13.17%	1,290,200,215	247,145,370	23.69%	40.59%
2015	1,433,103,510	80,387,874	5.94%	11.21%	516,998,421	5,941,685	1.16%	14.49%	1,634,406,700	344,206,485	26.68%	78.09%
2016	1,500,581,165	67,477,655	4.71%	16.45%	541,057,694	24,059,273	4.65%	19.82%	1,802,456,350	168,049,650	10.28%	96.41%
2017	1,575,700,935	75,119,770	5.01%	22.28%	598,843,655	57,785,961	10.68%	32.61%	1,845,201,730	42,745,380	2.37%	101.06%
2018	1,627,982,379	52,281,444	3.32%	26.33%	595,252,765	-3,590,890	-0.60%	31.82%	1,800,268,540	-44,933,190	-2.44%	96.17%
2019	1,666,266,069	38,283,690	2.35%	29.31%	594,582,057	-670,708	-0.11%	31.67%	1,770,571,503	-29,697,037	-1.65%	92.93%
2020	1,739,975,312	73,709,243	4.42%	35.03%	599,307,736	4,725,679	0.79%	32.71%	1,705,586,028	-64,985,475	-3.67%	85.85%
2021	1,776,394,213	36,418,901	2.09%	37.85%	599,353,275	45,539	0.01%	32.72%	1,746,275,691	40,689,663	2.39%	90.28%
2022	1,840,218,791	63,824,578	3.59%	42.80%	675,860,332	76,507,057	12.76%	49.67%	1,751,079,821	4,804,130	0.28%	90.81%

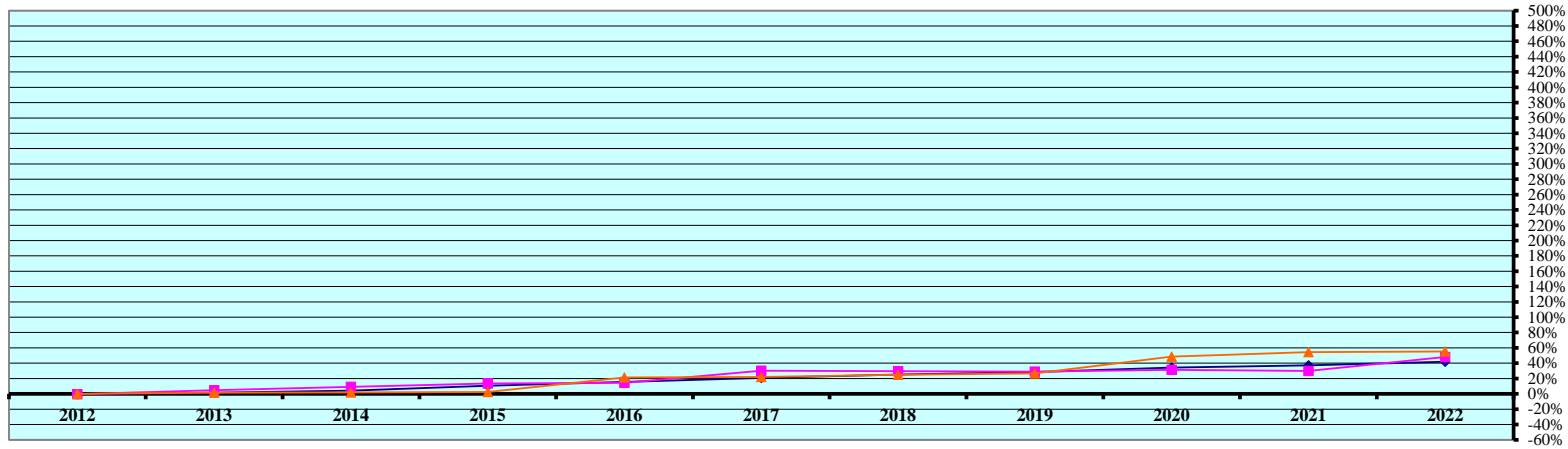
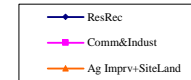
Rate Annual %chg: Residential & Recreational **3.63%** Commercial & Industrial **4.11%** Agricultural Land **6.67%**

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 2012 - 2022



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						
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	-	-0.54%	451,575,645	1,823,175	0.40%	449,752,470	-	-0.40%						
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	1.60%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	4.63%						
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	4.28%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	9.25%						
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	10.45%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	13.55%						
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	15.42%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	14.36%						
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	20.70%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	30.28%						
2018	1,627,982,379	15,076,946	0.93%	1,612,905,433	2.36%	25.16%	595,252,765	9,837,846	1.65%	585,414,919	-2.24%	29.64%						
2019	1,666,266,069	12,963,319	0.78%	1,653,302,750	1.56%	28.30%	594,582,057	12,472,948	2.10%	582,109,109	-2.21%	28.91%						
2020	1,739,975,312	8,478,204	0.49%	1,731,497,108	3.91%	34.37%	599,307,736	6,818,174	1.14%	592,489,562	-0.35%	31.20%						
2021	1,776,394,213	9,198,888	0.52%	1,767,195,325	1.56%	37.14%	599,353,275	12,511,917	2.09%	586,841,358	-2.08%	29.95%						
2022	1,840,218,791	11,580,629	0.63%	1,828,638,162	2.94%	41.91%	675,860,332	7,063,212	1.05%	668,797,120	11.59%	48.10%						
Rate Ann%chg	3.63%			Resid & Recreat w/o growth			2.83%			4.11%			C & I w/o growth			2.07%		

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		
2012	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-	-		
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	1.42%		
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	1.86%		
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	2.46%		
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	21.53%		
2017	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	21.96%		
2018	121,253,690	48,369,890	169,623,580	2,942,787	1.73%	166,680,793	-2.17%	24.98%		
2019	122,475,968	48,819,565	171,295,533	2,229,935	1.30%	169,065,598	-0.33%	26.76%		
2020	147,718,894	55,251,922	202,970,816	4,885,534	2.41%	198,085,282	15.64%	48.52%		
2021	141,583,178	67,346,967	208,930,145	2,862,448	1.37%	206,067,697	1.53%	54.51%		
2022	141,214,122	68,970,270	210,184,392	3,069,518	1.46%	207,114,874	-0.87%	55.29%		
Rate Ann%chg	3.68%		7.01%		4.65%		Ag Imprv+Site w/o growth		2.50%	

(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; 2012 - 2022 CTL  
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.  
Prepared as of 12/29/2022

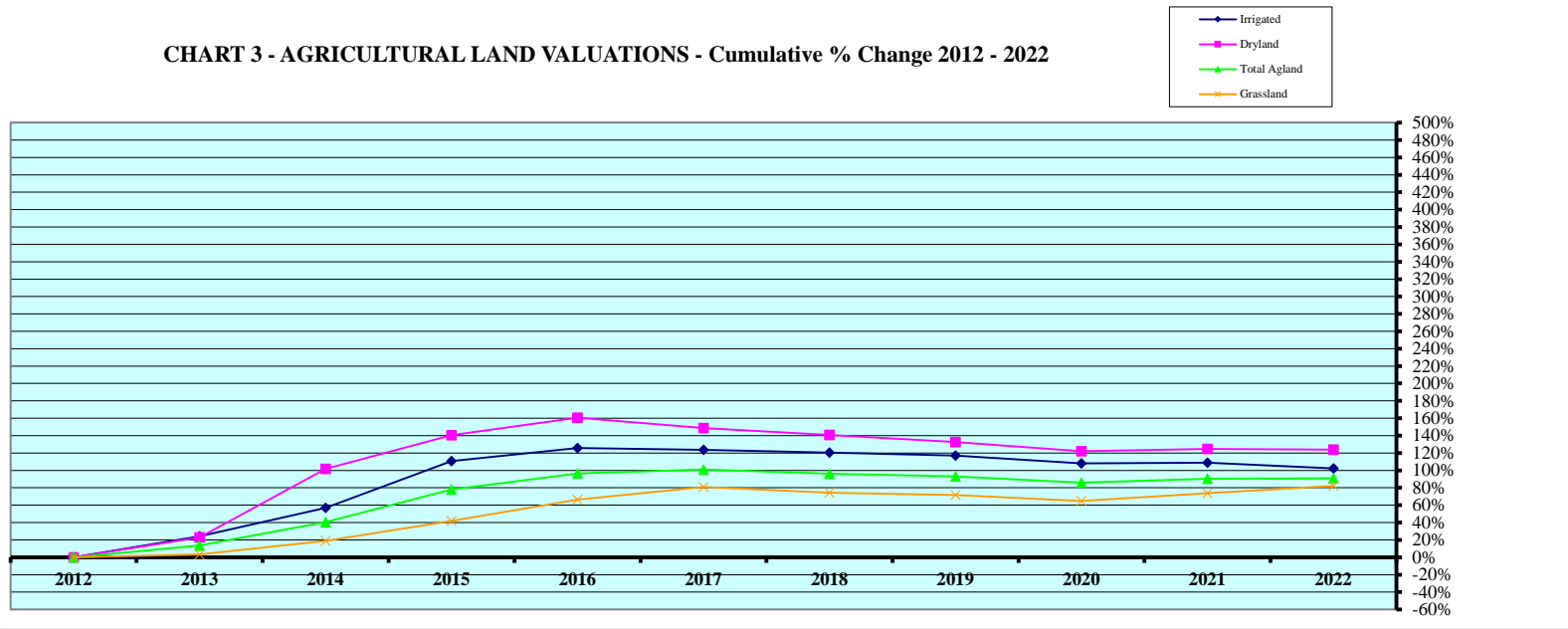
Cnty# 56  
County LINCOLN

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	424,005,315	-	-	-	57,007,225	-	-	-	401,963,635	-	-	-
2013	526,650,345	102,645,030	24.21%	24.21%	70,126,625	13,119,400	23.01%	23.01%	415,713,735	13,750,100	3.42%	3.42%
2014	665,390,905	138,740,560	26.34%	56.93%	114,944,295	44,817,670	63.91%	101.63%	477,769,415	62,055,680	14.93%	18.86%
2015	893,796,750	228,405,845	34.33%	110.80%	137,121,515	22,177,220	19.29%	140.53%	570,412,650	92,643,235	19.39%	41.91%
2016	957,210,135	63,413,385	7.09%	125.75%	148,566,445	11,444,930	8.35%	160.61%	669,292,590	98,879,940	17.33%	66.51%
2017	947,715,740	-9,494,395	-0.99%	123.52%	141,829,120	-6,737,325	-4.53%	148.79%	727,517,115	58,224,525	8.70%	80.99%
2018	934,315,485	-13,400,255	-1.41%	120.35%	137,325,060	-4,504,060	-3.18%	140.89%	700,370,430	-27,146,685	-3.73%	74.24%
2019	920,136,365	-14,179,120	-1.52%	117.01%	132,558,321	-4,766,739	-3.47%	132.53%	689,792,793	-10,577,637	-1.51%	71.61%
2020	882,767,545	-37,368,820	-4.06%	108.20%	126,552,803	-6,005,518	-4.53%	121.99%	662,805,364	-26,987,429	-3.91%	64.89%
2021	885,466,975	2,699,430	0.31%	108.83%	128,114,508	1,561,705	1.23%	124.73%	698,998,732	36,193,368	5.46%	73.90%
2022	857,624,719	-27,842,256	-3.14%	102.27%	127,653,871	-460,637	-0.36%	123.93%	732,127,257	33,128,525	4.74%	82.14%

Rate Ann.%chg: Irrigated **7.30%** Dryland **8.40%** Grassland **6.18%**

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
2012	39,005	-	-	-	34,704,590	-	-	-	917,719,770	-	-	-
2013	130,360	91,355	234.21%	234.21%	30,433,780	-4,270,810	-12.31%	-12.31%	1,043,054,845	125,335,075	13.66%	13.66%
2014	13,490	-116,870	-89.65%	-65.41%	32,082,110	1,648,330	5.42%	-7.56%	1,290,200,215	247,145,370	23.69%	40.59%
2015	14,795	1,305	9.67%	-62.07%	33,060,990	978,880	3.05%	-4.74%	1,634,406,700	344,206,485	26.68%	78.09%
2016	12,985	-1,810	-12.23%	-66.71%	27,374,195	-5,686,795	-17.20%	-21.12%	1,802,456,350	168,049,650	10.28%	96.41%
2017	13,750	765	5.89%	-64.75%	28,126,005	751,810	2.75%	-18.96%	1,845,201,730	42,745,380	2.37%	101.06%
2018	13,555	-195	-1.42%	-65.25%	28,244,010	118,005	0.42%	-18.62%	1,800,268,540	-44,933,190	-2.44%	96.17%
2019	13,370	-185	-1.36%	-65.72%	28,070,654	-173,356	-0.61%	-19.12%	1,770,571,503	-29,697,037	-1.65%	92.93%
2020	5,244,712	5,231,342	39127.46%	13346.26%	28,215,604	144,950	0.52%	-18.70%	1,705,586,028	-64,985,475	-3.67%	85.85%
2021	5,297,641	52,929	1.01%	13481.95%	28,397,835	182,231	0.65%	-18.17%	1,746,275,691	40,689,663	2.39%	90.28%
2022	5,322,963	25,322	0.48%	13546.87%	28,351,011	-46,824	-0.16%	-18.31%	1,751,079,821	4,804,130	0.28%	90.81%

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

Rate Ann.%chg: Total Agric Land **6.67%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	424,276,745	253,723	1,672			57,030,175	100,772	566			402,046,135	1,180,921	340		
2013	527,164,165	254,943	2,068	23.66%	23.66%	70,448,845	100,825	699	23.46%	23.46%	415,557,295	1,179,484	352	3.49%	3.49%
2014	666,208,510	243,243	2,739	32.45%	63.79%	115,409,065	100,519	1,148	64.32%	102.87%	477,511,665	1,191,169	401	13.78%	17.75%
2015	895,607,385	242,383	3,695	34.91%	120.97%	137,771,480	99,624	1,383	20.45%	144.36%	569,833,645	1,193,066	478	19.14%	40.29%
2016	957,003,135	242,173	3,952	6.95%	136.32%	148,635,360	98,484	1,509	9.13%	166.68%	668,731,165	1,192,075	561	17.45%	64.78%
2017	947,836,645	243,004	3,900	-1.30%	133.25%	141,898,885	97,701	1,452	-3.77%	156.63%	727,410,795	1,192,210	610	8.76%	79.21%
2018	938,991,845	243,092	3,863	-0.97%	130.99%	137,024,110	97,531	1,405	-3.27%	148.25%	711,691,425	1,192,168	597	-2.16%	75.35%
2019	922,040,008	243,490	3,787	-1.97%	126.45%	132,835,302	97,204	1,367	-2.73%	141.47%	689,566,374	1,173,893	587	-1.60%	72.54%
2020	882,669,322	243,195	3,629	-4.15%	117.05%	126,727,202	96,416	1,314	-3.82%	132.25%	662,345,606	1,163,809	569	-3.12%	67.17%
2021	886,179,239	242,928	3,648	0.51%	118.15%	128,272,716	96,822	1,325	0.80%	134.10%	699,022,165	1,163,806	601	5.54%	76.42%
2022	858,424,150	242,835	3,535	-3.09%	111.40%	127,771,123	96,388	1,326	0.06%	134.23%	732,032,189	1,163,269	629	4.77%	84.84%

Rate Annual %chg Average Value/Acre: 7.77% 8.88% 6.34%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	40,245	732	55			30,875,845	28,591	1,080			914,269,145	1,564,738	584		
2013	130,360	606	215	290.95%	290.95%	30,716,150	28,899	1,063	-1.58%	-1.58%	1,044,016,815	1,564,757	667	14.19%	14.19%
2014	13,490	54	250	16.36%	354.93%	32,482,115	27,214	1,194	12.30%	10.52%	1,291,624,845	1,562,200	827	23.92%	41.50%
2015	14,795	49	300	19.95%	445.70%	33,171,520	27,237	1,218	2.04%	12.78%	1,636,398,825	1,562,359	1,047	26.68%	79.26%
2016	12,985	39	335	11.64%	509.21%	25,408,090	21,606	1,176	-3.44%	8.89%	1,799,790,735	1,554,377	1,158	10.55%	98.17%
2017	13,750	39	355	5.89%	545.10%	27,771,200	23,838	1,165	-0.93%	7.88%	1,844,931,275	1,556,792	1,185	2.35%	102.82%
2018	13,555	39	350	-1.42%	535.95%	28,143,710	24,187	1,164	-0.12%	7.74%	1,815,864,645	1,557,018	1,166	-1.59%	99.60%
2019	13,370	39	345	-1.36%	527.27%	27,882,477	24,056	1,159	-0.38%	7.33%	1,772,337,531	1,538,681	1,152	-1.23%	97.14%
2020	5,241,068	10,601	494	43.29%	798.81%	28,363,775	24,186	1,173	1.18%	8.59%	1,705,346,973	1,538,207	1,109	-3.75%	89.74%
2021	5,297,626	10,602	500	1.07%	808.39%	28,190,123	24,094	1,170	-0.23%	8.34%	1,746,961,869	1,538,252	1,136	2.44%	94.37%
2022	5,323,071	10,596	502	0.54%	813.27%	28,351,011	24,308	1,166	-0.31%	8.00%	1,751,901,544	1,537,397	1,140	0.34%	95.03%

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Rate Annual %chg Average Value/Acre: 6.91%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
34,676	LINCOLN	163,835,600	156,691,652	517,547,388	1,805,117,834	669,688,353	6,171,979	35,100,957	1,751,079,821	141,214,122	68,970,270	5,440	5,315,423,416
cnty sectorvalue % of total value:		3.08%	2.95%	9.74%	33.96%	12.60%	0.12%	0.66%	32.94%	2.66%	1.30%	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	178,987	1,894,518	3,654,193	15,173,923	1,233,264	0	0	0	0	0	0	22,134,885
1.23%	%sector of county sector	0.11%	1.21%	0.71%	0.84%	0.18%							0.42%
	%sector of municipality	0.81%	8.56%	16.51%	68.55%	5.57%							100.00%
665	HERSHEY	1,915,172	1,571,599	6,391,075	35,828,362	10,469,116	0	0	236,618	0	0	0	56,411,942
1.92%	%sector of county sector	1.17%	1.00%	1.23%	1.98%	1.56%			0.01%				1.06%
	%sector of municipality	3.39%	2.79%	11.33%	63.51%	18.56%			0.42%				100.00%
312	MAXWELL	520,401	1,267,596	4,826,776	9,217,592	950,521	0	0	0	0	0	0	16,782,886
0.90%	%sector of county sector	0.32%	0.81%	0.93%	0.51%	0.14%							0.32%
	%sector of municipality	3.10%	7.55%	28.76%	54.92%	5.66%							100.00%
24,733	NORTH PLATTE	53,118,912	29,632,330	39,238,703	1,019,069,239	599,412,989	2,315,607	0	822,812	0	15,078	0	1,743,625,670
71.33%	%sector of county sector	32.42%	18.91%	7.58%	56.45%	89.51%	37.52%		0.05%		0.02%		32.80%
	%sector of municipality	3.05%	1.70%	2.25%	58.45%	34.38%	0.13%		0.05%		0.00%		100.00%
1,286	SUTHERLAND	2,163,646	3,333,007	4,486,944	63,998,284	7,651,757	3,417,977	0	0	0	0	0	85,051,615
3.71%	%sector of county sector	1.32%	2.13%	0.87%	3.55%	1.14%	55.38%						1.60%
	%sector of municipality	2.54%	3.92%	5.28%	75.25%	9.00%	4.02%						100.00%
366	WALLACE	548,856	210,909	29,871	10,410,562	3,161,444	0	0	184,555	4,981	9,257	0	14,560,435
1.06%	%sector of county sector	0.34%	0.13%	0.01%	0.58%	0.47%			0.01%	0.00%	0.01%		0.27%
	%sector of municipality	3.77%	1.45%	0.21%	71.50%	21.71%			1.27%	0.03%	0.06%		100.00%
78	WELLFLEET	19,057	183,541	98,313	2,210,154	26,106	0	0	25,079	0	0	0	2,562,250
0.22%	%sector of county sector	0.01%	0.12%	0.02%	0.12%	0.00%			0.00%				0.05%
	%sector of municipality	0.74%	7.16%	3.84%	86.26%	1.02%			0.98%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
27,869	Total Municipalities	58,465,032	38,093,501	58,725,876	1,155,908,121	622,905,199	5,733,585	0	1,269,064	4,981	24,335	0	1,941,129,690
80.37%	%all municip.sectors of cnty	35.69%	24.31%	11.35%	64.04%	93.01%	92.90%		0.07%	0.00%	0.04%		36.52%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 22,695</b>	<b>Value : 4,882,018,263</b>	<b>Growth 31,119,203</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	847	8,559,649	180	3,643,402	425	9,286,240	1,452	21,489,291	
<b>02. Res Improve Land</b>	9,526	138,179,698	678	29,370,738	1,638	84,100,151	11,842	251,650,587	
<b>03. Res Improvements</b>	10,312	1,157,749,139	726	125,534,267	2,138	518,946,939	13,176	1,802,230,345	
<b>04. Res Total</b>	11,159	1,304,488,486	906	158,548,407	2,563	612,333,330	14,628	2,075,370,223	15,523,453
<b>% of Res Total</b>	76.29	62.86	6.19	7.64	17.52	29.50	64.45	42.51	49.88
<b>05. Com UnImp Land</b>	194	24,729,359	34	1,662,266	8	289,302	236	26,680,927	
<b>06. Com Improve Land</b>	1,143	126,481,166	72	4,821,729	52	1,825,047	1,267	133,127,942	
<b>07. Com Improvements</b>	1,196	486,370,013	86	14,145,736	92	24,851,148	1,374	525,366,897	
<b>08. Com Total</b>	1,390	637,580,538	120	20,629,731	100	26,965,497	1,610	685,175,766	13,274,206
<b>% of Com Total</b>	86.34	93.05	7.45	3.01	6.21	3.94	7.09	14.03	42.66
<b>09. Ind UnImp Land</b>	5	470,048	3	240,728	2	65,697	10	776,473	
<b>10. Ind Improve Land</b>	10	696,117	2	162,496	0	0	12	858,613	
<b>11. Ind Improvements</b>	10	4,545,609	2	2,761	0	0	12	4,548,370	
<b>12. Ind Total</b>	15	5,711,774	5	405,985	2	65,697	22	6,183,456	0
<b>% of Ind Total</b>	68.18	92.37	22.73	6.57	9.09	1.06	0.10	0.13	0.00
<b>13. Rec UnImp Land</b>	1	115,200	41	3,009,316	63	9,260,940	105	12,385,456	
<b>14. Rec Improve Land</b>	0	0	31	4,164,703	50	7,911,660	81	12,076,363	
<b>15. Rec Improvements</b>	0	0	31	4,612,199	51	9,823,736	82	14,435,935	
<b>16. Rec Total</b>	1	115,200	72	11,786,218	114	26,996,336	187	38,897,754	376,132
<b>% of Rec Total</b>	0.53	0.30	38.50	30.30	60.96	69.40	0.82	0.80	1.21
<b>Res &amp; Rec Total</b>	11,160	1,304,603,686	978	170,334,625	2,677	639,329,666	14,815	2,114,267,977	15,899,585
<b>% of Res &amp; Rec Total</b>	75.33	61.70	6.60	8.06	18.07	30.24	65.28	43.31	51.09
<b>Com &amp; Ind Total</b>	1,405	643,292,312	125	21,035,716	102	27,031,194	1,632	691,359,222	13,274,206
<b>% of Com &amp; Ind Total</b>	86.09	93.05	7.66	3.04	6.25	3.91	7.19	14.16	42.66
<b>17. Taxable Total</b>	12,565	1,947,895,998	1,103	191,370,341	2,779	666,360,860	16,447	2,805,627,199	29,173,791
<b>% of Taxable Total</b>	76.40	69.43	6.71	6.82	16.90	23.75	72.47	57.47	93.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	29	186,170	6,725,846	0	0	0
19. Commercial	35	6,081,561	50,565,630	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	29	186,170	6,725,846
19. Commercial	0	0	0	35	6,081,561	50,565,630
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				64	6,267,731	57,291,476

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	743	167	687	1,597

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	488,421	221	51,583,628	4,591	1,339,881,435	4,823	1,391,953,484
28. Ag-Improved Land	0	0	135	48,889,477	1,196	423,101,242	1,331	471,990,719
29. Ag Improvements	0	0	136	20,501,114	1,273	191,940,307	1,409	212,441,421

30. Ag Total				6,232	2,076,385,624
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	82	99.00	2,975,000	
33. HomeSite Improvements	0	0.00	0	89	0.00	15,336,016	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	5.13	6,427	
36. FarmSite Improv Land	0	0.00	0	128	339.26	486,113	
37. FarmSite Improvements	0	0.00	0	126	0.00	5,165,098	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	508.88	0	
40. Other- Non Ag Use	0	0.00	0	0	187.51	213,879	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	17.00	333,000	12	17.00	333,000	
32. HomeSite Improv Land	762	854.25	22,348,955	844	953.25	25,323,955	
33. HomeSite Improvements	842	0.00	123,313,544	931	0.00	138,649,560	1,098,557
34. HomeSite Total				<b>943</b>	<b>970.25</b>	<b>164,306,515</b>	
35. FarmSite UnImp Land	139	214.98	224,044	143	220.11	230,471	
36. FarmSite Improv Land	1,124	3,261.39	3,550,349	1,252	3,600.65	4,036,462	
37. FarmSite Improvements	1,125	0.00	68,626,763	1,251	0.00	73,791,861	846,855
38. FarmSite Total				<b>1,394</b>	<b>3,820.76</b>	<b>78,058,794</b>	
39. Road & Ditches	0	14,331.83	0	0	14,840.71	0	
40. Other- Non Ag Use	0	561.22	532,900	0	748.73	746,779	
41. Total Section VI				<b>2,337</b>	<b>20,380.45</b>	<b>243,112,088</b>	<b>1,945,412</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	3,027,970	14	4,018.29	3,027,970

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	85.06	91,174	58	9,100.17	18,009,204
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	267	42,736.58	76,613,046	326	51,921.81	94,713,424
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	30,605.59	29.38%	134,574,900	30.47%	4,397.07
46. 1A	19,645.12	18.86%	86,275,862	19.53%	4,391.72
47. 2A1	2,140.55	2.05%	8,936,476	2.02%	4,174.85
48. 2A	37,686.41	36.17%	156,258,723	35.38%	4,146.29
49. 3A1	1,608.10	1.54%	6,469,574	1.46%	4,023.12
50. 3A	5,358.85	5.14%	20,859,845	4.72%	3,892.60
51. 4A1	4,525.41	4.34%	18,161,276	4.11%	4,013.18
52. 4A	2,615.59	2.51%	10,170,630	2.30%	3,888.46
<b>53. Total</b>	<b>104,185.62</b>	<b>100.00%</b>	<b>441,707,286</b>	<b>100.00%</b>	<b>4,239.62</b>
<b>Dry</b>					
54. 1D1	101.98	0.39%	181,014	0.39%	1,775.00
55. 1D	9,330.39	35.87%	16,561,551	35.87%	1,775.01
56. 2D1	668.65	2.57%	1,186,872	2.57%	1,775.03
57. 2D	5,570.73	21.42%	9,888,120	21.41%	1,775.01
58. 3D1	6,274.70	24.12%	11,144,529	24.13%	1,776.11
59. 3D	603.89	2.32%	1,071,910	2.32%	1,775.01
60. 4D1	2,007.60	7.72%	3,563,525	7.72%	1,775.02
61. 4D	1,453.05	5.59%	2,578,844	5.58%	1,774.78
<b>62. Total</b>	<b>26,010.99</b>	<b>100.00%</b>	<b>46,176,365</b>	<b>100.00%</b>	<b>1,775.26</b>
<b>Grass</b>					
63. 1G1	33,629.73	54.07%	37,002,673	54.57%	1,100.30
64. 1G	9,523.07	15.31%	10,475,377	15.45%	1,100.00
65. 2G1	4,036.61	6.49%	4,451,116	6.56%	1,102.69
66. 2G	2,070.28	3.33%	2,288,644	3.37%	1,105.48
67. 3G1	4,014.41	6.45%	4,221,213	6.22%	1,051.52
68. 3G	7,020.32	11.29%	7,376,192	10.88%	1,050.69
69. 4G1	1,421.87	2.29%	1,493,846	2.20%	1,050.62
70. 4G	480.24	0.77%	504,259	0.74%	1,050.01
<b>71. Total</b>	<b>62,196.53</b>	<b>100.00%</b>	<b>67,813,320</b>	<b>100.00%</b>	<b>1,090.31</b>
<b>Irrigated Total</b>					
	104,185.62	47.03%	441,707,286	75.47%	4,239.62
<b>Dry Total</b>					
	26,010.99	11.74%	46,176,365	7.89%	1,775.26
<b>Grass Total</b>					
	62,196.53	28.08%	67,813,320	11.59%	1,090.31
72. Waste	7,185.07	3.24%	4,317,674	0.74%	600.92
73. Other	21,933.46	9.90%	25,248,544	4.31%	1,151.14
74. Exempt	53.34	0.02%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>221,511.67</b>	<b>100.00%</b>	<b>585,263,189</b>	<b>100.00%</b>	<b>2,642.13</b>



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,324.42	6.56%	6,392,171	6.60%	2,750.01
46. 1A	8,763.79	24.73%	23,967,524	24.75%	2,734.84
47. 2A1	56.13	0.16%	154,359	0.16%	2,750.03
48. 2A	7,868.38	22.21%	21,532,178	22.24%	2,736.55
49. 3A1	1,805.18	5.09%	4,814,626	4.97%	2,667.12
50. 3A	296.66	0.84%	787,568	0.81%	2,654.78
51. 4A1	1,620.10	4.57%	4,434,689	4.58%	2,737.29
52. 4A	12,698.37	35.84%	34,744,008	35.88%	2,736.10
<b>53. Total</b>	<b>35,433.03</b>	<b>100.00%</b>	<b>96,827,123</b>	<b>100.00%</b>	<b>2,732.68</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,176.16	34.61%	7,376,080	34.61%	1,425.01
56. 2D1	38.35	0.26%	54,649	0.26%	1,425.01
57. 2D	4,151.65	27.76%	5,916,140	27.76%	1,425.01
58. 3D1	1,505.65	10.07%	2,145,570	10.07%	1,425.01
59. 3D	142.09	0.95%	202,484	0.95%	1,425.04
60. 4D1	1,313.49	8.78%	1,871,744	8.78%	1,425.02
61. 4D	2,629.97	17.58%	3,747,743	17.58%	1,425.01
<b>62. Total</b>	<b>14,957.36</b>	<b>100.00%</b>	<b>21,314,410</b>	<b>100.00%</b>	<b>1,425.01</b>
<b>Grass</b>					
63. 1G1	4,732.36	0.91%	3,265,348	0.94%	690.00
64. 1G	493.08	0.09%	334,602	0.10%	678.60
65. 2G1	13,198.91	2.53%	9,106,361	2.64%	689.93
66. 2G	7,801.83	1.49%	5,383,283	1.56%	690.00
67. 3G1	5,146.93	0.99%	3,543,146	1.03%	688.40
68. 3G	490,116.20	93.86%	323,476,707	93.61%	660.00
69. 4G1	34.18	0.01%	22,559	0.01%	660.01
70. 4G	648.81	0.12%	422,002	0.12%	650.42
<b>71. Total</b>	<b>522,172.30</b>	<b>100.00%</b>	<b>345,554,008</b>	<b>100.00%</b>	<b>661.76</b>
<b>Irrigated Total</b>	<b>35,433.03</b>	<b>6.17%</b>	<b>96,827,123</b>	<b>20.82%</b>	<b>2,732.68</b>
<b>Dry Total</b>	<b>14,957.36</b>	<b>2.60%</b>	<b>21,314,410</b>	<b>4.58%</b>	<b>1,425.01</b>
<b>Grass Total</b>	<b>522,172.30</b>	<b>90.90%</b>	<b>345,554,008</b>	<b>74.29%</b>	<b>661.76</b>
72. Waste	1,278.35	0.22%	431,900	0.09%	337.86
73. Other	596.36	0.10%	1,004,465	0.22%	1,684.33
74. Exempt	1.80	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>574,437.40</b>	<b>100.00%</b>	<b>465,131,906</b>	<b>100.00%</b>	<b>809.72</b>

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%	9,464,758	2.79%	3,596.96
46. 1A	13,510.46	14.19%	48,534,429	14.30%	3,592.36
47. 2A1	69.84	0.07%	251,424	0.07%	3,600.00
48. 2A	13,261.83	13.92%	47,590,764	14.02%	3,588.55
49. 3A1	54,287.80	57.00%	192,994,612	56.85%	3,555.03
50. 3A	2,793.07	2.93%	9,730,046	2.87%	3,483.64
51. 4A1	5,991.36	6.29%	21,351,828	6.29%	3,563.77
52. 4A	2,694.36	2.83%	9,567,388	2.82%	3,550.89
<b>53. Total</b>	<b>95,240.04</b>	<b>100.00%</b>	<b>339,485,249</b>	<b>100.00%</b>	<b>3,564.52</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	12,012.75	35.65%	13,514,457	35.65%	1,125.01
56. 2D1	72.21	0.21%	81,238	0.21%	1,125.02
57. 2D	10,510.26	31.19%	11,824,134	31.19%	1,125.01
58. 3D1	2,158.43	6.40%	2,428,254	6.40%	1,125.01
59. 3D	460.39	1.37%	517,947	1.37%	1,125.02
60. 4D1	5,103.45	15.14%	5,741,430	15.14%	1,125.01
61. 4D	3,383.32	10.04%	3,806,277	10.04%	1,125.01
<b>62. Total</b>	<b>33,700.81</b>	<b>100.00%</b>	<b>37,913,737</b>	<b>100.00%</b>	<b>1,125.01</b>
<b>Grass</b>					
63. 1G1	1,376.98	0.47%	858,320	0.49%	623.34
64. 1G	2,901.06	0.99%	1,813,197	1.03%	625.01
65. 2G1	9,115.67	3.11%	5,697,406	3.22%	625.01
66. 2G	8,733.62	2.98%	5,458,564	3.09%	625.01
67. 3G1	6,097.98	2.08%	3,811,305	2.16%	625.01
68. 3G	262,640.68	89.51%	157,584,408	89.15%	600.00
69. 4G1	2,236.94	0.76%	1,342,164	0.76%	600.00
70. 4G	326.04	0.11%	195,624	0.11%	600.00
<b>71. Total</b>	<b>293,428.97</b>	<b>100.00%</b>	<b>176,760,988</b>	<b>100.00%</b>	<b>602.40</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>95,240.04</b>	<b>22.38%</b>	<b>339,485,249</b>	<b>60.96%</b>	<b>3,564.52</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>33,700.81</b>	<b>7.92%</b>	<b>37,913,737</b>	<b>6.81%</b>	<b>1,125.01</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>293,428.97</b>	<b>68.94%</b>	<b>176,760,988</b>	<b>31.74%</b>	<b>602.40</b>
72. Waste	1,862.67	0.44%	626,163	0.11%	336.16
73. Other	1,420.92	0.33%	2,131,380	0.38%	1,500.00
74. Exempt	18,353.33	4.31%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>425,653.41</b>	<b>100.00%</b>	<b>556,917,517</b>	<b>100.00%</b>	<b>1,308.38</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	11.26%	2,790.00
46. 1A	3,758.18	44.70%	10,403,666	45.77%	2,768.27
47. 2A1	217.65	2.59%	494,942	2.18%	2,274.03
48. 2A	1,936.98	23.04%	5,234,586	23.03%	2,702.45
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%	2,352,278	10.35%	2,493.22
52. 4A	446.04	5.31%	1,160,995	5.11%	2,602.89
<b>53. Total</b>	<b>8,406.89</b>	<b>100.00%</b>	<b>22,728,220</b>	<b>100.00%</b>	<b>2,703.52</b>
<b>Dry</b>					
54. 1D1	3.57	0.02%	4,284	0.02%	1,200.00
55. 1D	10,408.73	48.83%	12,490,476	48.83%	1,200.00
56. 2D1	1,101.81	5.17%	1,322,172	5.17%	1,200.00
57. 2D	5,983.97	28.07%	7,180,764	28.07%	1,200.00
58. 3D1	99.76	0.47%	119,712	0.47%	1,200.00
59. 3D	13.08	0.06%	15,696	0.06%	1,200.00
60. 4D1	2,027.09	9.51%	2,432,508	9.51%	1,200.00
61. 4D	1,677.42	7.87%	2,012,904	7.87%	1,200.00
<b>62. Total</b>	<b>21,315.43</b>	<b>100.00%</b>	<b>25,578,516</b>	<b>100.00%</b>	<b>1,200.00</b>
<b>Grass</b>					
63. 1G1	8,633.39	3.03%	5,394,177	3.04%	624.80
64. 1G	14,039.36	4.92%	8,774,736	4.95%	625.01
65. 2G1	36,900.59	12.94%	23,062,975	13.00%	625.00
66. 2G	113,729.16	39.89%	71,080,867	40.06%	625.00
67. 3G1	92,277.51	32.36%	57,673,570	32.51%	625.00
68. 3G	3,292.66	1.15%	1,926,208	1.09%	585.00
69. 4G1	12,201.30	4.28%	7,137,763	4.02%	585.00
70. 4G	4,064.40	1.43%	2,377,678	1.34%	585.00
<b>71. Total</b>	<b>285,138.37</b>	<b>100.00%</b>	<b>177,427,974</b>	<b>100.00%</b>	<b>622.25</b>
<b>Irrigated Total</b>					
	8,406.89	2.67%	22,728,220	10.06%	2,703.52
<b>Dry Total</b>					
	21,315.43	6.76%	25,578,516	11.32%	1,200.00
<b>Grass Total</b>					
	285,138.37	90.46%	177,427,974	78.52%	622.25
72. Waste	256.43	0.08%	78,344	0.03%	305.52
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>315,215.70</b>	<b>100.00%</b>	<b>225,960,924</b>	<b>100.00%</b>	<b>716.85</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	343,834	16,172.65	67,262,624	227,012.77	833,141,420	243,265.58	900,747,878
<b>77. Dry Land</b>	9.60	17,041	2,704.80	4,610,479	93,270.19	126,355,508	95,984.59	130,983,028
<b>78. Grass</b>	76.12	83,335	22,601.88	19,576,656	1,140,258.17	747,896,299	1,162,936.17	767,556,290
<b>79. Waste</b>	4.39	2,305	1,699.67	1,049,271	8,878.46	4,402,505	10,582.52	5,454,081
<b>80. Other</b>	39.91	41,906	3,699.31	4,292,656	20,310.10	24,197,697	24,049.32	28,532,259
<b>81. Exempt</b>	4.34	0	0.00	0	18,659.96	0	18,664.30	0
<b>82. Total</b>	<b>210.18</b>	<b>488,421</b>	<b>46,878.31</b>	<b>96,791,686</b>	<b>1,489,729.69</b>	<b>1,735,993,429</b>	<b>1,536,818.18</b>	<b>1,833,273,536</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	243,265.58	15.83%	900,747,878	49.13%	3,702.73
<b>Dry Land</b>	95,984.59	6.25%	130,983,028	7.14%	1,364.63
<b>Grass</b>	1,162,936.17	75.67%	767,556,290	41.87%	660.02
<b>Waste</b>	10,582.52	0.69%	5,454,081	0.30%	515.39
<b>Other</b>	24,049.32	1.56%	28,532,259	1.56%	1,186.41
<b>Exempt</b>	18,664.30	1.21%	0	0.00%	0.00
<b>Total</b>	<b>1,536,818.18</b>	<b>100.00%</b>	<b>1,833,273,536</b>	<b>100.00%</b>	<b>1,192.90</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	1	16,777	3	318,614	3	485,001	4	820,392	194,907
83.2 Lake Properties Res	30	203,453	19	1,875,000	490	182,159,998	520	184,238,451	1,545,513
83.3 North Platte Com	0	0	1	58,631	1	129,116	1	187,747	0
83.4 Northside Np Res	251	2,636,713	1,831	27,127,060	2,100	133,433,102	2,351	163,196,875	721,835
83.5 Rural (rec)	2	164,150	0	0	0	0	2	164,150	0
83.6 Rural Res	440	18,040,141	1,666	89,824,591	1,696	346,509,239	2,136	454,373,971	4,419,591
83.7 Small Villages Com	0	0	1	16,978	1	85,540	1	102,518	0
83.8 Small Villages Res	276	958,210	550	5,156,392	568	32,054,621	844	38,169,223	375,379
83.9 Southside Np Res	272	4,307,977	6,366	91,765,072	6,861	902,764,233	7,133	998,837,282	7,570,255
83.10 Suburban Rec	1	27,600	1	108,864	1	97,813	2	234,277	21,878
83.11 Suburban Res	161	6,248,448	644	32,006,242	668	123,620,924	829	161,875,614	969,033
83.12 Suth & Hersh Res	123	1,271,278	841	15,469,506	869	95,326,693	992	112,067,477	81,194
84 Residential Total	1,557	33,874,747	11,923	263,726,950	13,258	1,816,666,280	14,815	2,114,267,977	15,899,585

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ag	0	0	0	0	3	4,086	3	4,086	0
85.2	Lake Properties Com	0	0	0	0	10	2,107,796	10	2,107,796	264,182
85.3	North Platte Com	196	26,297,299	1,025	127,883,174	1,061	471,287,222	1,257	625,467,695	12,842,616
85.4	Northside Np Res	0	0	0	0	1	0	1	0	0
85.5	Rural Com	9	321,712	52	1,825,047	70	22,418,126	79	24,564,885	86,862
85.6	Rural Res	1	33,287	0	0	11	321,140	12	354,427	0
85.7	Small Villages Com	16	59,697	80	624,538	87	4,725,772	103	5,410,007	37,602
85.8	Small Villages Res	0	0	0	0	1	0	1	0	0
85.9	Southside Np Res	0	0	1	179,289	4	1,625,100	4	1,804,389	0
85.10	Suburban Com	14	660,274	34	2,057,621	42	7,285,399	56	10,003,294	15,067
85.11	Suburban Res	0	0	0	0	3	4,577	3	4,577	0
85.12	Suth & Hersh Com	10	85,131	86	1,411,441	92	20,104,262	102	21,600,834	27,877
85.13	Suth & Hersh Res	0	0	1	5,445	1	31,787	1	37,232	0
86	Commercial Total	246	27,457,400	1,279	133,986,555	1,386	529,915,267	1,632	691,359,222	13,274,206

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	33,629.73	54.16%	37,002,673	54.68%	1,100.30
88. 1G	9,523.07	15.34%	10,475,377	15.48%	1,100.00
89. 2G1	4,003.24	6.45%	4,403,564	6.51%	1,100.00
90. 2G	2,035.40	3.28%	2,238,940	3.31%	1,100.00
91. 3G1	3,998.40	6.44%	4,198,399	6.20%	1,050.02
92. 3G	7,007.59	11.28%	7,358,051	10.87%	1,050.01
93. 4G1	1,419.60	2.29%	1,490,611	2.20%	1,050.02
94. 4G	480.24	0.77%	504,259	0.75%	1,050.01
95. Total	62,097.27	100.00%	67,671,874	100.00%	1,089.77
<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	33.37	33.62%	47,552	33.62%	1,424.99
99. 2C	34.88	35.14%	49,704	35.14%	1,425.00
100. 3C1	16.01	16.13%	22,814	16.13%	1,424.98
101. 3C	12.73	12.82%	18,141	12.83%	1,425.06
102. 4C1	2.27	2.29%	3,235	2.29%	1,425.11
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	99.26	100.00%	141,446	100.00%	1,425.01
<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	62,097.27	99.84%	67,671,874	99.79%	1,089.77
CRP Total	99.26	0.16%	141,446	0.21%	1,425.01
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	62,196.53	100.00%	67,813,320	100.00%	1,090.31

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	4,732.36	0.91%	3,265,348	0.94%	690.00
88. 1G	493.08	0.09%	334,602	0.10%	678.60
89. 2G1	13,198.91	2.53%	9,106,361	2.64%	689.93
90. 2G	7,801.83	1.49%	5,383,283	1.56%	690.00
91. 3G1	5,146.93	0.99%	3,543,146	1.03%	688.40
92. 3G	490,116.20	93.86%	323,476,707	93.61%	660.00
93. 4G1	34.18	0.01%	22,559	0.01%	660.01
94. 4G	648.81	0.12%	422,002	0.12%	650.42
95. Total	522,172.30	100.00%	345,554,008	100.00%	661.76
<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	522,172.30	100.00%	345,554,008	100.00%	661.76
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	522,172.30	100.00%	345,554,008	100.00%	661.76



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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,376.98	0.47%	858,320	0.49%	623.34
88. 1G	2,901.06	0.99%	1,813,197	1.03%	625.01
89. 2G1	9,115.67	3.11%	5,697,406	3.22%	625.01
90. 2G	8,733.62	2.98%	5,458,564	3.09%	625.01
91. 3G1	6,097.98	2.08%	3,811,305	2.16%	625.01
92. 3G	262,640.68	89.51%	157,584,408	89.15%	600.00
93. 4G1	2,236.94	0.76%	1,342,164	0.76%	600.00
94. 4G	326.04	0.11%	195,624	0.11%	600.00
95. Total	293,428.97	100.00%	176,760,988	100.00%	602.40
<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	293,428.97	100.00%	176,760,988	100.00%	602.40
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	293,428.97	100.00%	176,760,988	100.00%	602.40

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	8,633.39	3.03%	5,394,177	3.04%	624.80
88. 1G	14,039.36	4.92%	8,774,736	4.95%	625.01
89. 2G1	36,900.59	12.94%	23,062,975	13.00%	625.00
90. 2G	113,729.16	39.89%	71,080,867	40.06%	625.00
91. 3G1	92,277.51	32.36%	57,673,570	32.51%	625.00
92. 3G	3,292.66	1.15%	1,926,208	1.09%	585.00
93. 4G1	12,201.30	4.28%	7,137,763	4.02%	585.00
94. 4G	4,064.40	1.43%	2,377,678	1.34%	585.00
95. Total	285,138.37	100.00%	177,427,974	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
<hr/>					
Grass Total	285,138.37	100.00%	177,427,974	100.00%	622.25
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	285,138.37	100.00%	177,427,974	100.00%	622.25

**2023 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

56 Lincoln

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,805,117,834	2,075,370,223	270,252,389	14.97%	15,523,453	14.11%
02. Recreational	35,100,957	38,897,754	3,796,797	10.82%	376,132	9.75%
03. Ag-Homesite Land, Ag-Res Dwelling	141,214,122	164,306,515	23,092,393	16.35%	1,098,557	15.57%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,981,432,913</b>	<b>2,278,574,492</b>	<b>297,141,579</b>	<b>15.00%</b>	<b>16,998,142</b>	<b>14.14%</b>
05. Commercial	669,688,353	685,175,766	15,487,413	2.31%	13,274,206	0.33%
06. Industrial	6,171,979	6,183,456	11,477	0.19%	0	0.19%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>675,860,332</b>	<b>691,359,222</b>	<b>15,498,890</b>	<b>2.29%</b>	<b>13,274,206</b>	<b>0.33%</b>
08. Ag-Farmsite Land, Outbuildings	68,445,373	78,058,794	9,613,421	14.05%	846,855	12.81%
09. Minerals	5,440	5,440	0	0.00	0	0.00%
10. Non Ag Use Land	524,897	746,779	221,882	42.27%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>68,975,710</b>	<b>78,811,013</b>	<b>9,835,303</b>	<b>14.26%</b>	<b>846,855</b>	<b>13.03%</b>
12. Irrigated	857,624,719	900,747,878	43,123,159	5.03%		
13. Dryland	127,653,871	130,983,028	3,329,157	2.61%		
14. Grassland	732,127,257	767,556,290	35,429,033	4.84%		
15. Wasteland	5,322,963	5,454,081	131,118	2.46%		
16. Other Agland	28,351,011	28,532,259	181,248	0.64%		
<b>17. Total Agricultural Land</b>	<b>1,751,079,821</b>	<b>1,833,273,536</b>	<b>82,193,715</b>	<b>4.69%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>4,477,348,776</b>	<b>4,882,018,263</b>	<b>404,669,487</b>	<b>9.04%</b>	<b>31,119,203</b>	<b>8.34%</b>

## 2023 Assessment Survey for Lincoln County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	2
3.	<b>Other full-time employees:</b>
	5
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$563,260
7.	<b>Adopted budget, or granted budget if different from above:</b>
	same
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$153,965
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$57,145
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,150
12.	<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

## 2023 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%; 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 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. 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<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.																																																						
5.	<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																																																						
6.	<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.																																																						
7.	<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																																																						
8.	<b>Are there form 191 applications on file?</b>																																																						
	Yes																																																						
9.	<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.																																																						
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## 2023 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>												
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<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 Tables</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

## 2023 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	<p>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.</p>	2022
2	<p>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.</p>	2022
3	<p>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.</p>	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. 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. 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. 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. What separate market analysis has been conducted where intensive use is identified in the county?</b>			

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

## **THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2022**

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 2023, 2024, and 2025.

Due to falling out of compliance with state statute regulations for the 2022 assessment year, the North side of North Platte received a 7% increase on both land and improvements. Preliminary statistics showed the North side to be at 85.80% prior to any changes. After the 7% increase, the North side of North Platte is now at 94.19% for 2022. The South side of North Platte also fell out of compliance with a preliminary ratio of 89.35%. A 4% increase on both land and improvements was applied bringing the final ratio up to 93.19% for 2022. These blanket adjustments were necessary to bring Lincoln County back into compliance for 2022.

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 and South sides of the city of North Platte will use the new Vanguard CAMA system and new depreciation tables will be developed for those areas.

## **COMMERCIAL**

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

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

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

For 2022, a physical review and inspection of the Commercial properties in North Platte was performed. All of North Platte Commercial parcels were removed from override and re-assessed using Vanguard costing and depreciation schedules. Income and expense statements will be requested when appropriate to assist in developing the income approach to value. Commercial land was reviewed and re-assessed for 2022 as well. 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**

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 2023, 2024, and 2025.

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 is not as high as they are in the other two areas and far fewer suburban and rural residential parcels can be found in these areas as these areas are predominantly agricultural properties. The 1-acre base in each area was also used for the improved agricultural parcels based on what neighborhood the improved agricultural parcel was located in. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2023, 2024, and 2025.

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 2023, 2024, and 2025. 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 2023, 2024, and 2025 assessment years to reflect the market conditions.

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

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

The properties at Lake Maloney and Jeffrey Lake were last reviewed in 2017. Since 2017, several leasehold interest increases have occurred due to falling out of compliance with state requirements. For the assessment year 2022, a 4% increase was applied to all improvements and leasehold interest values due to falling out of compliance again.

For 2023, a full review and inspection of all Lake Maloney and Jeffrey Lake properties will be performed. A new leasehold interest study will be conducted, and new leasehold interest values will be set for 2023. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

## 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 2020 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 2023, 2024, and 2025.

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 2023, 2024, and 2025 assessment years 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 2023, 2024, and 2025. 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.

For 2022, Market Area 1 received a 7% reduction on irrigated for 1A1 and 1A soil types, a 6% decrease for soil types 2A1 and 2A, and a 3% reduction for the remaining irrigated soil types. Dryland was increased by 5% for 2022. Grassland was increased by 3% for soil types 1G1, 1G, 2G1, and 2G for 2022, all remaining soil types remained unchanged for 2022. Market Area 2 did not see any changes to the irrigated or dryland soils, but did receive a 12% increase for soil types 1G1, 1G, 2G1, 2G, and 3G1, and an 11% increase for 3G, 4G1, and 4G for 2022. Market Area 3 received a 6% reduction for all dryland soils, irrigated and grassland remained unchanged for 2022. Market Area 4 remained unchanged for 2022.

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 2023, 2024, and 2025.

## **2022 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS**

<b><u>Property Class</u></b>	<b><u>Median</u></b>
Residential	94.00
Commercial/Industrial	98.00
Unimproved Agricultural	71.00
Special Valuation	71.00

### **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)	\$590,375
Salaries	\$471,860
Education	\$5,850
Data processing equipment and software	\$60,145
Reappraisal (for one oil well)	\$180
Other (office supplies, printing, & misc.)	\$52,340

## STAFF

1 Assessor	1 Deputy	2 Clerks
1 CAMA clerk (hiring another soon)	1 Computer Analyst	3 Staff Appraisers

## CONCLUSION

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

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

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

Julie Stenger  
Lincoln County Assessor  
July 25, 2022

Methodology for Special Valuation  
Lincoln County  
March 1, 2023

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

There are 333+ approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2023. 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