

Mares, Beth

From: Julie J. Stenger <stengejj@co.lincoln.ne.us>
Sent: Thursday, April 27, 2017 2:44 PM
To: Mares, Beth
Cc: Albro, Pat
Subject: Items of reference already submitted in larger exhibits
Attachments: Exhibit 137.pdf; Pt. Exhibit 16.pdf; Pt. Exhibit 46.pdf; Pt. Exhibit 51.pdf; Pt. Exhibit 56.pdf

Beth,

These next attachments will be partial portions of pages from much larger exhibits already submitted. These are for the Commission to reference easier, without looking at the whole larger R&O report. Thanks. This should be it. There are 9 attachments. If they won't all send in one e-mail, I might have to split them into two separate e-mails. Let me know if you get them please. Thank-you.

Julie Stenger
Lincoln County Assessor
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North Platte, Ne. 69101
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Exhibit # 137

56 - Lincoln County
AGRICULTURAL

PAD 2017 TERC R&D Statistics 2017 Values

What IF Stat Page: 1

Type : Qualified

Number of Sales :	100	Median :	71	COV :	32.43	95% Median C.I. :	68.54 to 75.43
Total Sales Price :	67,741,546	Wgt. Mean :	75	STD :	25.75	95% Wgt. Mean C.I. :	58.38 to 81.46
Total Adj. Sales Price :	67,511,546	Mean :	79	Avg.Abs.Dev :	16.06	95% Mean C.I. :	74.36 to 84.46
Total Assessed Value :	50,578,145						
Avg. Adj. Sales Price :	675,115	COD :	22.46	MAX Sales Ratio :	168.08		
Avg. Assessed Value :	505,781	PRD :	105.99	MIN Sales Ratio :	34.82		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
10/01/2013 To 12/31/2013	13	80.48	97.83	97.65	37.23	100.18	49.42	164.54	66.96 to 150.10	623,009	608,375
01/01/2014 To 03/31/2014	6	84.42	95.82	68.21	39.56	140.48	51.30	144.61	51.30 to 144.61	891,253	607,899
04/01/2014 To 06/30/2014	8	83.05	84.93	76.81	26.16	110.57	47.75	147.00	47.75 to 147.00	931,100	715,216
07/01/2014 To 09/30/2014	4	86.37	94.53	86.56	22.43	109.21	74.58	130.79	N/A	382,260	330,901
10/01/2014 To 12/31/2014	15	74.86	83.07	70.14	22.09	118.43	51.70	168.08	66.41 to 86.35	1,035,462	726,301
01/01/2015 To 03/31/2015	13	67.67	69.98	71.41	05.98	98.00	61.47	87.40	65.94 to 75.43	712,416	508,706
04/01/2015 To 06/30/2015	9	72.46	73.99	72.74	12.68	101.72	58.54	92.24	64.10 to 92.16	494,659	359,838
07/01/2015 To 09/30/2015	4	64.33	64.06	65.81	10.28	97.34	53.28	74.29	N/A	396,750	261,103
10/01/2015 To 12/31/2015	4	61.35	60.92	57.98	09.63	105.07	53.44	67.55	N/A	400,933	232,479
01/01/2016 To 03/31/2016	8	71.84	73.60	73.15	06.89	100.63	65.80	86.92	65.80 to 86.92	563,560	412,194
04/01/2016 To 06/30/2016	12	66.32	67.21	69.41	15.35	96.83	34.82	91.92	60.47 to 77.02	422,082	292,985
07/01/2016 To 09/30/2016	4	73.57	79.96	79.38	15.75	100.73	65.79	106.89	N/A	769,313	610,649
Study Yrs											
10/01/2013 To 09/30/2014	31	81.99	93.69	82.95	33.16	112.95	47.75	164.54	69.82 to 104.17	723,370	600,052
10/01/2014 To 09/30/2015	41	69.71	75.07	70.67	15.59	106.23	51.70	168.08	66.76 to 75.43	752,015	531,479
10/01/2015 To 09/30/2016	28	70.09	69.96	71.46	12.61	97.90	34.82	106.89	65.79 to 73.44	509,087	363,792
Calendar Yrs											
01/01/2014 To 12/31/2014	33	77.39	87.23	72.30	27.86	120.65	47.75	168.08	70.61 to 88.14	904,766	654,159
01/01/2015 To 12/31/2015	30	67.33	69.18	69.96	09.59	98.89	53.28	92.24	66.07 to 69.71	563,481	394,202

AGRICULTURAL

Type : Qualified

Number of Sales :	100	Median :	71	COV :	32.43	95% Median C.I. :	66.54 to 75.43
Total Sales Price :	67,741,546	Wgt. Mean :	75	STD :	25.75	95% Wgt. Mean C.I. :	68.38 to 81.46
Total Adj. Sales Price :	67,511,546	Mean :	79	Avg. Abs. Dev :	16.06	95% Mean C.I. :	74.36 to 84.46
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Avg. Assessed Value :	505,781	PRD :	105.99	MIN Sales Ratio :	34.82		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	71.13	76.70	73.27	19.67	104.68	34.82	168.08	67.40 to 76.69	594,401	435,491
2	22	72.03	89.06	73.51	36.36	121.15	49.42	164.54	64.90 to 116.74	842,877	619,595
3	31	71.84	76.02	79.69	16.01	95.39	47.75	110.44	66.76 to 84.11	755,460	602,026
4	26	71.71	77.48	69.94	20.32	110.78	51.70	150.10	65.79 to 80.43	502,560	351,497

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 Value
Irrigated											
County	5	71.13	76.30	74.93	10.86	101.83	67.40	86.92	N/A	652,331	488,800
1	4	70.42	73.79	71.81	07.44	102.76	67.40	86.92	N/A	590,414	459,894
3	1	86.35	86.85	86.35	180.00	180.00	86.35	86.35	N/A	700,000	604,425
Dry											
County	5	66.76	74.45	74.74	16.51	99.61	58.54	92.16	N/A	282,400	211,078
1	1	88.14	88.14	88.14		100.00	88.14	88.14	N/A	122,000	107,530
3	4	66.72	71.03	73.48	12.63	96.67	58.54	92.16	N/A	322,500	236,965
Grass											
County	48	70.78	80.68	75.52	22.17	106.83	53.44	164.54	67.03 to 75.73	552,548	417,288
1	2	70.28	70.28	70.30	03.88	99.97	67.55	73.00	N/A	145,439	102,243
2	16	72.03	97.06	80.34	42.02	120.81	62.26	164.54	66.41 to 144.61	766,120	615,538
3	11	71.84	74.14	74.25	09.31	99.85	63.15	91.92	66.07 to 85.42	401,101	297,805
4	19	67.31	71.78	70.08	14.16	102.43	53.44	104.17	61.72 to 80.43	503,230	352,677
ALL											
10/01/2013 To 09/30/2016	100	71.49	79.41	74.92	22.46	105.99	34.82	168.08	68.54 to 75.43	675,115	505,781

Type : Qualified

Number of Sales :	100	Median :	71	COV :	32.43	95% Median C.I. :	68.54 to 75.43
Total Sales Price :	67,741,546	Wgt. Mean :	75	STD :	25.75	95% Wgt. Mean C.I. :	68.38 to 81.46
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Total Assessed Value :	50,578,145						
Avg. Adj. Sales Price :	675,115	COD :	22.46	MAX Sales Ratio :	168.08		
Avg. Assessed Value :	505,781	PRD :	105.99	MIN Sales Ratio :	34.82		

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AsscValue	
Irrigated												
County	21	73.94	75.69	79.20	12.43	95.57	47.75	110.44	68.54 to 84.11	1,129,396	894,518	
1	9	71.13	72.84	72.64	06.34	100.28	64.10	86.92	67.40 to 76.19	954,029	700,240	
2	1	73.94	73.94	73.94		100.00	73.94	73.94	N/A	788,912	583,360	
3	11	61.99	78.17	83.49	15.68	93.63	47.75	110.44	65.90 to 91.38	1,235,650	1,081,760	
Dry												
County	6	77.45	81.84	77.93	23.05	105.02	55.54	118.77	58.54 to 110.77	253,667	197,673	
1	2	103.46	103.46	102.66	14.81	100.76	88.14	118.77	N/A	116,000	119,088	
3	4	66.72	71.03	73.48	12.63	96.67	55.54	92.16	N/A	322,500	236,965	
Grass												
County	56	71.40	81.92	75.94	25.08	107.87	34.82	164.54	67.55 to 75.73	517,035	392,637	
1	3	67.55	58.46	54.82	18.85	106.64	34.82	73.00	N/A	171,959	94,273	
2	18	72.03	94.99	80.38	40.73	118.18	56.58	164.54	66.41 to 130.79	726,910	584,258	
3	11	71.84	74.14	74.25	09.81	99.85	63.15	91.92	66.07 to 85.42	401,101	297,805	
4	24	71.71	78.61	72.31	20.60	108.71	53.44	150.10	65.79 to 80.46	455,899	329,682	
ALL												
10/01/2013 To 09/30/2016	100	71.49	79.41	74.92	22.46	105.99	34.82	168.08	68.54 to 75.43	675,115	505,781	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Grass_2	Land	Increase	33%
95%MLU By Market Area	Grass_3	Land	Increase	11%

What IE

Commissioner Hotz -

Pursuant to your request, attached is the what-if for Lincoln County.

Please let me know if you have any questions.

Ruth A. Sorensen
PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION
Nebraska Department of Revenue
PO Box 98919
301 Centennial Mall South
Lincoln, Nebraska 68509
PHONE 402-471-5962 / FAX 402-471-5993
ruth.sorensen@nebraska.gov
revenue.nebraska.gov/PAD

From: Hotz, Rob
Sent: Monday, April 17, 2017 5:07 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>
Subject: Lincoln

Ms. Sorenson,

Please provide a what-if statistic showing the combined adjustment of 95% MLU grass in market areas 2 and 3:

Market Area 2 assessed-to-sale ratio from 54.16% to 72%
Market Area 3 assessed-to-sale ratio from 64.72% to 72%

Thank you,

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
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PE Exhibit #16

2017 Agricultural Correlation for Cherry County

Assessment Actions

Cherry County, with approximately 80% of its land class being agriculture, has an active, strong, agricultural market. Since so much of the county consists of the agricultural class, more time and resources are spent in this area.

In doing sales review, the county assessor has noted the abundance of 1031- exchange sales and the driving effect these have had upon the market. Up until October 2016, land prices were rising. These sales consisted primarily of pasture ground, not dryland or irrigated. Since September 2016, however, there have not been many agricultural sales, and the few that have occurred have indicated lower prices.

An analysis of the current market along with a regional analysis indicated an increase to grass was needed for the 2017 assessment year. The county networked with other counties in an effort to support equalization of values across county lines where there are shared school districts. Cherry County took into account the Directive 16-3, that explains the comparable sales guidelines and conduct the sales review accordingly.

In 2016, with the aid of aerial imagery, improved agricultural parcels were reviewed countywide. The office contracted with Tax Valuation, Inc. to conduct the market study, and build depreciation tables in the TerraScan system with the aim of improved equalization for properties countywide. The county assessor and an office staff member physically inspected any properties when changes were noted. This took considerable time due to the size of Cherry County; routes were mapped in advance of a review since organization was a timesaving feature. This revaluation/review was complete for the 2017 tax year, with updated costing and depreciation for agricultural homes and improvements. All maintenance work was completed in this review.

Cherry County also reviewed the new soil survey changes and implemented these changes in January 2017. There were some new soils and some soils absorbed into existing soils. Soils were also compared across county lines to make sure that they feathered across correctly.

As a public service, Cherry County maintains sales books on all property classes. These books are kept current and available for public inspections during normal business hours. These books contain Real Estate Transfer Statements and supplemental sales sheets. The county also updates the values on the hard copy property record files for display to taxpayers.

Description of Analysis

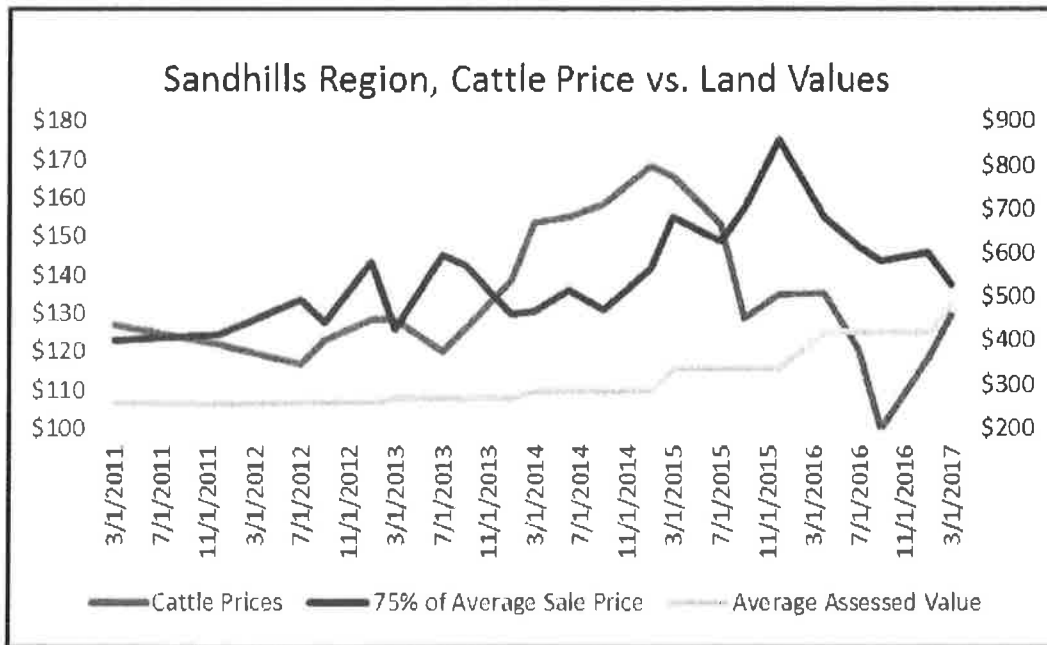
Cherry County is located in the Nebraska Sand Hills Region. The Sand Hills is very homogenous and is characterized by rolling grass-stabilized sand dunes. The fragile soil is not considered suitable for growing crops; therefore, there is very little dry and irrigated land throughout the county. The dry and irrigated market appears to be flat and values previously set by the county are considered acceptable.

Over the last few years, counties located within the Sand Hills Region saw record high selling prices for grazing land. Several factors causing a cash influx to the region contributed to this unique economic situation.

2017 Agricultural Correlation for Cherry County

The region as a whole, like much of the central plains, experienced an exceptional drought during 2012 into 2013. As a result of this drought, the 2014 Farm Bill provided relief through the Livestock Forage Disaster Program. This program retroactively covered losses from 2012 and 2013. Ranchers in Nebraska received the third most in relief, behind Texas and Oklahoma, an amount in excess of five hundred and thirty million dollars. Cherry County alone received almost forty-seven and a half million dollars.

Around the same time disaster relief payments were issued, the cattle market was experiencing record high market prices. Together these dynamics created an economic bubble for a short period of time.



Most recently, with the subsidy payments gone and a weakened cattle market, the real estate market is indicating that land values have settled back down from the artificially inflated prices. Currently, the real estate market across the region relates more closely to prices prior to the influx of cash to the region. The study period contains an economic bubble that has since burst and the statistics within the study period are an unreliable indication of the current market value. Additional analysis was conducted looking outside of the study period to discern a true representation of market value. A copy of this analysis can be found in the addendum of this report. Since so few agricultural sales occur per county, an analysis of the region as a whole was conducted to expand and create a more reliable sample. The analysis clearly shows that the market for grassland has dropped twenty percentage points since the end of the study period. The Division's purpose for analyzing sales since the study period is not to achieve a more timely level of value, but rather to normalize a sample that was briefly influenced by market conditions that no longer exist.

2017 Agricultural Correlation for Cherry County

While a large portion of the central Sand Hill's experienced the economic bubble described, those counties further west, including Arthur, Grant, Sheridan and Garden, where land is more strongly held were not affected by the temporary inflation of selling prices. The homogenous nature of the region has historically resulted in closely related values. Strict reliance on the sales within the study period would cause disequalization among sandhills counties, and would cause a temporary overassessment to the grass subclass.

Since the burst of the bubble, the market value of grassland has contracted and returned to the mean. Analysis indicates the average market value is between \$650-\$750 an acre for land. Values set by Cherry County are assessed at the lower limit of the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

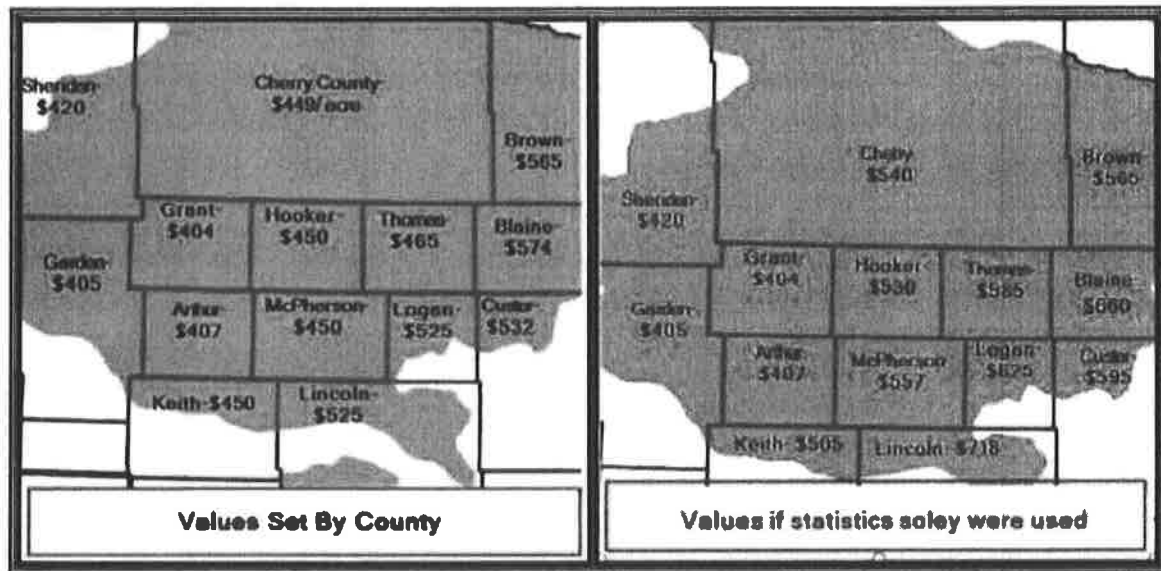
A review of the sales qualification and determination process of the county was conducted. The county prefers to conduct direct conversations with parties involved in the transaction. These conversations are then documented and available upon request. The county took into account the Directive 16-3 during their sales review and re-interviewed parties involved in transactions that may have influences outside purely agricultural. Several sales were removed from the sample due to these qualification standards. The sales usability percentages within the county are considered to be acceptable and the county has been thorough in their documentation.

The county finished the review of agricultural homes and improvements for the 2017 assessment year. The county utilized aerial imagery to aid in the physical inspection. When differences are noted, a physical inspection is completed. The county hired a contract appraiser to assist in the valuation of these properties. New costing and depreciation were implemented. A land use review was also conducted in conjunction with this review. The county also updated the soil conversion for the 2017 assessment year.

Equalization

The analysis of agricultural sales after the end of the study period indicate that the county has achieved an acceptable level of value based on today's current market. The values set by the county are equalized with the surrounding counties. The values of Cherry County are transitional of those values of surrounding counties and support one another.

2017 Agricultural Correlation for Cherry County



Level of Value

Based on the review of all available information, the level of value of agricultural property in Cherry County is determined to be at the statutory level of 75% of market value.

Show Cause

2017 Opinions of the Property Tax Administrator for Cherry 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	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, 2017.



Ruth A. Sorensen
Property Tax Administrator

16 Cherry
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 41
Total Sales Price : 47,909,427
Total Adjusted Sales Price : 47,909,427
Total Assessed Value : 27,578,244
Avg. Adj. Sales Price : 1,168,523
Avg. Assessed Value : 672,640

MEDIAN : 61
WGT. MEAN : 58
MEAN : 66
COD : 22.26
PRD : 114.94

COV : 31.38
STD : 20.75
Avg. Abs. Dev : 13.55
MAX Sales Ratio : 161.11
MIN Sales Ratio : 43.45

95% Median C.I. : 56.54 to 67.62
95% Wgt. Mean C.I. : 54.16 to 60.97
95% Mean C.I. : 59.81 to 72.51

Printed: 3/23/2017 3:32:32PM

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>Qtrs</u>											
01-OCT-13 To 31-DEC-13	5	70.83	71.60	69.82	05.10	102.55	68.95	76.56	N/A	781,580	545,720
01-JAN-14 To 31-MAR-14	4	64.00	65.97	63.57	09.56	103.78	58.93	78.98	N/A	1,523,000	908,160
01-APR-14 To 30-JUN-14	3	60.60	64.63	61.40	06.59	105.26	60.48	72.52	N/A	521,290	320,094
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	5	88.82	96.06	81.82	24.73	117.43	57.11	161.11	N/A	357,320	292,377
01-JAN-15 To 31-MAR-15	3	47.22	62.10	61.17	32.23	101.52	46.71	92.37	N/A	278,966	171,266
01-APR-15 To 30-JUN-15	5	62.44	71.61	60.73	22.44	117.92	52.55	92.47	N/A	1,158,974	703,795
01-JUL-15 To 30-SEP-15	2	65.01	65.01	63.49	10.14	102.39	58.42	71.59	N/A	877,200	558,954
01-OCT-15 To 31-DEC-15	1	55.39	55.39	55.39	00.00	100.00	55.39	55.39	N/A	6,400,000	3,545,186
01-JAN-16 To 31-MAR-16	7	47.31	52.20	49.05	12.26	108.42	45.42	66.18	45.42 to 66.18	2,337,435	1,146,467
01-APR-16 To 30-JUN-16	3	56.54	57.79	55.80	08.83	103.57	50.93	65.89	N/A	687,653	383,719
01-JUL-16 To 30-SEP-16	3	52.24	49.35	51.05	06.69	96.67	43.46	52.36	N/A	448,294	228,844
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	12	67.42	67.86	65.39	08.07	103.96	58.93	76.98	60.78 to 76.05	863,647	630,127
01-OCT-14 To 30-SEP-15	15	71.59	76.98	64.94	29.22	118.54	48.71	161.11	57.11 to 80.36	876,385	440,571
01-OCT-15 To 30-SEP-16	14	51.59	53.01	51.24	11.63	103.45	43.45	66.18	48.07 to 64.46	1,869,278	957,726
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	12	69.87	78.18	66.66	24.73	117.28	57.11	161.11	60.48 to 88.82	786,873	524,587
01-JAN-15 To 31-DEC-15	11	60.24	68.34	58.77	22.48	112.88	48.71	92.47	47.22 to 82.37	1,344,470	790,171
<u>ALL</u>	<u>41</u>	<u>60.88</u>	<u>66.16</u>	<u>57.56</u>	<u>22.26</u>	<u>114.94</u>	<u>43.45</u>	<u>161.11</u>	<u>56.54 to 67.62</u>	<u>1,168,523</u>	<u>672,640</u>

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg Adj Sale Price	Avg Assd Val
1	41	60.88	66.16	57.56	22.26	114.94	43.45	161.11	56.54 to 67.62	1,168,523	672,640
<u>ALL</u>	<u>41</u>	<u>60.88</u>	<u>66.16</u>	<u>57.56</u>	<u>22.26</u>	<u>114.94</u>	<u>43.45</u>	<u>161.11</u>	<u>56.54 to 67.62</u>	<u>1,168,523</u>	<u>672,640</u>

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
<u>Dry</u>											
County	1	161.11	161.11	161.11	00.00	100.00	161.11	161.11	N/A	35,100	56,550
1	1	161.11	161.11	161.11	00.00	100.00	161.11	161.11	N/A	35,100	56,550
<u>Grass</u>											
County	32	59.45	62.82	56.49	20.78	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
1	32	59.45	62.82	56.49	20.78	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
<u>ALL</u>	<u>41</u>	<u>60.88</u>	<u>66.16</u>	<u>57.56</u>	<u>22.26</u>	<u>114.94</u>	<u>43.45</u>	<u>161.11</u>	<u>56.54 to 67.62</u>	<u>1,168,523</u>	<u>672,640</u>

12

16 Cherry
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2013 To 9/30/2018 Posted on: 1/13/2017

Number of Sales : 41
Total Sales Price : 47,908,427
Total Adj. Sales Price : 47,908,427
Total Assessed Value : 27,578,244
Avg. Adj. Sales Price : 1,168,523
Avg. Assessed Value : 672,640

MEDIAN : 61
WGT. MEAN : 58
MEAN : 66
COD : 22.26
PRD : 114.94

COV : 31.36
STD : 20.75
Avg. Abs. Dev : 13.55
MAX Sales Ratio : 181.11
MIN Sales Ratio : 43.45

95% Median C.I. : 56.54 to 67.82
95% Wgt. Mean C.I. : 54.18 to 60.87
95% Mean C.I. : 59.81 to 72.51

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90%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
<u>Irrigated</u>											
County	1	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	531,460	350,171
1	1	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	531,460	350,171
<u>Dry</u>											
County	1	181.11	181.11	181.11	00.00	100.00	181.11	181.11	N/A	35,100	56,550
1	1	181.11	181.11	181.11	00.00	100.00	181.11	181.11	N/A	35,100	56,550
<u>Grass</u>											
County	39	60.78	63.74	57.39	19.00	111.08	43.45	92.47	55.39 to 67.82	1,213,920	696,706
1	39	60.78	63.74	57.39	19.00	111.08	43.45	92.47	55.39 to 67.82	1,213,920	696,706
<u>ALL</u>											
	41	60.86	66.16	57.58	22.26	114.94	43.45	181.11	58.54 to 67.82	1,168,523	672,640

Cherry County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2,138
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1,651
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1,500
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1,800
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2,100
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2,100
Brown	1	n/a	3887	3871	3841	3099	2926	2605	2784	3,356
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	2,852

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cherry	1	n/a	725	725	725	725	725	725	725	725
Sheridan	1	n/a	690	620	615	600	570	560	550	614
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	720
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	963
Keya Paha	1	1,000	1,000	995	995	965	965	915	915	974

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cherry	1	n/a	700	670	645	599	550	425	425	449
Sheridan	1	n/a	520	485	485	475	475	425	385	420
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Hooker	1	n/a	n/a	n/a	n/a	450	450	450	450	450
Thomas	1	n/a	n/a	465	465	465	465	465	465	465
Blaine	1	n/a	720	n/a	720	720	720	570	570	574
Brown	1	n/a	915	914	915	860	695	525	525	565
Keya Paha	1	810	810	745	745	735	735	725	725	730

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014
 10/1/2014 9/30/2015
 10/1/2015 9/30/2016
 10/1/2016 9/30/2017

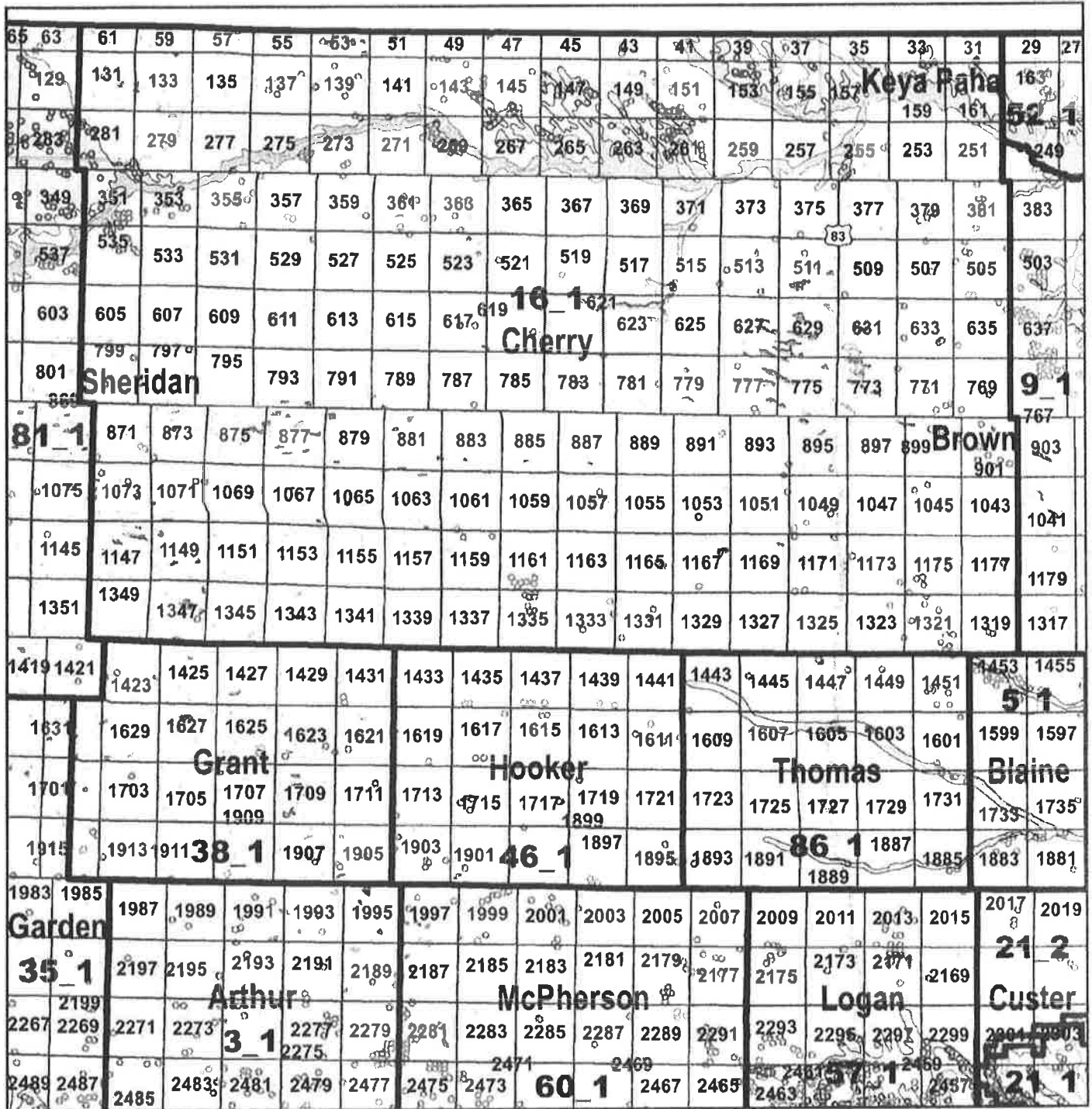
	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
56	2013	6056	10/11/2013	2579	240000	395.29	100%	607
60	16	344	10/18/2013	2281	932500	1363.5	99%	684
16	98	43	11/19/2013	147	436278	727.13	100%	600
16	98	99	12/7/2013	151	115024	192	100%	599
56	2013	7237	12/19/2013	2757	148880	148.88	100%	1000
56	2013	7275	12/20/2013	2751	272000	639.36	100%	425
56	2013	7278	12/20/2013	2751	544000	1281.9	100%	424
16	98	103	12/27/2013	151	800428	1280	97%	625
16	98	125	12/27/2013	151	1798144	2842.06	100%	633
16	98	101	12/27/2013	151	758024	1303.1	100%	582
16	98	119	1/6/2014	361	2400000	3745.1	100%	641
3	3	896+	1/8/2014	1991	2500000	4442.29	100%	563
16	98	129	1/10/2014	353	2670000	3041	92%	878
16	98	130	1/10/2014	155	830000	974.5	93%	852
51	2014	51	1/15/2014	2559	153500	240.25	96%	639
16	98	145	1/24/2014	31	192000	316	100%	608
3	7	908	2/10/2014	2477	264000	475.93	100%	555
51	2014	174	2/11/2014	2565	320000	587.1	100%	545
56	2014	1490	2/14/2014	2757	458465	908.91	93%	504
56	2014	693	2/14/2014	2765	404053	845	100%	478
56	2014	1437	4/1/2014	2763	228000	480	100%	475
60	16	367	4/10/2014	2475	47943	106.54	100%	450
16	98	252	4/17/2014	261	209300	299	100%	700
3	7	913	4/24/2014	1991	1500000	2565.34	100%	585
56	2014	2486	5/27/2014	2757	195800	179.1	100%	1093
16	98	336	5/30/2014	775	1241800	1767.3	95%	703
16	98	338	6/2/2014	157	112770	161.1	92%	700
5	BB	174	6/30/2014	1453	194040	240	100%	809
56	2015	167	8/1/2014	3047	168863	314.32	100%	537
86	25	403	8/2/2014	1727	400000	640	100%	625
51	2014	1544	9/22/2014	2571	443837	813.78	100%	545
46	14	713	9/26/2014	1715	417761	1114.03	100%	375
46	14	728	9/26/2014	1441	1971405	2311.45	100%	853
86	25	438	9/26/2014	1443	103700	122	100%	850
56	2014	5904	10/4/2014	2877	346500	322.07	100%	1076

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP	\$/acre
3	7	925+	10/7/2014	2275	400000	528.84	100%		756
3	7	929+	10/15/2014	1991	2180431	3958.25	100%		551
9	71	2	10/31/2014	1033	457301	625.88	87%		731
9	71	7	11/3/2014	1187	322000	525.86	85%		612
16	98	556	11/6/2014	31	480000	638	100%		752
56	2014	5959	12/2/2014	2579	6414825	6126.19	99%		1047
56	2014	6028	12/5/2014	2589	750000	758.32	100%		989
86	25	469	12/11/2014	1891	1746320	2104.16	100%		830
16	98	613	12/15/2014	43	88000	158	100%		557
16	98	620	12/18/2014	1329	305000	636	100%		480
16	98	621	12/22/2014	1327	878500	1841.9	100%		477
60	17	97	12/23/2014	2473	208000	636	97%		327
5	CC	4	12/30/2014	1597	2352000	1920	99%		1225
9	71	36	1/15/2015	1035	8734118	10692.67	91%		817
5	CC	8	1/21/2015	1455	2703600	2245	98%		1204
5	CC	10	1/30/2015	1877	1600000	1595.36	100%		1003
56	2015	437	1/30/2015	2751	240000	238.5	100%		1006
60	17	67	2/4/2015	2289	2816000	2523	98%		1116
9	71	69	2/17/2015	1179	677682	742.98	100%		912
16	98	699	2/17/2015	1177	288810	317.4	100%		910
16	98	701	2/17/2015	1177	288270	320.3	100%		900
5	CC	16	2/27/2015	1733	732188	1314.03	99%		557
16	99	32	3/20/2015	895	262818	553.3	92%		475
9	71	103	3/27/2015	1035	3715000	3280.8	89%		1132
9	71	107	4/1/2015	907	1233350	1449.86	100%		851
51	2015	487	4/1/2015	2565	2691398	2832.51	100%		950
51	2015	488	4/1/2015	2565	299203	314.95	100%		950
16	99	421	4/7/2015	533	316000	640	100%		494
9	71	125	4/10/2015	637	209250	372.1	97%		562
5	CC	24	4/20/2015	1593	1470177	1589.38	99%		925
16	99	59	4/28/2015	377	3200000	3564.59	100%		898
86	25	504	4/29/2015	1451	520000	510.66	100%		1018
16	99	76	5/1/2015	605	810000	1200	99%		675
5	CC	39	5/5/2015	1735	178000	150.5	100%		1183
5	CC	36	5/8/2015	1591	4130400	3432	100%		1203
16	99	109	5/28/2015	1319	500000	999.3	99%		500
16	99	114	6/1/2015	519	968870	1384.1	93%		700
3	7	947+	6/2/2015	2273	355200	635.65	100%		559
46	15	28	6/26/2015	1437	40150	36.5	100%		1100
46	15	18	7/13/2015	1437	450000	312.93	100%		1438
86	25	525	7/29/2015	1447	52500	75	100%		700
16	99	221	8/21/2015	635	1078400	1348.1	97%		800
9	71	255	9/1/2015	503	391000	396.4	100%		986
16	99	168	9/8/2015	1177	676000	1038	99%		651
56	2015	4561	9/10/2015	2885	500000	480	100%		1042

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
5	CC	62	10/26/2015	1883	1568160	1410	99%	1112
16	99	315	12/1/2015	535	6400000	7535.73	98%	849
56	2015	5936	12/2/2015	2753	368000	320	84%	1150
46	15	97	12/2/2015	1439	3286334	3293.6	100%	998
46	15	110	12/2/2015	1439	215600	133	100%	1621
46	15	116	1/4/2016	1617	1665000	2080	96%	800
16	99	388	1/4/2016	1059	6588000	7318	100%	900
16	99	385	1/4/2016	1059	2900691	3221.99	100%	900
16	99	382	1/4/2016	1163	2946357	3193.73	100%	923
5	CC	76	1/14/2016	1461	1795560	2354.08	98%	763
9	71	408	2/9/2016	1041	4756000	4609.44	94%	1032
16	99	437	2/10/2016	1323	1100000	1240.8	98%	887
16	99	439	2/10/2016	1323	1105000	1160	100%	953
9	71	419	2/23/2016	907	5807772	8044.48	96%	722
9	71	422	2/23/2016	1035	2040700	2658.64	98%	768
9	71	445	3/2/2016	503	29000	40.12	100%	723
9	71	437	3/3/2016	905	1345000	1852.95	99%	726
16	99	494	3/24/2016	793	372000	652.46	83%	570
86	25	578	3/30/2016	1891	512000	640	100%	800
86	25	577	3/30/2016	1891	1024000	1276	100%	803
86	25	579	3/30/2016	1891	512000	640	100%	800
16	99	509	3/31/2016	143	1350000	1542.79	90%	875
57	20	75	4/4/2016	2015	528342	640.65	100%	825
86	25	580	4/4/2016	1885	923658	1120	100%	825
9	71	467	4/15/2016	905	1839000	2414.79	92%	762
9	71	469	4/15/2016	1039	336000	486.33	99%	691
5	CC	86	4/28/2016	1737	250000	293	94%	853
46	15	140	4/28/2016	1615	848829	1305.89	100%	650
9	71	482	4/29/2016	1037	2000000	2396.98	94%	834
56	2016	1980	4/29/2016	3047	212000	186.05	100%	1139
21	16	2543	5/2/2016	2019	1926743	2568	100%	750
21	16	2558	5/2/2016	2019	1864455	2022.41	100%	922
16	100	27	5/4/2016	147	374000	440	100%	850
16	100	40	5/12/2016	147	1157500	1347.79	100%	859
57	20	93-94	5/20/2016	2015	537400	624.08	100%	861
9	71	589	5/24/2016	1309	422500	649.59	93%	650
51	2016	676	5/27/2016	2559	248000	310.96	100%	798
60	17	240	6/7/2016	2475	156636	164.88	100%	950
56	2016	2827	6/10/2016	2583	593000	620.29	100%	956
46	15	154	6/17/2016	1617	1100000	1836	100%	599
9	71	534	6/21/2016	907	164500	193.7	100%	849
16	100	142	7/18/2016	147	557855	652.3	100%	855
16	100	148	7/21/2016	145	596178	710.55	100%	839
16	100	164	7/27/2016	153	190850	190.85	100%	1000
3	7	1000	8/16/2016	2277	370533	633.85	100%	585

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
86	25	615	8/26/2016	1893	1081470	1081.47	100%	1000
3	8	1+	9/22/2016	2479	347105	631.1	100%	550
3	8	6+	9/27/2016	2195	600000	954.98	100%	628
3	8	9	11/7/2016		2130025	3438.71	100	605
16	100	300	11/9/2016	35	124000	158	97%	785
16	100	314	11/16/2016	879	5923077	9178	100%	645
16	100	320	11/18/2016	1063	5076923	7920.4	100%	641
16	100	318	11/18/2016	1065	68000	80	100%	850
60	17	281	12/1/2016	2473	608000	640	96%	950
60	17	280	12/1/2016	2281	912000	960	100%	950
57	20	154	1/5/2017	2171	1650000	2390.58	100%	690
56	2017	377	1/24/2017	2573	828256	1271.63	97%	651
56	2017	370	1/24/2017	2767	1921750	3063.88	99%	627
56	2017	389	1/24/2017	2767	416000	640	100%	650
56	2017	373	1/24/2017	2767	5605750	8941.78	100%	627
56	2017	406	1/24/2017	2765	896012	1427.78	100%	628
16	100	439	1/27/2017	1071	882993	1276.7	100%	692
46	15	254	1/27/2017	1895	320000	320	100%	1000
60	17	302	1/27/2017	2179	96000	160	100%	600
60	17	326	3/21/2017	2177	423000	466.88	100%	906



Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsols on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Cherry County Map



Pt. Exhibit #51

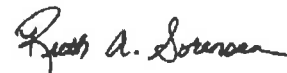
2017 Opinions of the Property Tax Administrator for Keith County

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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	71	Meets generally accepted mass appraisal practices.	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, 2017.



Ruth A. Sorensen
Property Tax Administrator



51 Keith
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 60
Total Sales Price : 39,895,989
Total Adj. Sales Price : 39,895,989
Total Assessed Value : 27,367,820
Avg. Adj. Sales Price : 664,933
Avg. Assessed Value : 458,130

MEDIAN : 71
WGT. MEAN : 69
MEAN : 74
COD : 20.79
PRD : 108.00

COV : 27.94
STD : 20.70
Avg. Abs. Dev : 14.81
MAX Sales Ratio : 149.50
MIN Sales Ratio : 35.28

95% Median C.I. : 85.56 to 77.11
95% Wgt. Mean C.I. : 63.11 to 74.08
95% Mean C.I. : 68.85 to 79.33

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	3	80.13	88.81	68.58	19.89	100.03	89.18	116.51	N/A	400,000	354,315
01-JAN-14 To 31-MAR-14	10	72.66	73.26	70.86	12.99	103.39	56.93	91.47	57.73 to 87.04	643,433	455,824
01-APR-14 To 30-JUN-14	2	65.42	65.42	61.86	13.80	105.75	56.39	74.45	N/A	660,000	408,288
01-JUL-14 To 30-SEP-14	4	78.38	70.92	74.95	16.78	105.30	81.98	100.86	N/A	279,078	209,155
01-OCT-14 To 31-DEC-14	9	65.58	74.17	66.62	28.85	111.33	52.28	125.37	52.59 to 99.16	977,240	651,037
01-JAN-15 To 31-MAR-15	2	78.01	78.01	71.98	18.78	108.38	63.36	92.86	N/A	238,000	171,309
01-APR-15 To 30-JUN-15	7	56.64	60.74	57.83	25.00	105.03	39.98	115.33	39.98 to 115.33	1,272,072	736,206
01-JUL-15 To 30-SEP-15	2	71.37	71.37	80.85	14.80	88.27	60.81	81.92	N/A	368,628	298,030
01-OCT-15 To 31-DEC-15	5	68.74	74.20	67.16	19.81	110.48	57.47	111.81	N/A	548,520	367,019
01-JAN-16 To 31-MAR-16	4	72.74	84.27	65.07	15.38	97.57	35.28	76.30	N/A	386,555	254,619
01-APR-16 To 30-JUN-16	8	79.37	83.84	81.56	21.51	102.80	58.43	149.50	56.43 to 149.50	603,863	492,343
01-JUL-16 To 30-SEP-16	4	74.57	77.81	75.01	07.63	103.47	71.04	90.25	N/A	449,500	337,171
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	19	73.90	76.05	72.24	15.47	105.27	58.39	116.51	64.22 to 82.56	530,034	382,814
01-OCT-14 To 30-SEP-15	20	61.75	69.57	63.17	26.77	110.13	39.98	125.37	54.91 to 77.99	945,981	597,573
01-OCT-15 To 30-SEP-16	21	73.02	78.63	74.65	18.82	102.65	35.28	149.50	65.72 to 79.37	519,339	387,866
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	25	71.42	73.87	68.33	18.30	108.11	52.28	125.37	62.57 to 78.54	708,832	482,870
01-JAN-15 To 31-DEC-15	16	60.87	68.43	61.86	24.71	110.98	39.98	115.33	58.84 to 81.92	803,541	495,451
<u>ALL</u>	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	458,130

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg Assd. Val
1	8	63.93	64.81	55.24	22.28	116.96	47.34	82.58	47.34 to 82.56	892,656	382,824
2	13	69.18	71.25	69.19	15.02	102.98	54.91	111.81	57.47 to 74.60	301,240	208,423
3	41	73.02	76.39	70.27	22.08	108.71	35.28	149.50	64.22 to 79.37	776,193	545,429
<u>ALL</u>	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	458,130

51 Keith
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 80
Total Sales Price : 39,895,989
Total Adj. Sales Price : 39,895,989
Total Assessed Value : 27,367,820
Avg. Adj. Sales Price : 664,933
Avg. Assessed Value : 456,130

MEDIAN : 71
WGT. MEAN : 69
MEAN : 74
COD : 20.79
PRD : 108.00

COV : 27.94
STD : 20.70
Avg. Abs. Dev : 14.81
MAX Sales Ratio : 149.50
MIN Sales Ratio : 35.28

95% Median C.I. : 65.56 to 77.11
95% Wgt Mean C.I. : 63.11 to 74.08
95% Mean C.I. : 66.85 to 79.33

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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 Assrd. Val
<u>Irrigated</u>											
County	10	77.88	83.91	72.44	24.51	115.83	62.26	149.50	64.22 to 125.37	1,002,066	725,933
3	10	77.66	83.91	72.44	24.51	115.83	52.28	149.50	64.22 to 125.37	1,002,066	725,933
<u>Dry</u>											
County	7	73.02	77.08	77.22	19.76	99.82	57.47	116.51	57.47 to 116.51	249,260	192,466
2	2	66.04	66.04	60.72	12.98	108.76	57.47	74.60	N/A	174,410	105,910
3	5	73.02	81.50	81.34	22.97	100.20	61.96	116.51	N/A	279,200	227,089
<u>Grass</u>											
County	16	69.72	65.57	61.26	15.99	107.04	39.98	82.56	56.43 to 76.54	441,416	270,421
1	8	63.93	64.61	55.24	22.26	116.96	47.34	82.56	47.34 to 82.56	692,656	382,624
2	5	69.18	66.35	67.13	09.87	98.84	56.64	74.45	N/A	383,000	243,698
3	5	70.25	65.94	74.42	16.48	88.61	39.98	80.13	N/A	216,343	182,501
<u>ALL</u>	<u>80</u>	<u>71.23</u>	<u>74.09</u>	<u>66.60</u>	<u>20.79</u>	<u>108.00</u>	<u>35.28</u>	<u>149.50</u>	<u>65.56 to 77.11</u>	<u>664,933</u>	<u>456,130</u>

80% MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg Assrd. Val
<u>Irrigated</u>											
County	18	71.84	77.28	69.96	22.27	110.46	52.28	149.50	62.57 to 81.34	949,522	664,266
3	18	71.84	77.28	69.96	22.27	110.46	52.28	149.50	62.57 to 81.34	949,522	664,266
<u>Dry</u>											
County	10	73.81	81.27	81.36	21.54	99.89	57.47	116.51	61.96 to 111.81	229,582	185,783
2	5	74.60	81.03	81.39	19.72	99.56	57.47	111.81	N/A	179,984	146,476
3	5	73.02	81.50	81.34	22.97	100.20	61.96	116.51	N/A	279,200	227,089
<u>Grass</u>											
County	16	70.84	70.30	64.08	19.93	109.71	39.98	115.33	58.84 to 80.13	415,425	286,199
1	8	63.93	64.61	55.24	22.26	116.96	47.34	82.56	47.34 to 82.56	692,656	382,624
2	5	69.18	66.35	67.13	09.87	98.84	56.64	74.45	N/A	383,000	243,698
3	7	76.54	76.00	84.78	22.80	92.00	39.98	115.33	39.98 to 115.33	215,245	182,477
<u>ALL</u>	<u>60</u>	<u>71.23</u>	<u>74.09</u>	<u>66.60</u>	<u>20.79</u>	<u>108.00</u>	<u>35.28</u>	<u>149.50</u>	<u>65.56 to 77.11</u>	<u>664,933</u>	<u>456,130</u>

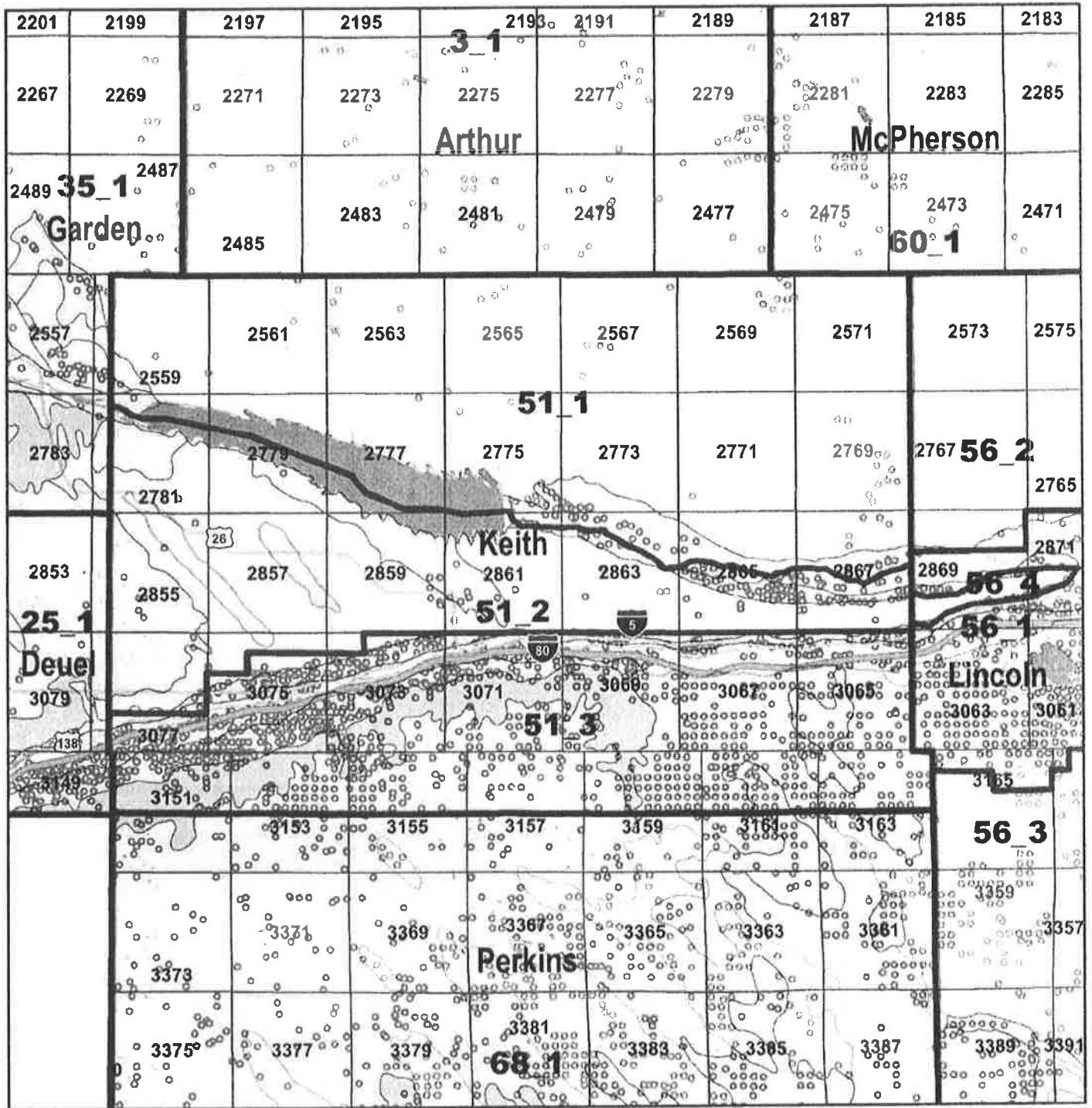
Keith County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	2,205
Arthur	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Lincoln	2	2,500	2,500	2,473	2,500	2,500	2,466	2,491	2,490	2,490
Keith	2	n/a	3,000	n/a	2,750	2,650	2,650	2,650	2,650	2,780
Deuel	1	3,030	3,026	2,946	2,952	2,973	2,701	2,695	2,466	2,937
Lincoln	1	4,829	4,870	4,872	4,864	4,146	4,075	4,095	3,995	4,532
Keith	3	4,355	4,355	4,025	4,025	3,840	3,840	3,840	3,840	4,168
Lincoln	1	4,829	4,870	4,872	4,864	4,146	4,075	4,095	3,995	4,532
Perkins	1	n/a	3,960	3,953	3,828	3,868	3,707	3,752	3,746	3,872

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Garden	1	n/a	835	835	815	815	810	790	790	826
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Lincoln	2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Keith	2	n/a	1,070	1,040	1,040	1,005	1,005	1,005	1,005	1,054
Deuel	1	1,095	1,095	1,090	935	935	595	595	585	977
Lincoln	1	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,797	1,800
Keith	3	1,540	1,540	1,430	1,430	1,325	1,325	1,295	1,295	1,472
Lincoln	1	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,797	1,800
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Garden	1	n/a	429	415	415	410	410	405	405	405
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Lincoln	2	595	595	595	595	595	525	525	524	525
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	365	365	365	365	365	365	365	365	365
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	1,039
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	1,039
Perkins	1	n/a	650	650	650	650	650	650	650	650

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Keith County Map



A. Exhibit
E 4/6

2017 Opinions of the Property Tax Administrator for Hooker 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	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, 2017.



Ruth A. Sorensen
Property Tax Administrator



46 Hooker
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2013 To 9/30/2018 Posted on: 1/13/2017

Number of Sales : 7
Total Sales Price : 9,896,895
Total Adj. Sales Price : 9,896,895
Total Assessed Value : 5,685,742
Avg. Adj. Sales Price : 1,413,814
Avg. Assessed Value : 797,963

MEDIAN : 57.97
WGT. MEAN : 56
MEAN : 67
COD : 28.75
PRD : 119.22

COV : 38.04
STD : 25.80
Avg. Abs. Dev : 16.38
MAX Sales Ratio : 120.00
MIN Sales Ratio : 42.84

95% Median C.I. : 42.84 to 120.00
95% Wgt. Mean C.I. : 40.63 to 72.25
95% Mean C.I. : 43.61 to 90.97

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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>Qtrs</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	2	86.38	86.38	84.52	38.92	133.88	52.76	120.00	N/A	1,194,583	770,734
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	2	49.91	49.91	44.42	14.17	112.36	42.84	56.98	N/A	1,946,850	864,812
01-JAN-16 To 31-MAR-16	1	54.10	54.10	54.10	00.00	100.00	54.10	54.10	N/A	1,665,000	900,800
01-APR-16 To 30-JUN-16	2	72.17	72.17	72.55	04.07	99.46	69.23	75.11	N/A	974,415	706,926
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	2	86.38	86.38	84.52	38.92	133.88	52.76	120.00	N/A	1,194,583	770,734
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16	5	56.98	59.65	53.87	16.84	110.73	42.84	75.11	N/A	1,501,506	808,855
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	2	86.38	86.38	84.52	38.92	133.88	52.76	120.00	N/A	1,194,583	770,734
01-JAN-15 To 31-DEC-15	2	49.91	49.91	44.42	14.17	112.36	42.84	56.98	N/A	1,946,850	864,812
<u>ALL</u>	7	56.98	67.29	56.44	28.75	119.22	42.84	120.00	42.84 to 120.00	1,413,814	797,963

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	56.88	67.29	56.44	28.75	119.22	42.84	120.00	42.84 to 120.00	1,413,814	797,963
<u>ALL</u>	7	56.88	67.29	56.44	28.75	119.22	42.84	120.00	42.84 to 120.00	1,413,814	797,963

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
<u>Grass</u>	6	61.67	69.01	56.42	30.99	122.31	42.84	120.00	42.84 to 120.00	1,577,049	889,707
<u>County</u>	8	61.67	69.01	56.42	30.99	122.31	42.84	120.00	42.84 to 120.00	1,577,049	889,707
<u>ALL</u>	7	56.98	67.29	56.44	28.75	119.22	42.84	120.00	42.84 to 120.00	1,413,814	797,963

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46 Hooker
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 7
 Total Sales Price : 9,896,695
 Total Adj. Sales Price : 9,896,695
 Total Assessed Value : 5,585,742
 Avg. Adj. Sales Price : 1,413,814
 Avg. Assessed Value : 797,983

MEDIAN : 57
 WGT. MEAN : 56
 MEAN : 67
 COD : 28.75
 PRD : 119.22

COV : 38.04
 STD : 25.80
 Avg. Abs. Dev : 16.38
 MAX Sales Ratio : 120.00
 MIN Sales Ratio : 42.84

95% Median C.I. : 42.84 to 120.00
 95% Wgt. Mean C.I. : 40.83 to 72.25
 95% Mean C.I. : 43.61 to 90.97

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd Val
____Irrigated____											
County	1	56.98	56.98	56.98	00.00	100.00	56.98	56.98	N/A	434,400	247,500
1	1	56.98	56.98	56.98	00.00	100.00	56.98	56.98	N/A	434,400	247,500
____Grass____											
County	6	61.67	68.01	56.42	30.99	122.31	42.84	120.00	42.84 to 120.00	1,577,049	889,707
1	6	61.67	68.01	56.42	30.99	122.31	42.84	120.00	42.84 to 120.00	1,577,049	889,707
____ALL____	7	56.98	67.29	56.44	28.75	119.22	42.84	120.00	42.84 to 120.00	1,413,814	797,983

Hooker County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1,800
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2,100
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2,100
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2,138
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1,500
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2,100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cherry	1	n/a	725	725	725	725	725	725	725	725
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hooker	1	n/a	n/a	n/a	n/a	450	450	450	450	450
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Thomas	1	n/a	n/a	465	465	465	465	465	465	465
Cherry	1	n/a	700	670	645	599	550	425	425	449
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014
 10/1/2014 9/30/2015
 10/1/2015 9/30/2016
 10/1/2016 9/30/2017

	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
56	2013	6056	10/11/2013	2579	240000	395.29	100%	607
60	16	344	10/18/2013	2281	932500	1363.5	99%	684
16	98	43	11/19/2013	147	436278	727.13	100%	600
16	98	99	12/7/2013	151	115024	192	100%	599
56	2013	7237	12/19/2013	2757	148880	148.88	100%	1000
56	2013	7275	12/20/2013	2751	272000	639.36	100%	425
56	2013	7278	12/20/2013	2751	544000	1281.9	100%	424
16	98	103	12/27/2013	151	800428	1280	97%	625
16	98	125	12/27/2013	151	1798144	2842.06	100%	633
16	98	101	12/27/2013	151	758024	1303.1	100%	582
16	98	119	1/6/2014	361	2400000	3745.1	100%	641
3	3	896+	1/8/2014	1991	2500000	4442.29	100%	563
16	98	129	1/10/2014	353	2670000	3041	92%	878
16	98	130	1/10/2014	155	830000	974.5	93%	852
51	2014	51	1/15/2014	2559	153500	240.25	96%	639
16	98	145	1/24/2014	31	192000	316	100%	608
3	7	908	2/10/2014	2477	264000	475.93	100%	555
51	2014	174	2/11/2014	2565	320000	587.1	100%	545
56	2014	1490	2/14/2014	2757	458465	908.91	93%	504
56	2014	693	2/14/2014	2765	404053	845	100%	478
56	2014	1437	4/1/2014	2763	228000	480	100%	475
60	16	367	4/10/2014	2475	47943	106.54	100%	450
16	98	252	4/17/2014	261	209300	299	100%	700
3	7	913	4/24/2014	1991	1500000	2565.34	100%	585
56	2014	2486	5/27/2014	2757	195800	179.1	100%	1093
16	98	336	5/30/2014	775	1241800	1767.3	95%	703
16	98	338	6/2/2014	157	112770	161.1	92%	700
5	BB	174	6/30/2014	1453	194040	240	100%	809
56	2015	167	8/1/2014	3047	168863	314.32	100%	537
86	25	403	8/2/2014	1727	400000	640	100%	625
51	2014	1544	9/22/2014	2571	443837	813.78	100%	545
46	14	713	9/26/2014	1715	417761	1114.03	100%	375
46	14	728	9/26/2014	1441	1971405	2311.45	100%	853
86	25	438	9/26/2014	1443	103700	122	100%	850
56	2014	5904	10/4/2014	2877	346500	322.07	100%	1076

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
3	7	925+	10/7/2014	2275	400000	528.84	100%	756
3	7	929+	10/15/2014	1991	2180431	3958.25	100%	551
9	71	2	10/31/2014	1033	457301	625.88	87%	731
9	71	7	11/3/2014	1187	322000	525.86	85%	612
16	98	556	11/6/2014	31	480000	638	100%	752
56	2014	5959	12/2/2014	2579	6414825	6126.19	99%	1047
56	2014	6028	12/5/2014	2589	750000	758.32	100%	989
86	25	469	12/11/2014	1891	1746320	2104.16	100%	830
16	98	613	12/15/2014	43	88000	158	100%	557
16	98	620	12/18/2014	1329	305000	636	100%	480
16	98	621	12/22/2014	1327	878500	1841.9	100%	477
60	17	97	12/23/2014	2473	208000	636	97%	327
5	CC	4	12/30/2014	1597	2352000	1920	99%	1225
9	71	36	1/15/2015	1035	8734118	10692.67	91%	817
5	CC	8	1/21/2015	1455	2703600	2245	98%	1204
5	CC	10	1/30/2015	1877	1600000	1595.36	100%	1003
56	2015	437	1/30/2015	2751	240000	238.5	100%	1006
60	17	67	2/4/2015	2289	2816000	2523	98%	1116
9	71	69	2/17/2015	1179	677682	742.98	100%	912
16	98	699	2/17/2015	1177	288810	317.4	100%	910
16	98	701	2/17/2015	1177	288270	320.3	100%	900
5	CC	16	2/27/2015	1733	732188	1314.03	99%	557
16	99	32	3/20/2015	895	262818	553.3	92%	475
9	71	103	3/27/2015	1035	3715000	3280.8	89%	1132
9	71	107	4/1/2015	907	1233350	1449.86	100%	851
51	2015	487	4/1/2015	2565	2691398	2832.51	100%	950
51	2015	488	4/1/2015	2565	299203	314.95	100%	950
16	99	421	4/7/2015	533	316000	640	100%	494
9	71	125	4/10/2015	637	209250	372.1	97%	562
5	CC	24	4/20/2015	1593	1470177	1589.38	99%	925
16	99	59	4/28/2015	377	3200000	3564.59	100%	898
86	25	504	4/29/2015	1451	520000	510.66	100%	1018
16	99	76	5/1/2015	605	810000	1200	99%	675
5	CC	39	5/5/2015	1735	178000	150.5	100%	1183
5	CC	36	5/8/2015	1591	4130400	3432	100%	1203
16	99	109	5/28/2015	1319	500000	999.3	99%	500
16	99	114	6/1/2015	519	968870	1384.1	93%	700
3	7	947+	6/2/2015	2273	355200	635.65	100%	559
46	15	28	6/26/2015	1437	40150	36.5	100%	1100
46	15	18	7/13/2015	1437	450000	312.93	100%	1438
86	25	525	7/29/2015	1447	52500	75	100%	700
16	99	221	8/21/2015	635	1078400	1348.1	97%	800
9	71	255	9/1/2015	503	391000	396.4	100%	986
16	99	168	9/8/2015	1177	676000	1038	99%	651
56	2015	4561	9/10/2015	2885	500000	480	100%	1042

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
5	CC	62	10/26/2015	1883	1568160	1410	99%	1112
16	99	315	12/1/2015	535	6400000	7535.73	98%	849
56	2015	5936	12/2/2015	2753	368000	320	84%	1150
46	15	97	12/2/2015	1439	3286334	3293.6	100%	998
46	15	110	12/2/2015	1439	215600	133	100%	1621
46	15	116	1/4/2016	1617	1665000	2080	96%	800
16	99	388	1/4/2016	1059	6588000	7318	100%	900
16	99	385	1/4/2016	1059	2900691	3221.99	100%	900
16	99	382	1/4/2016	1163	2946357	3193.73	100%	923
5	CC	76	1/14/2016	1461	1795560	2354.08	98%	763
9	71	408	2/9/2016	1041	4756000	4609.44	94%	1032
16	99	437	2/10/2016	1323	1100000	1240.8	98%	887
16	99	439	2/10/2016	1323	1105000	1160	100%	953
9	71	419	2/23/2016	907	5807772	8044.48	96%	722
9	71	422	2/23/2016	1035	2040700	2658.64	98%	768
9	71	445	3/2/2016	503	29000	40.12	100%	723
9	71	437	3/3/2016	905	1345000	1852.95	99%	726
16	99	494	3/24/2016	793	372000	652.46	83%	570
86	25	578	3/30/2016	1891	512000	640	100%	800
86	25	577	3/30/2016	1891	1024000	1276	100%	803
86	25	579	3/30/2016	1891	512000	640	100%	800
16	99	509	3/31/2016	143	1350000	1542.79	90%	875
57	20	75	4/4/2016	2015	528342	640.65	100%	825
86	25	580	4/4/2016	1885	923658	1120	100%	825
9	71	467	4/15/2016	905	1839000	2414.79	92%	762
9	71	469	4/15/2016	1039	336000	486.33	99%	691
5	CC	86	4/28/2016	1737	250000	293	94%	853
46	15	140	4/28/2016	1615	848829	1305.89	100%	650
9	71	482	4/29/2016	1037	2000000	2396.98	94%	834
56	2016	1980	4/29/2016	3047	212000	186.05	100%	1139
21	16	2543	5/2/2016	2019	1926743	2568	100%	750
21	16	2558	5/2/2016	2019	1864455	2022.41	100%	922
16	100	27	5/4/2016	147	374000	440	100%	850
16	100	40	5/12/2016	147	1157500	1347.79	100%	859
57	20	93-94	5/20/2016	2015	537400	624.08	100%	861
9	71	589	5/24/2016	1309	422500	649.59	93%	650
51	2016	676	5/27/2016	2559	248000	310.96	100%	798
60	17	240	6/7/2016	2475	156636	164.88	100%	950
56	2016	2827	6/10/2016	2583	593000	620.29	100%	956
46	15	154	6/17/2016	1617	1100000	1836	100%	599
9	71	534	6/21/2016	907	164500	193.7	100%	849
16	100	142	7/18/2016	147	557855	652.3	100%	855
16	100	148	7/21/2016	145	596178	710.55	100%	839
16	100	164	7/27/2016	153	190850	190.85	100%	1000
3	7	1000	8/16/2016	2277	370533	633.85	100%	585

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
86	25	615	8/26/2016	1893	1081470	1081.47	100%	1000
3	8	1+	9/22/2016	2479	347105	631.1	100%	550
3	8	6+	9/27/2016	2195	600000	954.98	100%	628
3	8	9	11/7/2016		2130025	3438.71	100	605
16	100	300	11/9/2016	35	124000	158	97%	785
16	100	314	11/16/2016	879	5923077	9178	100%	645
16	100	320	11/18/2016	1063	5076923	7920.4	100%	641
16	100	318	11/18/2016	1065	68000	80	100%	850
60	17	281	12/1/2016	2473	608000	640	96%	950
60	17	280	12/1/2016	2281	912000	960	100%	950
57	20	154	1/5/2017	2171	1650000	2390.58	100%	690
56	2017	377	1/24/2017	2573	828256	1271.63	97%	651
56	2017	370	1/24/2017	2767	1921750	3063.88	99%	627
56	2017	389	1/24/2017	2767	416000	640	100%	650
56	2017	373	1/24/2017	2767	5605750	8941.78	100%	627
56	2017	406	1/24/2017	2765	896012	1427.78	100%	628
16	100	439	1/27/2017	1071	882993	1276.7	100%	692
46	15	254	1/27/2017	1895	320000	320	100%	1000
60	17	302	1/27/2017	2179	96000	160	100%	600
60	17	326	3/21/2017	2177	423000	466.88	100%	906

2017 Agricultural Correlation for Lincoln County

Assessment Actions

The appraisal staff review agricultural land during the sales review and pickup work process. Land use and all changes are noted and adjustments made on the property record cards for the current year. A listing of new irrigation wells registered with the Nebraska Department of Water Resources is obtained every year and cross-referenced with the land use on the parcel. Farm Service Agency (FSA) certified maps provided by the taxpayer are helpful in determining land use. For 2014, the Twin Platte Natural Resource District (NRD) implemented a \$10.00 per acre occupational tax. The office works with and will continue to work with the NRD to also locate and verify total irrigated acres per each parcel. The GIS system was another source in the implementation of the numeric soil classification to help find irrigated pivots and unreported improvements. Property inspections or letters sent to the property owners will help verify the newly found information. This imagery and soil data has been useful to more accurately determine and define market area boundaries. Some parcels have changed market areas based on the topography and most current soil data. These adjustments and changes will continue to be updated as they are found and if warranted. Changes discovered in the review were routed in with the improved agricultural, improved rural residential and improved suburban residential parcels that had to be physically reviewed and inspected. New photos were taken of all improvements. Changes and or corrections were made in the 2016 or 2017 if after the January 1 assessment date. Process will continue as imagery shows necessary and verification done. It is anticipated that 2016 FSA imagery will be available in the soon.

Market value is determined by land use as of the January 1 assessment date. The sales within the three-year study period will be analyzed to determine if an acceptable level of value exists within each of the current established four market areas. As well, the land use within the four market areas is reviewed. Conversations with adjoining counties will take place to get a perspective of equalization across county lines. Seven new soils recognized in a recent Natural Resource Conservation Service (NRCS) soil update for Lincoln County were entered into the CAMA system.

Land use or building permits or improvement statements are required by the County Planning and Zoning regulations or by the Assessor's regulations for new construction of residential and/or of an agricultural nature. The land use and building permits are sent to the county appraisers following the approval of the planner. The improvements are inspected and measured and interviews done with the owner or contractor, in person, by telephone, or by leaving door hang tags for a return call. The improvements will be valued using the same Marshall and Swift costing tables as other properties for the 2017 assessment year.

2017 Agricultural Correlation for Lincoln County

Description of Analysis

Market Area 1 is along and inclusive of the North Platte, South Platte and Platte rivers. It runs the width of the county abutting the counties of Keith on the west and Dawson on the east. The area is approximately 50% irrigated, 35% grass and 14% dry. There are some sub-irrigated meadows and pasture along with accretion. The accretion and adjoining lands are often times purchased for recreational purposes.

Market Area 2 is the Sand Hills and covers about one-fourth of the county. Its makeup is approximately 91% pasture with very little irrigated or dry cropland. The counties of Keith (market area 1), McPherson, Logan and Custer (market area 4) adjoin it.

Market Area 3 is situated in the southwest corner of Lincoln County and south of the South Platte River. The area comprises 71% grass, 22% irrigated some dry. It borders Keith (market area 3), Perkins and Hayes counties. Market Area 4 is in the southeast corner of the county, south of the Platte River. It has narrow valleys and steep canyon walls; it is most suitable for pasture but has some irrigated and dry cropland. Frontier and Dawson (market areas 1 and 2) border it.

Assessment actions for 2017 were as follows:

- Market area 1 – irrigated and grass no change, dry 4% decrease
- Market area 2 – irrigated no change, dry 4% decrease, grass 13% increase
- Market area 3 – irrigated 3% decrease; dry 6% decrease, grass no change
- Market area 4 – irrigated and dry no change, grass 15% increase (1A1 to 3G1) 18% increase (3G to 4G1)

The agricultural sample consists of 100 sales; the overall sample was reviewed first before stratifying by market area. The overall median is acceptable as well as the medians for market areas 1, 3 and 4, only market area 2 (the Sand Hills region) is out. This is reflective of the assessment actions taken for 2017.

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	71.13	76.70	73.27	19.67	104.68
2	22	55.90	71.55	60.33	37.30	118.60
3	31	68.54	73.41	78.30	16.65	93.75
4	26	71.71	77.48	69.94	20.32	110.78
<u>ALL</u>	100	69.81	74.75	70.82	22.12	105.55

2017 Agricultural Correlation for Lincoln County

Several factors caused a cash influx to the Sand Hill region that gave way to a unique economic situation.

The region as a whole, like much of the central plains, experienced an exceptional drought during 2012 into 2013. Because of this drought, the 2014 Farm Bill provided relief through the Livestock Forage Disaster Program. The program retroactively covered losses from 2012 and 2013. Ranchers in Nebraska received the third most in relief, behind Texas and Oklahoma.

Around the same time disaster relief payments were issued, the cattle market was experiencing record high market prices. Together these dynamics created an economic bubble for a short period of time.

Most recently, with the subsidy payments gone and a weakened cattle market, the real estate market is indicating that land values have settled back down from the artificially inflated prices. Currently, the real estate market across the region relates more closely to prices prior to the influx of cash to the region. The study period contains an economic bubble that has since burst and the statistics within the study period are thought to be an unreliable indication of the current market value. The market trends have leveled out and reliance on the statistics would cause disequalization between the other subclasses of agricultural land, causing an overassessment to the grass subclass.

If market areas are further stratified by 80% Majority Land Use into the subclasses of irrigated, dry and grass by market area, many of the samples become small and less reliable. Those that may appear to have a reasonable sample still present concerns; in market area three, only two of the 11 grass sales are within range and the most current sale occurring in 05/24/2016 is indicating the value to be higher than the market with a ratio 82.81%. The same is true for the 11 irrigated sales, two sales are within range and there are no new sales in the current year of the study year period.

One other test involves removing the two sales from either end of the array of all agricultural sales. The test confirms that the overall median is a stabilized measure for determining a point estimate for the agricultural class.

Assessment Practice Review

Each year an annual comprehensive review of the assessment practices is done. The review revealed that assessment actions showed no bias in the treatment of sold parcels, real estate transfer information is sent timely and accurately and the reported values were the same as the values on the property record cards.

A review of the sales was conducted with the assessor to determine if non-agricultural influences existed and that all sales were properly coded. The review of Lincoln County's qualification and verification of the qualified versus non-qualified sales confirmed that the County uses all available sales and there is no bias in the qualification determination of the sold parcels. The utilization of

2017 Agricultural Correlation for Lincoln County

agricultural sales has increased over prior years. All arm's-length sales are being made available for the measurement of the agricultural class of real property.

Farm home sites and rural residential home sites are valued according to size and location in each of the various neighborhoods. The farther the parcel is located from urban areas the lower the value per acre; this is due to longer commutes to work, shopping, schools, entertainment, and medical care and so on. The agricultural homes will be valued using the same costing and modeling as other residential homes.

For those parcels receiving special value, a sales comparison study is done to monitor the actual value of the parcels as recreational, agricultural, or rural residential. The study is also used to determine the uninfluenced values of parcels if they are approved for special value.

Equalization

The emphasis has been to maintain equalization within and across county lines. Lincoln County remains equalized with all of the adjoining counties/market areas abutting it. Further increases would elicit concerns of uniformity.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	21	73.94	75.69	78.20	12.43	95.57
1	9	71.13	72.84	72.64	06.34	100.28
2	1	73.94	73.94	73.94	00.00	100.00
3	11	81.99	78.17	83.49	15.68	93.63
<u> Dry </u>						
County	6	77.45	81.84	77.93	23.05	105.02
1	2	103.46	103.46	102.66	14.81	100.78
3	4	66.72	71.03	73.48	12.83	96.67
<u> Grass </u>						
County	56	67.43	73.60	65.38	24.59	110.88
1	3	67.55	58.46	54.82	18.85	106.64
2	18	55.90	73.58	61.70	40.81	119.25
3	11	64.72	88.79	66.89	09.81	99.85
4	24	71.71	78.81	72.31	20.60	108.71
<u> ALL </u>	<u>100</u>	69.81	74.75	70.82	22.12	105.55

2017 Agricultural Correlation for Lincoln County

County	Mkt Area	WEIGHTED AVG IRR	County	Mkt Area	WEIGHTED AVG DRY	County	Mkt Area	WEIGHTED AVG GRASS
Lincoln	1	4,532	Lincoln	1	1,800	Lincoln	1	1,039
Keith	3	4,168	Keith	3	1,472	Keith	3	497
Dawson	1	4,953	Dawson	1	1,996	Dawson	1	1,142
Lincoln	2	2,490	Lincoln	2	1,300	Lincoln	2	525
Keith	1	2,100	Keith	1	608	Keith	1	450
McPherson	1	2,100	McPherson	1	725	McPherson	1	450
Logan	1	3,094	Logan	1	1,441	Logan	1	525
Custer	4	3,997	Custer	4	1,665	Custer	4	901
Lincoln	3	3,831	Lincoln	3	1,350	Lincoln	3	638
Hayes	1	2,958	Hayes	1	1,316	Hayes	1	490
Chase	1	4,312	Chase	1	1,481	Chase	1	692
Perkins	1	3,872	Perkins	1	1,424	Perkins	1	650
Keith	3	4,168	Keith	3	1,472	Keith	3	497
Lincoln	4	2,752	Lincoln	4	1,300	Lincoln	4	631
Dawson	2	3,309	Dawson	2	1,295	Dawson	2	679
Frontier	1	3,268	Frontier	1	1,670	Frontier	1	650

Level of Value

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

Special Valuation

A review of agricultural land values in Lincoln County in areas that have other non-agricultural influences, in particular market area one, indicates that the assessed values used are similar to other areas in the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lincoln County is 70%.

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2017 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal practices.	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, 2017.



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

Ruth A. Sorensen
Property Tax Administrator

2017 Agricultural Correlation for Lincoln County

County	Mkt Area	WEIGHTED AVG RR	County	Mkt Area	WEIGHTED AVG DRY	County	Mkt Area	WEIGHTED AVG GRASS
Lincoln	1	4,532	Lincoln	1	1,800	Lincoln	1	1,039
Keith	3	4,168	Keith	3	1,472	Keith	3	497
Dawson	1	4,953	Dawson	1	1,996	Dawson	1	1,142
Lincoln	2	2,490	Lincoln	2	1,300	Lincoln	2	525
Keith	1	2,100	Keith	1	608	Keith	1	450
McPherson	1	2,100	McPherson	1	725	McPherson	1	450
Logan	1	3,094	Logan	1	1,441	Logan	1	525
Custer	4	3,997	Custer	4	1,665	Custer	4	901
Lincoln	3	3,831	Lincoln	3	1,350	Lincoln	3	638
Hayes	1	2,958	Hayes	1	1,316	Hayes	1	490
Chase	1	4,312	Chase	1	1,481	Chase	1	692
Perkins	1	3,872	Perkins	1	1,424	Perkins	1	650
Keith	3	4,168	Keith	3	1,472	Keith	3	497
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APPENDICES

**2017 Commission Summary
for Lincoln County**

Residential Real Property - Current

Number of Sales	1152	Median	97.30
Total Sales Price	\$165,094,961	Mean	98.22
Total Adj. Sales Price	\$165,297,961	Wgt. Mean	95.15
Total Assessed Value	\$157,280,645	Average Assessed Value of the Base	\$108,150
Avg. Adj. Sales Price	\$143,488	Avg. Assessed Value	\$136,528

Confidence Interval - Current

95% Median C.I	96.52 to 97.80
95% Wgt. Mean C.I	94.27 to 96.03
95% Mean C.I	97.07 to 99.37
% of Value of the Class of all Real Property Value in the County	37.49
% of Records Sold in the Study Period	7.87
% of Value Sold in the Study Period	9.94

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	1,088	97	97.21
2015	1,001	97	97.05
2014	905	98	97.88
2013	792	98	98.02

2017 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	55	Median	99.70
Total Sales Price	\$12,470,947	Mean	107.65
Total Adj. Sales Price	\$12,184,272	Wgt. Mean	96.93
Total Assessed Value	\$11,809,880	Average Assessed Value of the Base	\$375,392
Avg. Adj. Sales Price	\$221,532	Avg. Assessed Value	\$214,725

Confidence Interval - Current

95% Median C.I	96.58 to 101.44
95% Wgt. Mean C.I	92.38 to 101.47
95% Mean C.I	95.24 to 120.06
% of Value of the Class of all Real Property Value in the County	14.72
% of Records Sold in the Study Period	3.32
% of Value Sold in the Study Period	1.90

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	68	96	94.68
2015	74	94	93.65
2014	63	95	94.94
2013	51	97	96.64

**66 Lincoln
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 1,152
Total Sales Price : 165,094,961
Total Adj. Sales Price : 165,297,961
Total Assessed Value : 157,280,645
Avg. Adj. Sales Price : 143,488
Avg. Assessed Value : 136,528

MEDIAN : 97
WGT. MEAN : 95
MEAN : 98
COD : 12.33
PRD : 103.23

COV : 20.21
STD : 19.85
Avg. Abs. Dev : 12.00
MAX Sales Ratio : 265.16
MIN Sales Ratio : 21.62

95% Median C.I. : 86.52 to 97.80
95% Wgt. Mean C.I. : 94.27 to 98.03
95% Mean C.I. : 97.07 to 99.37

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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>Conrs</u>											
01-OCT-14 To 31-DEC-14	126	89.88	103.85	99.66	13.20	104.20	51.93	285.16	98.01 to 101.94	128,615	128,165
01-JAN-15 To 31-MAR-15	96	98.90	100.82	96.57	12.56	104.19	50.81	282.88	96.57 to 102.06	127,444	123,072
01-APR-15 To 30-JUN-15	163	98.07	98.60	96.48	10.39	102.09	44.80	264.09	96.62 to 99.24	147,877	142,465
01-JUL-15 To 30-SEP-15	176	98.62	98.70	96.10	11.46	102.71	21.82	195.00	98.29 to 99.65	148,064	142,285
01-OCT-15 To 31-DEC-15	161	93.68	96.75	92.98	13.72	104.05	45.54	184.25	91.04 to 97.13	137,901	128,218
01-JAN-16 To 31-MAR-16	108	96.01	96.19	93.72	12.70	104.77	62.27	187.49	93.15 to 98.12	144,075	135,031
01-APR-16 To 30-JUN-16	182	95.11	94.92	92.17	12.41	102.98	43.87	162.29	92.57 to 97.41	157,705	145,351
01-JUL-16 To 30-SEP-16	160	95.40	96.37	95.17	12.16	101.26	47.62	223.79	93.09 to 97.89	147,930	140,787
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	581	98.61	100.13	97.02	11.77	103.21	21.62	285.16	97.97 to 99.24	139,606	135,439
01-OCT-15 To 30-SEP-16	691	95.08	96.41	93.47	12.75	103.15	43.87	223.79	93.57 to 96.52	147,173	137,562
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	696	97.77	98.43	95.46	11.99	103.11	21.82	264.09	96.60 to 98.45	141,891	135,445
<u>ALL</u>	1,152	97.30	98.22	95.15	12.33	103.23	21.82	285.16	96.52 to 97.80	143,488	136,528

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd Val
01	118	98.02	99.62	97.73	08.43	101.83	21.62	223.79	97.48 to 98.48	72,393	70,748
02	729	96.62	99.29	96.41	12.88	102.99	44.80	285.16	95.89 to 98.21	139,711	134,695
03	46	97.80	92.61	93.53	10.01	99.02	43.87	116.45	90.30 to 99.26	231,070	216,111
04	108	94.56	91.44	90.88	12.07	100.84	51.04	130.10	90.82 to 98.46	233,017	211,290
05	34	96.88	95.84	93.87	08.31	102.10	64.81	129.32	92.14 to 98.76	205,544	192,939
06	66	98.21	97.73	95.23	11.52	102.63	70.46	140.97	92.48 to 101.00	129,350	123,176
08	52	96.99	102.46	94.93	20.14	107.93	62.57	264.09	91.36 to 100.82	86,931	83,541
12	1	50.81	50.81	50.81	00.00	100.00	50.81	50.81	N/A	250,000	127,030
<u>ALL</u>	1,152	97.30	98.22	95.15	12.33	103.23	21.62	285.16	96.52 to 97.80	143,488	136,528

PROPERTY TYPE RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd Val
01	1,094	97.40	98.41	95.53	11.99	103.01	21.62	285.16	96.61 to 97.97	145,680	139,170
06	5	81.91	71.70	73.08	24.42	98.11	50.81	94.35	N/A	320,900	234,500
07	53	97.08	98.70	99.28	18.01	108.31	43.87	184.58	84.67 to 100.42	81,506	72,767
<u>ALL</u>	1,152	97.30	98.22	95.15	12.33	103.23	21.62	285.16	96.52 to 97.80	143,488	136,528

**56 Lincoln
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 1,152
 Total Sales Price : 165,094,961
 Total Adj. Sales Price : 165,297,961
 Total Assessed Value : 157,280,645
 Avg. Adj. Sales Price : 143,488
 Avg. Assessed Value : 136,528

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 98
 COD : 12.33
 PRD : 103.23

COV : 20.21
 STD : 19.85
 Avg. Abs. Dev : 12.00
 MAX Sales Ratio : 285.16
 MIN Sales Ratio : 21.62

95% Median C.I. : 88.52 to 97.80
 95% Wgt. Mean C.I. : 84.27 to 96.03
 95% Mean C.I. : 97.07 to 99.37

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SALE PRICE *	COUNT	MEDIAN	MEAN	WGT_MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	97.21	97.21	97.21	00.00	100.00	97.21	97.21	N/A	195,000	189,555
Less Than 15,000	14	129.56	155.13	119.39	37.42	129.94	71.20	264.09	97.21 to 223.79	22,917	27,360
Less Than 30,000	43	115.00	128.39	117.01	32.26	109.73	45.54	284.09	97.21 to 130.24	22,717	28,581
Ranges Excl. Low \$											
Greater Than 4,999	1,151	97.33	98.22	95.15	12.35	103.23	21.62	285.16	96.52 to 97.90	143,443	136,462
Greater Than 14,999	1,138	97.21	97.52	95.10	11.72	102.54	21.62	285.16	96.36 to 97.76	144,971	137,871
Greater Than 29,999	1,108	97.14	97.05	95.02	11.23	102.14	21.62	285.16	96.24 to 97.74	148,171	140,791
Incremental Ranges											
0 TO 4,999	1	97.21	97.21	97.21	00.00	100.00	97.21	97.21	N/A	195,000	189,555
5,000 TO 14,999	13	129.80	159.58	153.77	38.28	103.78	71.20	264.09	114.20 to 223.79	9,879	14,884
15,000 TO 29,999	29	103.53	115.48	115.84	28.26	99.89	45.54	194.25	94.58 to 130.24	22,621	26,204
30,000 TO 59,999	114	100.28	108.07	107.47	19.88	100.56	21.62	285.16	96.21 to 105.87	44,991	48,353
60,000 TO 99,999	281	98.98	100.57	100.52	10.85	100.05	43.87	182.48	96.21 to 100.86	81,375	81,799
100,000 TO 149,999	276	95.88	94.99	94.71	10.24	100.30	51.83	136.81	93.82 to 96.82	123,820	117,081
150,000 TO 249,999	348	94.37	93.53	93.42	09.03	100.12	81.17	140.79	92.75 to 95.81	186,889	176,446
250,000 TO 499,999	101	97.24	93.99	94.08	10.38	99.80	50.81	137.38	92.57 to 99.12	322,784	303,677
500,000 TO 999,999	9	90.82	88.74	88.76	08.18	99.98	74.11	99.27	80.15 to 96.77	811,833	543,035
1,000,000 +											
ALL	1,152	97.30	98.22	95.15	12.33	103.23	21.62	285.16	96.52 to 97.80	143,488	136,528

56 Lincoln
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2018 Posted on: 1/13/2017

Number of Sales : 65
Total Sales Price : 12,470,947
Total Adj. Sales Price : 12,164,272
Total Assessed Value : 11,809,860
Avg. Adj. Sales Price : 221,532
Avg. Assessed Value : 214,725

MEDIAN : 100
WGT. MEAN : 97
MEAN : 108
COD : 19.17
PRD : 111.06

COV : 43.61
STD : 46.95
Avg. Abs. Dev : 18.11
MAX Sales Ratio : 369.80
MIN Sales Ratio : 48.16

95% Median C.I. : 96.58 to 101.44
95% Wgt. Mean C.I. : 92.38 to 101.47
95% Mean C.I. : 95.24 to 120.06

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd. Val
<u>Qtrs</u>											
01-OCT-13 To 31-DEC-13	2	74.80	74.80	78.60	35.61	95.17	48.16	101.44	N/A	175,000	137,556
01-JAN-14 To 31-MAR-14	4	98.65	107.91	98.80	13.68	109.22	94.23	139.69	N/A	163,313	161,350
01-APR-14 To 30-JUN-14	2	86.48	86.48	92.01	19.46	96.16	71.24	105.72	N/A	81,750	75,220
01-JUL-14 To 30-SEP-14	7	109.72	164.77	112.73	58.64	146.16	94.39	369.80	94.39 to 369.80	50,100	56,476
01-OCT-14 To 31-DEC-14	2	98.32	98.32	98.21	06.53	100.11	97.80	98.84	N/A	125,000	122,768
01-JAN-15 To 31-MAR-15	4	100.40	129.88	98.75	35.35	131.52	92.14	226.43	N/A	88,000	68,140
01-APR-15 To 30-JUN-15	7	100.68	100.40	95.58	03.41	105.06	88.06	108.25	88.06 to 108.25	270,899	258,866
01-JUL-15 To 30-SEP-15	4	97.45	96.58	118.84	19.69	80.71	65.16	128.17	N/A	201,750	241,378
01-OCT-15 To 31-DEC-15	7	95.35	94.38	95.22	05.75	99.12	75.19	102.95	75.19 to 102.95	597,361	568,817
01-JAN-16 To 31-MAR-16	5	99.49	97.57	97.16	02.58	100.42	89.05	100.80	N/A	358,400	348,200
01-APR-16 To 30-JUN-16	7	93.27	88.33	82.00	11.70	107.72	58.74	100.93	58.74 to 100.93	128,429	105,314
01-JUL-16 To 30-SEP-16	4	103.34	109.26	104.07	11.65	104.99	95.24	135.11	N/A	141,250	146,995
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	15	103.11	127.44	98.83	38.42	131.88	48.16	369.80	94.39 to 126.76	101,184	97,752
01-OCT-14 To 30-SEP-15	17	100.59	106.19	102.06	14.47	104.05	65.16	226.43	92.14 to 105.32	188,958	193,863
01-OCT-15 To 30-SEP-16	23	98.71	95.82	94.76	08.35	101.12	58.74	135.11	93.48 to 100.89	323,371	308,432
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	15	103.11	130.57	101.36	35.38	128.82	71.24	369.80	94.59 to 128.76	94,497	95,781
01-JAN-15 To 31-DEC-15	22	100.51	103.15	98.20	13.29	105.04	65.16	226.43	93.48 to 103.88	325,492	319,630
<u>ALL</u>	65	99.70	107.65	96.93	19.17	111.06	48.16	369.80	96.58 to 101.44	221,532	214,725

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd. Val
01	42	100.07	99.22	97.49	06.46	101.77	58.74	128.76	97.05 to 101.15	272,197	265,353
04	2	91.84	91.84	74.44	47.45	123.11	48.16	135.11	N/A	107,500	80,028
06	4	87.19	85.64	89.94	17.73	95.22	65.16	103.00	N/A	102,500	92,191
08	7	139.69	175.39	107.26	60.34	163.52	71.24	369.80	71.24 to 369.80	18,143	19,459
<u>ALL</u>	55	99.70	107.65	96.93	19.17	111.06	48.16	369.80	96.58 to 101.44	221,532	214,725

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj Sale Price	Avg Assd. Val
02	1	109.72	108.72	109.72	00.00	100.00	109.72	109.72	N/A	121,500	133,315
03	54	98.60	107.81	96.80	19.35	111.17	48.16	369.80	98.58 to 101.15	223,385	216,233
04											
<u>ALL</u>	55	99.70	107.65	96.93	19.17	111.06	48.16	369.80	96.58 to 101.44	221,532	214,725

56 Lincoln
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 55
Total Sales Price : 12,470,947
Total Adj. Sales Price : 12,184,272
Total Assessed Value : 11,809,880
Avg. Adj. Sales Price : 221,532
Avg. Assessed Value : 214,725

MEDIAN : 100
WGT. MEAN : 97
MEAN : 108
COD : 19.17
PRD : 111.06

COV : 43.61
STD : 46.95
Avg. Abs. Dev : 18.11
MAX Sales Ratio : 369.80
MIN Sales Ratio : 48.16

95% Median C.I. : 96.58 to 101.44
95% Wgt. Mean C.I. : 92.38 to 101.47
95% Mean C.I. : 95.24 to 120.06

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg Adj Sale Price	Avg Assd Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	288.12	288.12	288.17	24.05	104.18	228.43	369.80	N/A	3,000	8,585
Less Than 15,000	6	164.72	186.64	142.99	56.48	130.53	88.21	369.80	88.21 to 369.80	7,417	10,805
Less Than 30,000	7	108.91	175.25	130.70	74.60	134.09	88.21	369.80	88.21 to 369.80	9,843	12,603
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	53	99.49	100.46	96.83	12.40	103.75	48.16	242.80	95.35 to 101.15	228,779	222,504
Greater Than 14,999	49	99.49	97.96	96.76	08.97	101.26	48.16	139.69	96.58 to 100.93	247,750	239,719
Greater Than 29,999	48	99.34	97.79	96.74	10.05	101.09	48.16	139.69	95.35 to 100.93	252,433	244,201
<u>Incremental Ranges</u>											
0 TO 4,999	2	288.12	288.12	288.17	24.05	104.18	228.43	369.80	N/A	3,000	8,585
5,000 TO 14,999	4	98.29	130.90	120.68	43.62	108.47	88.21	242.80	N/A	8,625	11,815
15,000 TO 29,999	1	106.91	108.91	106.91	00.00	100.00	108.91	108.91	N/A	23,000	24,590
30,000 TO 59,999	5	101.16	101.91	97.52	15.21	104.50	66.16	139.69	N/A	38,182	37,233
60,000 TO 99,999	12	100.81	99.21	98.86	13.44	100.35	71.24	135.11	79.41 to 105.72	78,142	77,253
100,000 TO 149,999	11	98.84	99.52	99.49	04.39	100.03	93.27	109.72	94.39 to 107.49	115,227	114,836
150,000 TO 249,999	8	100.19	93.93	95.39	07.88	98.47	48.16	103.11	48.16 to 103.11	186,000	179,339
250,000 TO 499,999	7	94.23	91.89	92.00	10.47	99.88	58.74	108.25	58.74 to 108.25	335,307	308,489
500,000 TO 999,999	3	99.70	107.64	106.02	09.74	101.53	97.05	126.17	N/A	775,000	821,633
1,000,000 +	2	91.43	91.43	92.76	03.69	98.54	88.06	94.79	N/A	1,772,256	1,844,213
<u>ALL</u>	<u>55</u>	<u>99.70</u>	<u>107.65</u>	<u>96.83</u>	<u>19.17</u>	<u>111.06</u>	<u>48.16</u>	<u>369.80</u>	<u>96.58 to 101.44</u>	<u>221,532</u>	<u>214,725</u>

**56 Lincoln
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified
Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 55
Total Sales Price : 12,470,847
Total Adj. Sales Price : 12,184,272
Total Assessed Value : 11,809,880
Avg. Adj. Sales Price : 221,532
Avg. Assessed Value : 214,726

MEDIAN : 100
WGT. MEAN : 97
MEAN : 108
COD : 19.17
PRD : 111.06

COV : 43.81
STD : 46.95
Avg. Abs. Dev : 19.11
MAX Sales Ratio : 369.60
MIN Sales Ratio : 48.16

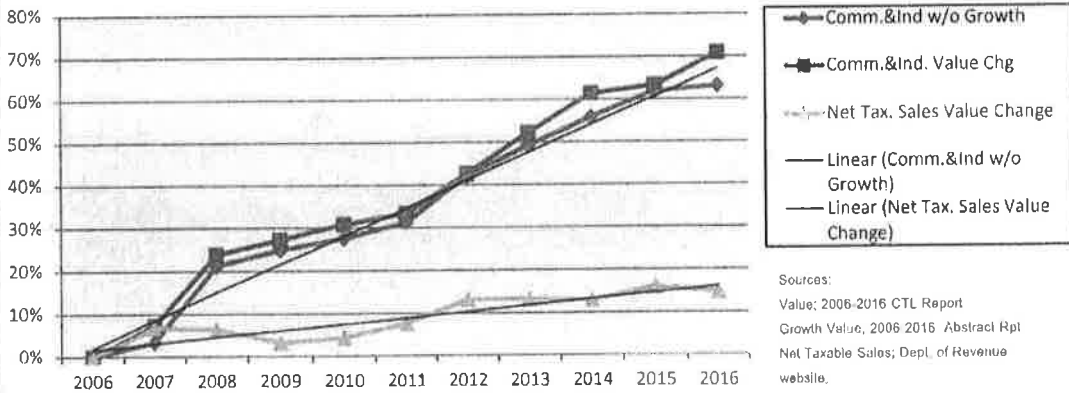
95% Median C.I. : 96.58 to 101.44
95% Wgt. Mean C.I. : 82.38 to 101.47
95% Mean C.I. : 95.24 to 120.05

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT_MEAN	COD	PRD	MIN	MAX	95%_Median_C.I	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	5	94.79	94.39	94.73	07.18	99.64	79.41	106.91	N/A	568,725	536,871
319	3	88.06	88.05	89.00	09.73	98.93	75.19	100.89	N/A	450,462	400,932
341	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	950,000	921,935
343	2	114.19	114.19	108.81	16.32	104.94	93.27	135.11	N/A	87,500	95,208
344	10	100.19	100.63	99.25	03.39	101.39	94.23	107.49	95.24 to 105.32	195,625	194,164
350	3	100.93	100.04	97.26	04.04	102.86	93.48	105.72	N/A	158,987	154,608
352	6	100.75	101.26	101.30	02.76	98.95	94.39	109.72	94.39 to 109.72	144,167	146,045
353	4	102.40	96.93	102.82	17.23	94.27	58.74	126.17	N/A	307,750	316,430
384	1	104.38	104.38	104.38	00.00	100.00	104.38	104.38	N/A	60,000	82,825
386	1	65.16	65.16	65.16	00.00	100.00	65.16	65.16	N/A	45,000	29,320
406	9	98.89	130.85	102.12	38.48	127.94	89.58	369.80	94.59 to 128.76	87,846	89,706
419	1	48.16	48.16	48.16	00.00	100.00	48.16	48.16	N/A	150,000	72,235
421	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	14,000	12,350
442	2	105.47	105.47	88.84	32.45	118.72	71.24	139.69	N/A	43,750	38,868
468	1	99.49	99.49	99.49	00.00	100.00	99.49	99.49	N/A	192,000	191,015
528	1	103.55	130.64	99.36	35.44	131.48	89.05	226.43	N/A	249,625	246,021
586	1	242.80	242.80	242.80	00.00	100.00	242.80	242.80	N/A	7,500	18,210
<u>ALL</u>	<u>55</u>	<u>99.70</u>	<u>107.85</u>	<u>98.93</u>	<u>19.17</u>	<u>111.06</u>	<u>48.16</u>	<u>369.80</u>	<u>96.58 to 101.44</u>	<u>221,532</u>	<u>214,725</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Sources:
 Value: 2006-2016 CTL Report
 Growth Value, 2006-2016 Abstract Rpt
 Net Taxable Sales; Dept. of Revenue website.

Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 316,589,860	\$ 13,434,620	4.24%	\$ 303,155,240	-	\$ 421,820,476	-
2007	\$ 339,325,970	\$ 12,110,990	3.57%	\$ 327,214,980	3.36%	\$ 450,037,197	6.69%
2008	\$ 392,290,710	\$ 8,846,270	2.26%	\$ 383,444,440	13.00%	\$ 448,911,931	-0.25%
2009	\$ 402,873,905	\$ 7,435,980	1.85%	\$ 395,437,925	0.80%	\$ 435,083,356	-3.08%
2010	\$ 414,318,930	\$ 10,522,885	2.54%	\$ 403,796,045	0.23%	\$ 440,025,247	1.14%
2011	\$ 422,167,880	\$ 6,497,030	1.54%	\$ 415,670,850	0.33%	\$ 453,818,647	3.13%
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	\$ 24,628,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
Ann %chg	5.51%			Average	3.15%	1.65%	1.42%

Tax Year	Cumulative Change		
	Cmity%chg w/o grwth	Cmity%chg Value	Cmity%chg Net Sales
2006	-	-	-
2007	3.36%	7.18%	6.69%
2008	21.12%	23.91%	6.42%
2009	24.91%	27.25%	3.14%
2010	27.55%	30.87%	4.32%
2011	31.30%	33.35%	7.59%
2012	42.08%	42.64%	13.10%
2013	49.24%	52.21%	13.20%
2014	55.83%	61.43%	12.86%
2015	61.96%	63.30%	15.87%
2016	63.12%	70.90%	14.66%

County Number	56
County Name	Lincoln

56 Lincoln
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)
Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 100
Total Sales Price : 67,741,546
Total Adj. Sales Price : 67,511,546
Total Assessed Value : 47,809,870
Avg. Adj. Sales Price : 675,115
Avg. Assessed Value : 478,099

MEDIAN : 70
WGT. MEAN : 71
MEAN : 75
COD : 22.12
PRD : 105.55

COV : 30.11
STD : 22.51
Avg. Abs. Dev : 15.44
MAX Sales Ratio : 168.08
MIN Sales Ratio : 34.82

95% Median C.I. : 66.76 to 74.29
95% Wgt. Mean C.I. : 64.69 to 76.94
95% Mean C.I. : 70.34 to 78.16

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg Adj Sale Price	Avg. Assd Val
<u>Origs</u>											
01-OCT-13 To 31-DEC-13	13	80.48	87.52	82.24	28.93	84.68	49.42	150.10	58.89 to 123.41	623,009	574,893
01-JAN-14 To 31-MAR-14	6	84.42	89.84	85.50	32.48	137.16	51.30	142.75	51.30 to 142.75	891,253	583,737
01-APR-14 To 30-JUN-14	8	83.05	78.39	75.26	23.07	104.13	47.75	110.53	47.75 to 110.53	931,100	700,942
01-JUL-14 To 30-SEP-14	4	85.79	84.54	82.84	15.30	102.30	68.23	98.34	N/A	382,260	315,888
01-OCT-14 To 31-DEC-14	15	73.94	77.80	60.81	27.32	128.51	48.80	168.08	53.09 to 86.35	1,035,462	627,609
01-JAN-15 To 31-MAR-15	13	67.31	68.14	70.73	08.23	98.34	52.17	87.40	61.47 to 75.43	712,416	503,890
01-APR-15 To 30-JUN-15	8	69.90	72.41	70.79	13.38	102.29	68.54	92.24	59.53 to 92.16	484,609	350,212
01-JUL-15 To 30-SEP-15	4	57.45	59.90	80.67	14.03	98.89	50.40	74.29	N/A	386,750	240,313
01-OCT-15 To 31-DEC-15	4	58.07	59.28	88.88	07.35	104.82	53.44	87.55	N/A	400,933	227,176
01-JAN-16 To 31-MAR-16	8	71.84	72.73	72.65	08.10	100.11	63.11	86.92	63.11 to 86.92	563,580	409,418
01-APR-16 To 30-JUN-16	12	62.11	62.38	64.38	14.73	96.91	34.82	82.81	55.22 to 72.05	422,092	271,738
01-JUL-16 To 30-SEP-16	4	73.57	79.98	78.38	15.75	100.73	65.79	106.89	N/A	769,313	610,849
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	31	81.99	85.23	79.58	26.54	107.10	47.75	150.10	68.23 to 98.34	723,370	575,630
01-OCT-14 To 30-SEP-15	41	67.35	71.84	65.12	18.99	110.32	48.80	168.08	61.62 to 74.29	752,015	489,704
01-OCT-15 To 30-SEP-16	28	68.88	67.41	69.36	14.22	97.19	34.82	106.89	61.72 to 72.05	509,087	353,125
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	33	74.86	80.99	66.27	27.87	122.21	47.75	168.08	67.40 to 86.14	904,766	599,825
01-JAN-15 To 31-DEC-15	30	66.72	67.14	68.46	11.69	98.07	50.40	92.24	61.47 to 89.71	563,481	385,746
<u>ALL</u>	100	69.81	74.75	70.82	22.12	105.55	34.82	168.08	66.76 to 74.29	675,115	478,099

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg Adj Sale Price	Avg. Assd Val
1	21	71.13	76.70	73.27	18.67	104.68	34.82	168.08	67.40 to 76.69	594,401	435,491
2	22	55.90	71.55	60.33	37.30	118.80	48.81	123.71	50.40 to 98.34	842,877	508,621
3	31	88.54	73.41	78.30	16.66	93.75	47.75	110.44	64.72 to 81.99	755,480	591,554
4	26	71.71	77.48	69.94	20.92	110.78	51.70	150.10	65.79 to 80.43	502,560	351,497
<u>ALL</u>	100	69.81	74.75	70.82	22.12	105.55	34.82	168.08	66.76 to 74.29	675,115	478,099

1.6%
Sales per
total parcels

100 sales
6021 total
parcels

Area 3
88%

Area 2
80%

11 sales
1662 total parcels
0.66%

18 sales
1531 total parcels
1.2%

56 Lincoln
AGRICULTURAL LAND

Number of Sales : 100
Total Sales Price : 67,741,546
Total Adj. Sales Price : 67,511,546
Total Assessed Value : 47,809,870
Avg. Adj. Sales Price : 675,115
Avg. Assessed Value : 478,099

MEDIAN : 70
WGT. MEAN : 71
MEAN : 75

COD : 22.12
PRD : 105.55

Avg. Adj. Sales Price : 675,115
MAX Sales Ratio : 188.08
MIN Sales Ratio : 34.82

95% Mean C.I. : 70.34 to 79.16

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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
<u>Irrigated</u>											
County	5	71.13	76.30	74.93	10.16	101.83	67.40	86.92	N/A	652,331	488,800
1	4	70.42	73.79	71.81	07.44	102.76	67.40	86.92	N/A	640,414	459,894
3	1	86.35	86.35	86.35	00.00	100.00	86.35	86.35	N/A	700,000	604,425
<u>Dry</u>											
County	5	66.76	74.45	74.74	16.51	99.61	58.54	92.16	N/A	282,400	211,078
1	1	88.14	88.14	88.14	00.00	100.00	88.14	88.14	N/A	122,000	107,530
3	4	66.72	71.03	73.46	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<u>Grass</u>											
County	48	68.45	70.97	68.06	20.86	109.05	46.81	123.71	60.47 to 72.46	552,548	369,615
1	2	70.28	70.28	70.30	03.88	99.97	67.55	73.00	N/A	145,439	102,243
2	16	54.16	72.98	60.41	42.02	120.81	46.81	123.71	49.93 to 108.73	768,120	462,811
3	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	69.53 to 76.96	401,101	268,292
4	19	67.31	71.76	70.08	14.16	102.43	53.44	104.17	61.72 to 80.43	503,230	352,677
<u>ALL</u>	<u>100</u>	<u>69.81</u>	<u>74.75</u>	<u>70.82</u>	<u>22.12</u>	<u>105.55</u>	<u>34.82</u>	<u>188.08</u>	<u>68.76 to 74.29</u>	<u>675,115</u>	<u>478,099</u>

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
<u>Irrigated</u>											
County	21	73.94	75.89	79.20	12.43	96.57	47.75	110.44	68.54 to 84.11	1,129,398	894,518
1	9	71.13	72.84	72.64	06.34	100.28	64.10	86.92	67.40 to 76.19	884,029	700,240
2	1	73.94	73.94	73.94	00.00	100.00	73.94	73.94	N/A	788,912	583,360
3	11	81.99	78.17	83.49	15.68	93.63	47.75	110.44	65.80 to 91.38	1,286,850	1,081,780
<u>Dry</u>											
County	4	77.45	81.84	77.93	23.05	105.02	58.54	118.77	58.54 to 118.77	253,887	197,673
1	2	103.46	103.46	102.66	14.81	100.78	88.14	118.77	N/A	116,000	119,088
3	4	66.72	71.03	73.46	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<u>Grass</u>											
County	56	67.43	73.80	66.38	24.59	110.88	34.82	150.10	61.72 to 73.00	517,035	343,204
1	3	87.55	58.46	54.82	18.85	106.84	34.82	73.00	N/A	171,959	94,273
2	19	55.90	73.58	81.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500
3	11	64.92	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
4	24	71.71	78.81	72.31	20.80	108.71	53.44	150.10	65.79 to 80.46	455,899	329,682
<u>ALL</u>	<u>100</u>	<u>69.81</u>	<u>74.75</u>	<u>70.82</u>	<u>22.12</u>	<u>105.55</u>	<u>34.82</u>	<u>188.08</u>	<u>68.76 to 74.29</u>	<u>675,115</u>	<u>478,099</u>

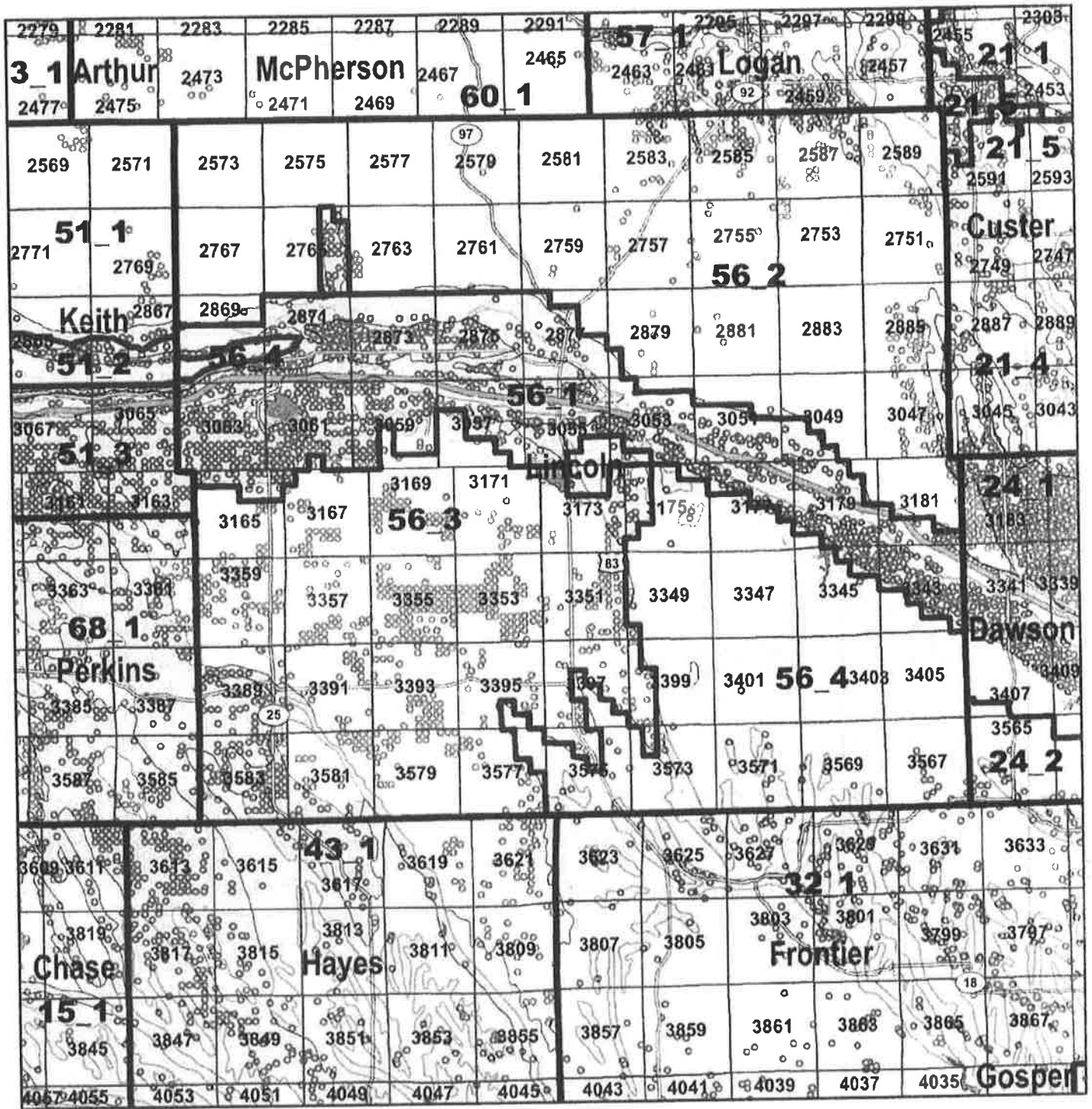
Lincoln County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,829	4,870	4,872	4,864	4,146	4,075	4,095	3,995	4,532
Keith	3	4,355	4,355	4,025	4,025	3,840	3,840	3,840	3,840	4,168
Dawson	1	n/a	5,365	4,975	4,497	4,055	3,774	3,546	3,300	4,953
Lincoln	2	2,500	2,500	2,473	2,500	2,500	2,466	2,491	2,490	2,490
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	2,100
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Logan	1	3,740	3,740	3,600	3,460	2,955	2,955	2,600	2,485	3,094
Custer	4	n/a	4,866	4,457	3,762	3,481	3,365	3,154	2,957	3,997
Lincoln	3	n/a	3,814	3,860	3,860	3,856	3,731	3,844	3,801	3,831
Hayes	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2,958
Chase	1	4,445	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4,312
Perkins	1	n/a	3,960	3,953	3,828	3,868	3,707	3,752	3,746	3,872
Keith	3	4,355	4,355	4,025	4,025	3,840	3,840	3,840	3,840	4,168
Lincoln	4	2,835	2,816	2,579	2,835	2,759	2,835	2,573	2,682	2,752
Dawson	2	n/a	3,620	3,500	2,915	2,037	n/a	1,510	1,480	3,309
Frontier	1	3,300	3,298	3,225	3,237	3,200	3,200	3,148	3,084	3,268

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,797	1,800
Keith	3	1,540	1,540	1,430	1,430	1,325	1,325	1,295	1,295	1,472
Dawson	1	n/a	2,450	2,205	2,010	1,995	1,799	1,555	1,540	1,996
Lincoln	2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Keith	1	n/a	625	n/a	625	600	600	600	600	608
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Logan	1	1,625	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,665
Lincoln	3	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
Hayes	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1,316
Chase	1	1,520	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1,481
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424
Keith	3	1,540	1,540	1,430	1,430	1,325	1,325	1,295	1,295	1,472
Lincoln	4	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Dawson	2	n/a	1,675	1,550	1,345	1,220	n/a	960	890	1,295
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	1,670

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	1,039
Keith	3	555	555	525	525	495	495	480	480	497
Dawson	1	n/a	1,665	1,430	1,295	1,240	1,140	1,110	1,100	1,142
Lincoln	2	595	595	595	595	595	525	525	524	525
Keith	1	n/a	540	n/a	505	460	460	450	450	450
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Logan	1	525	525	525	525	525	526	527	525	525
Custer	4	n/a	1,070	1,065	1,065	1,060	1,060	987	854	901
Lincoln	3	720	720	720	720	720	635	635	628	638
Hayes	1	490	490	490	490	490	490	490	490	490
Chase	1	1,666	867	1,013	744	794	812	671	653	692
Perkins	1	n/a	650	650	650	650	650	650	650	650
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	4	690	690	690	690	690	625	625	625	631
Dawson	2	n/a	1,085	980	845	845	n/a	615	615	679
Frontier	1	650	650	650	650	650	650	650	650	650

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Lincoln County Map



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,577.93	5.36%	26,936,800	5.72%	4,829.17
46. 1A	31,488.56	30.28%	153,353,420	32.54%	4,870.13
47. 2A1	7,354.46	7.07%	35,827,820	7.60%	4,871.58
48. 2A	14,726.82	14.16%	71,637,425	15.20%	4,864.42
49. 3A1	9,602.77	9.23%	39,811,755	8.45%	4,145.86
50. 3A	18,406.18	17.70%	75,012,695	15.92%	4,075.41
51. 4A1	14,195.12	13.65%	58,125,540	12.33%	4,094.76
52. 4A	2,645.09	2.54%	10,566,465	2.24%	3,994.75
53. Total	103,996.93	100.00%	471,271,920	100.00%	4,531.59
Dry					
54. 1D1	82.68	0.31%	148,830	0.31%	1,800.07
55. 1D	7,322.86	27.80%	13,181,135	27.81%	1,800.00
56. 2D1	1,970.63	7.48%	3,547,120	7.48%	1,799.99
57. 2D	3,779.50	14.35%	6,803,090	14.35%	1,800.00
58. 3D1	3,016.80	11.45%	5,430,235	11.46%	1,800.00
59. 3D	4,462.59	16.94%	8,032,640	16.94%	1,800.00
60. 4D1	4,841.01	18.38%	8,713,765	18.38%	1,799.99
61. 4D	861.48	3.27%	1,548,115	3.27%	1,797.04
62. Total	26,337.55	100.00%	47,404,930	100.00%	1,799.90
Grass					
63. 1G1	200.99	0.29%	241,195	0.33%	1,200.03
64. 1G	1,591.68	2.29%	1,910,035	2.65%	1,200.01
65. 2G1	1,443.63	2.08%	1,732,350	2.40%	1,200.00
66. 2G	3,756.67	5.42%	4,508,005	6.26%	1,200.00
67. 3G1	1,142.33	1.65%	1,370,800	1.90%	1,200.00
68. 3G	30,531.65	44.02%	31,295,050	43.42%	1,025.00
69. 4G1	16,164.81	23.31%	16,569,020	22.99%	1,025.01
70. 4G	14,523.22	20.94%	14,441,150	20.04%	994.35
71. Total	69,354.98	100.00%	72,067,605	100.00%	1,039.11
Irrigated Total	103,996.93	46.90%	471,271,920	76.54%	4,531.59
Dry Total	26,337.55	11.88%	47,404,930	7.70%	1,799.90
Grass Total	69,354.98	31.27%	72,067,605	11.70%	1,039.11
72. Waste	24.05	0.01%	8,535	0.00%	354.89
73. Other	22,045.88	9.94%	24,962,605	4.05%	1,132.30
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	221,759.39	100.00%	615,715,595	100.00%	2,776.50

55

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated					
45. 1A1	465.61	1.33%	1,164,025	1.34%	2,500.00
46. 1A	6,514.81	18.64%	16,287,025	18.72%	2,500.00
47. 2A1	3,602.38	10.31%	8,909,290	10.24%	2,473.17
48. 2A	4,852.50	13.89%	12,131,250	13.94%	2,500.00
49. 3A1	2,209.47	6.32%	5,523,675	6.35%	2,500.00
50. 3A	3,150.19	9.02%	7,767,225	8.93%	2,465.64
51. 4A1	2,175.68	6.23%	5,419,595	6.23%	2,490.99
52. 4A	11,972.18	34.26%	29,807,235	34.26%	2,489.71
53. Total	34,942.82	100.00%	87,009,320	100.00%	2,490.05
Dry					
54. 1D1	181.27	1.15%	235,650	1.15%	1,299.99
55. 1D	3,727.45	23.55%	4,845,680	23.55%	1,300.00
56. 2D1	1,604.64	10.14%	2,086,025	10.14%	1,300.00
57. 2D	2,237.91	14.14%	2,909,280	14.14%	1,300.00
58. 3D1	2,151.44	13.59%	2,796,850	13.59%	1,299.99
59. 3D	1,550.12	9.79%	2,015,135	9.79%	1,299.99
60. 4D1	1,645.30	10.39%	2,138,885	10.39%	1,300.00
61. 4D	2,731.83	17.26%	3,551,375	17.26%	1,300.00
62. Total	15,829.96	100.00%	20,578,880	100.00%	1,300.00
Grass					
63. 1G1	31.70	0.01%	18,860	0.01%	594.95
64. 1G	1,386.27	0.26%	824,825	0.30%	595.00
65. 2G1	2,615.41	0.50%	1,556,195	0.57%	595.01
66. 2G	3,575.92	0.68%	2,127,670	0.77%	595.00
67. 3G1	815.15	0.16%	485,010	0.18%	594.99
68. 3G	20,113.72	3.84%	10,559,760	3.84%	525.00
69. 4G1	6,761.93	1.29%	3,550,055	1.29%	525.01
70. 4G	488,176.87	93.26%	255,940,775	93.05%	524.28
71. Total	523,476.97	100.00%	275,063,150	100.00%	525.45
Irrigated Total	34,942.82	6.08%	87,009,320	22.71%	2,490.05
Dry Total	15,829.96	2.76%	20,578,880	5.37%	1,300.00
Grass Total	523,476.97	91.11%	275,063,150	71.78%	525.45
72. Waste	3.68	0.00%	1,305	0.00%	354.62
73. Other	275.95	0.05%	535,420	0.14%	1,940.28
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	574,529.38	100.00%	383,188,075	100.00%	666.96

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Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,628.23	10.07%	36,717,915	10.03%	3,813.57
47. 2A1	6,629.14	6.93%	25,588,470	6.99%	3,860.00
48. 2A	7,148.46	7.48%	27,593,085	7.53%	3,860.00
49. 3A1	4,799.32	5.02%	18,508,505	5.05%	3,856.48
50. 3A	9,799.42	10.25%	36,566,025	9.98%	3,731.45
51. 4A1	55,390.38	57.94%	212,910,270	58.13%	3,843.81
52. 4A	2,204.32	2.31%	8,378,300	2.29%	3,800.85
53. Total	95,599.27	100.00%	366,262,570	100.00%	3,831.23
Dry					
54. 1D1	27.52	0.08%	37,155	0.08%	1,350.11
55. 1D	8,826.58	23.65%	11,915,995	25.65%	1,350.01
56. 2D1	4,102.80	11.92%	5,538,880	11.92%	1,350.02
57. 2D	4,299.64	12.50%	5,804,600	12.50%	1,350.02
58. 3D1	5,777.52	16.79%	7,799,750	16.79%	1,350.02
59. 3D	2,229.84	6.48%	3,010,300	6.48%	1,350.01
60. 4D1	7,498.23	21.79%	10,122,790	21.79%	1,350.02
61. 4D	1,645.88	4.78%	2,222,005	4.78%	1,350.04
62. Total	34,408.01	100.00%	46,451,475	100.00%	1,350.02
Grass					
63. 1G1	12.17	0.00%	8,760	0.00%	719.80
64. 1G	1,763.87	0.56%	1,269,990	0.64%	720.00
65. 2G1	3,704.85	1.18%	2,667,430	1.34%	719.98
66. 2G	5,365.39	1.71%	3,863,115	1.93%	720.01
67. 3G1	1,582.24	0.51%	1,139,240	0.57%	720.02
68. 3G	20,339.79	6.49%	12,915,825	6.47%	635.00
69. 4G1	259,304.54	82.80%	164,658,490	82.42%	635.00
70. 4G	21,094.31	6.74%	13,254,735	6.63%	628.36
71. Total	313,167.16	100.00%	199,777,585	100.00%	637.93
Irrigated Total	95,599.27	21.50%	366,262,570	59.59%	3,831.23
Dry Total	34,408.01	7.74%	46,451,475	7.56%	1,350.02
Grass Total	313,167.16	70.44%	199,777,585	32.50%	637.93
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,415.11	0.32%	2,122,665	0.35%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	444,589.55	100.00%	614,614,295	100.00%	1,382.43

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Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated					
45. 1A1	104.35	1.23%	295,830	1.27%	2,834.98
46. 1A	4,087.67	48.29%	11,509,230	49.41%	2,815.60
47. 2A1	659.03	7.79%	1,699,420	7.30%	2,578.67
48. 2A	636.02	7.51%	1,803,130	7.74%	2,835.02
49. 3A1	1,380.82	16.31%	3,809,725	16.36%	2,759.03
50. 3A	66.74	0.79%	189,200	0.81%	2,834.88
51. 4A1	1,089.12	12.87%	2,802,055	12.03%	2,572.77
52. 4A	441.52	5.22%	1,184,245	5.08%	2,682.20
53. Total	8,465.27	100.00%	23,292,835	100.00%	2,751.58
Dry					
54. 1D1	218.61	1.03%	284,195	1.03%	1,300.01
55. 1D	9,656.15	45.71%	12,552,975	45.71%	1,300.00
56. 2D1	1,555.39	7.36%	2,022,050	7.36%	1,300.03
57. 2D	536.25	2.54%	697,140	2.54%	1,300.03
58. 3D1	5,408.31	25.60%	7,030,810	25.60%	1,300.00
59. 3D	50.68	0.24%	65,885	0.24%	1,300.02
60. 4D1	2,104.35	9.96%	2,735,655	9.96%	1,300.00
61. 4D	1,596.10	7.56%	2,074,890	7.56%	1,299.97
62. Total	21,125.84	100.00%	27,463,600	100.00%	1,300.00
Grass					
63. 1G1	109.97	0.04%	75,880	0.04%	690.01
64. 1G	6,901.76	2.41%	4,762,240	2.64%	690.00
65. 2G1	9,213.09	3.22%	6,357,080	3.52%	690.01
66. 2G	2,079.29	0.73%	1,434,740	0.79%	690.01
67. 3G1	7,259.29	2.54%	5,008,925	2.77%	690.00
68. 3G	476.45	0.17%	297,815	0.16%	625.07
69. 4G1	9,670.35	3.38%	6,044,290	3.35%	625.03
70. 4G	250,500.90	87.52%	156,521,485	86.71%	624.83
71. Total	286,211.10	100.00%	180,502,455	100.00%	630.66
Irrigated Total	8,465.27	2.68%	23,292,835	10.07%	2,751.58
Dry Total	21,125.84	6.69%	27,463,600	11.87%	1,300.00
Grass Total	286,211.10	90.60%	180,502,455	78.00%	630.66
72. Waste	11.02	0.00%	3,910	0.00%	354.81
73. Other	100.58	0.03%	150,510	0.07%	1,496.42
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	315,913.81	100.00%	231,413,310	100.00%	732.52

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Schedule X : Agricultural Records : Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	10.87	46,290	16,171.64	70,627,935	226,821.78	877,162,420	243,004.29	947,836,645
77. Dry Land	0.00	0	2,621.80	4,583,910	95,079.56	137,314,975	97,701.36	141,898,885
78. Grass	0.00	0	24,718.76	20,417,305	1,167,491.45	706,993,490	1,192,210.21	727,410,795
79. Waste	0.00	0	12.62	4,475	26.13	9,275	38.75	13,750
80. Other	0.00	0	3,696.99	4,316,915	20,140.53	23,454,285	23,837.52	27,771,200
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	10.87	46,290	47,221.81	99,950,540	1,509,559.45	1,744,934,445	1,556,792.13	1,844,931,275

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,004.29	15.61%	947,836,645	51.38%	3,900.49
Dry Land	97,701.36	6.28%	141,898,885	7.69%	1,452.37
Grass	1,192,210.21	76.58%	727,410,795	39.43%	610.14
Waste	38.75	0.00%	13,750	0.00%	354.84
Other	23,837.52	1.53%	27,771,200	1.51%	1,165.02
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,556,792.13	100.00%	1,844,931,275	100.00%	1,185.09