

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2017 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LINCOLN COUNTY**



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Lincoln County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lincoln County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Julie Stenger, Lincoln County Assessor

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## Introduction

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[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

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

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

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

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

### **Statistical Analysis:**

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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

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

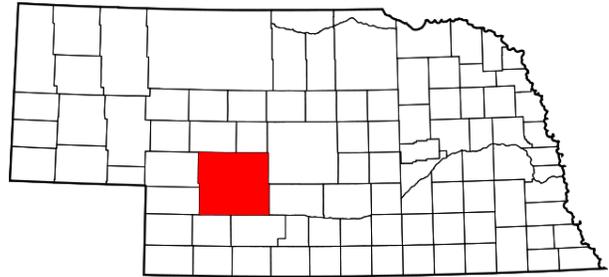
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

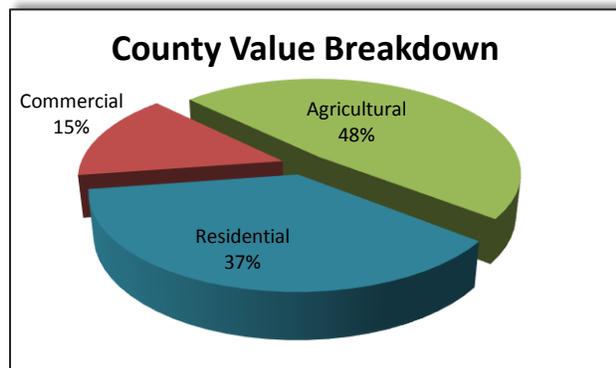
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 2,564 miles, Lincoln had 35,656 residents, per the Census Bureau Quick Facts for 2015, a 2% decline from the 2010 US Census. In a review of the past fifty-five years, Lincoln has seen a steady rise in population of 25% (Nebraska Department of Economic Development). Reports indicated that 66% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Lincoln convene in and around North Platte, the county. Per the latest information available from the U.S. Census Bureau, there were 1,061 employer establishments in Lincoln. County-wide employment was at 18,063 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BRADY	366	428	17%
HERSHEY	572	665	16%
MAXWELL	315	312	-1%
NORTH PLATTE	23,878	24,733	4%
SUTHERLAND	1,129	1,286	14%
WALLACE	329	366	11%
WELLFLEET	76	78	3%

Simultaneously, the agricultural economy has remained another strong anchor for Lincoln that has fortified the local rural area economies. Lincoln is included in both the Twin Platte and Middle Republican Natural Resources Districts (NRD). Grass land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Lincoln ranks fourth in both corn for grain and forage-land used for all hay and haylage, grass silage, and greenchop. In value of sales by commodity group, Lincoln ranks third in cattle and calves and, in top livestock inventory items, Lincoln ranks first in all goats (USDA AgCensus).

another contributory factor to the economy.

The ethanol plant located in Sutherland is

# 2017 Residential Correlation for Lincoln County

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## *Assessment Actions*

The Lincoln County Appraisal Staff began their next six-year review in 2015. The villages of Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet and Dickens were reviewed for 2015. All rural and suburban parcels were reviewed for 2016. Lake Maloney and Jeffrey Lake were re-assessed for 2017. The entire Northside of North Platte was re-assessed for 2017 and the Southside of North Platte will be re-assessed in 2018 and possibly carrying over into 2019 if necessary. For 2019, the remaining Southside parcels of North Platte will re-assessed, if time is needed, as well as the Villages of Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet and Dickens.

In 2016 cost tables were updated to September 2015 and all residential properties were re-assessed with the new cost tables. However, an improvement factor was put on all neighborhoods until new models can be developed for the neighborhoods previously reviewed. For 2017, the improvement factor was removed for all of North Platte, Lake Maloney and Jeffrey Lake parcels and the improvement factor will be removed as the remaining areas are reviewed again. Multiple depreciation schedules can be utilized in the Orion CAMA system. Therefore, different depreciation schedules have been developed for North Platte, the other villages in Lincoln County, as well as all rural and suburban properties in the county.

Recreational and accretion land was revalued in 2016.

Lincoln County reviews and monitors ongoing growth areas in the City of North Platte on a routine basis. The market appears to be steady and appears to have become a sellers' market in recent months of 2016/2017. A decreased number of sales have been seen across the board, especially in high-end homes but marketing times are not as long as they were in past years and continue to improve. With the recent demand for properties on the market, a jump in sale prices on moderately priced homes is evident. If there is an increase in supply, we believe the market will level back off. The moderately priced homes are still selling with minimal foreclosures. Some of the large employers that effect the housing market in North Platte keeping it steady and strong are the Union Pacific Railroad, Great Plains Health complex, and the Wal-Mart Distribution Center.

## *Description of Analysis*

There are eight valuation groupings utilized in the valuation of the residential parcels. The groupings have been discussed with the county to ensure that the groupings defined are equally subject to a unique set of economic factors that influence properties within that geographic area.

## 2017 Residential Correlation for Lincoln County

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Valuation Grouping	Description
01	Northside North Platte
02	Southside North Platte
03	Suburban around North Platte and Villages
04	Rural Residential
05	Lake
06	Hershey and Sutherland
08	Brady, Dickens, Maxwell, Wallace, Wellfleet
12	Rural Recreational

The statistical sampling consists of 1,152 sales representing each valuation group. All but one group, (12) rural recreational, has sufficient sales for measurement purposes.

All three measures of central tendency indicate an acceptable level of value and are supportive of one another. The qualitative measures indicate uniformity within the residential class; both measures are within the prescribed parameters.

The 2017 Abstract of Assessment versus the 2016 Certificate of Taxes Levied shows a percentage of 3.70% excluding growth for the residential class and reflective of the assessment actions. It is also noted that the difference in recreational is showing a percentage change excluding growth of 29.50% due to a review of the market in certain areas of Lake Maloney, it appears the market around the lake is still on a strong incline. The leasehold values in certain areas were increased.

The movement of value over a ten-year period for Lincoln County hovers around 2%, which is typical for other like counties in the area.

### ***Assessment Practice Review***

Assessment practices for each county will be examined on a yearly basis. The purpose for such an examination is to study how the assessment practices affect the uniform and proportionate valuation of all three classes of property.

The examination consisted of an audit of the real estate transfer statements, a comparison of the values on the assessed value update to those on the property record cards, and a thorough understanding of the qualification and verification of sales.

The examination revealed that the real estate transfers were being filed timely with correct information. The values matched on both the assessed value update and the property record cards indicating no bias to the sold properties.

In Lincoln County the assessor and appraisal staff have developed a consistent procedure for both sales qualification and verification. A sales questionnaire is utilized to aid in the verification of the

## 2017 Residential Correlation for Lincoln County

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residential sales and on-site verification is done during the review of a valuation grouping/neighborhood. The Division reviews the non-qualified sales to ensure that the reasoning for disqualifying the sale is supported and documented. Sales utilization increased in 2017. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement.

Lincoln County is on task with the three-plan of assessment and six-year physical inspection and review. In 2017 the Northside of North Platte was physically inspected and reviewed; it was last done in 2011. The review of the Southside of North Platte will be next. Model depreciation and effective age tables will be created.

### *Equalization and Quality of Assessment*

The quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance for uniform and proportionate assessments.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	116	98.02	99.52	97.73	08.43	101.83
02	729	96.62	99.29	96.41	12.88	102.99
03	46	97.80	92.61	93.53	10.01	99.02
04	108	94.56	91.44	90.68	12.07	100.84
05	34	96.88	95.84	93.87	08.31	102.10
06	66	98.21	97.73	95.23	11.52	102.63
08	52	96.99	102.46	94.93	20.14	107.93
12	1	50.81	50.81	50.81	00.00	100.00
<u>    ALL    </u>	<u>1,152</u>	97.30	98.22	95.15	12.33	103.23

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Lincoln County is 97%.

## 2017 Commercial Correlation for Lincoln County

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### *Assessment Actions*

A commercial review was completed in 2015 for 2016. The Lincoln County staff continues to monitor sales of commercial and industrial properties and makes changes as necessary. The commercial market has been hindered due to the economic status of the country but an increase of commercial sales has been observed in the later portion of 2010 and continuing through 2016. New construction and building permits were timely inspected for current assessment information. Commercial growth for 2017 is not as substantial as the last two years but continues to show that the commercial market is improving.

For 2017, commercial parcels in North Platte have been updated to September 2015 costing and the remaining commercial parcels in the villages and rural and suburban areas will be updated to 2015 cost tables as these areas are reviewed over the next few years.

### *Description of Analysis*

There are five valuation groupings with varying economic characteristics. The distance from North Platte, the county seat and hub of the commercial activity, has a wide variety of amenities such as availability of services, jobs, medical facilities and schools. The small towns and rural areas experience erratic markets because of weaker economic conditions. Restructuring of the valuation groupings better defines these differences. Hershey and Sutherland were combined and the villages of Brady, Maxwell, Wallace and Wellfleet were combined.

Valuation Grouping	Description
01	North Platte
02	Suburban
03	Rural
06	Hershey, Sutherland
08	Brady, Maxwell, Wallace, Wellfleet

The statistical sample consists of 55 sales. The central measures of tendency will show a correlation between the median and weighted mean but the mean is over and affected by outliers. Of the qualitative measures, the price related differential is out as well. When two low dollar sales are hypothetically removed (book 2014 page 4354 and book 2015 page 652) the measures of central tendency become: median 99.49, weighted mean 96.83, mean 100.46 and coefficient of dispersion 12.41 and price related differential 103.75.

The 2017 Abstract of Assessment versus the 2016 Certificate of Taxes will indicate a 12.76% change in the commercial value excluding growth and reflective of the assessment actions. The 3% movement of the commercial values over a ten-year period is typical for counties nearest to Lincoln County, such as Perkins, Keith and Dawson counties.

## **2017 Commercial Correlation for Lincoln County**

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A review of the commercial and industrial value change was compared to the net taxable sales change. The expectation would be that the net taxable sales and the market would move in the same general direction—it has not occurred. The trend in Lincoln County indicates the movement of the values to be more dramatic than the net taxable sales. Commercial building continues with additions to medical facilities, expansion and remodeling and renovations of other businesses. However, both trends are moving in a positive direction.

### ***Assessment Practice Review***

An extensive review of the assessment practices of each county is conducted annually. The purpose of such a review is to determine if the assessment actions have affected the uniform and proportionate valuation of all three classes of property.

One facet of the review is to look at the values as reported by the county assessor on the Assessed Value Update and compare them to the values on the property record cards. The expectation would be that both would be identical, as was the case in Lincoln County. The 2016 values were also compared to the 2017 values to look for trends in the assessment of the sold and unsold properties. The review indicated both the sold and unsold were moving at a similar rate and were reflective of the assessment actions in that no major changes occurred within the commercial class. There appeared to be no apparent bias in the treatment of the sold properties.

The audit of the Real Estate Transfer Statements revealed accurate and timely filings. The comparison of the values reported on the assessed value update to the property record cards displayed accurate reporting.

Lincoln County has a thorough verification and documentation process in place. Questionnaires as well as on-site inspections and interviews with buyers and or sellers are used. Sales utilization has remained somewhat consistent over the last six years. It has been determined that Lincoln County uses all available sales and a bias does not exist in the qualification determination. All arm's-length sales are being used in the measurement of the commercial class. And the commercial properties are being treated in a uniform manner.

The county is on task with the three-year plan and six-year physical inspection and review. The commercial properties were reviewed in 2016. New cost indexes of September 2015 were implemented, lot studies completed and new values established for 2017.

### ***Equalization and Quality of Assessment***

The review confirmed that the assessment practices in Lincoln County are reliable and being consistently applied. It is believed that the commercial property in Lincoln County is in compliance with generally accepted mass appraisal techniques.

## 2017 Commercial Correlation for Lincoln County

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VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	42	100.07	99.22	97.49	06.46	101.77
04	2	91.64	91.64	74.44	47.45	123.11
06	4	87.19	85.64	89.94	17.73	95.22
08	7	139.69	175.39	107.26	60.34	163.52
<u>    </u> ALL <u>    </u>	<u>55</u>	99.70	107.65	96.93	19.17	111.06

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial class of real property in Lincoln County is 100%.

## 2017 Agricultural Correlation for Lincoln County

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### *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

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### *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>	<u>100</u>	69.81	74.75	70.82	22.12	105.55

## 2017 Agricultural Correlation for Lincoln County

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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

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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	79.20	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	12.63	96.67
<u>    Grass    </u>						
County	56	67.43	73.60	66.38	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	66.79	66.89	09.81	99.85
4	24	71.71	78.61	72.31	20.60	108.71
<u>    ALL    </u>	100	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%.

## 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
<b>Residential Real Property</b>	97	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	70	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	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.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Lincoln County

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### 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

**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. : 96.52 to 97.80  
 95% Wgt. Mean C.I. : 94.27 to 96.03  
 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>Qtrts</u>											
01-OCT-14 To 31-DEC-14	126	99.88	103.85	99.66	13.20	104.20	51.63	285.16	98.01 to 101.94	126,615	126,185
01-JAN-15 To 31-MAR-15	96	98.90	100.62	96.57	12.56	104.19	50.81	262.88	96.57 to 102.06	127,444	123,072
01-APR-15 To 30-JUN-15	163	98.07	98.50	96.48	10.39	102.09	44.80	264.09	96.62 to 99.24	147,677	142,485
01-JUL-15 To 30-SEP-15	176	98.62	98.70	96.10	11.46	102.71	21.62	195.00	96.29 to 99.65	148,064	142,285
01-OCT-15 To 31-DEC-15	161	93.88	96.75	92.98	13.72	104.05	45.54	194.25	91.04 to 97.13	137,901	128,218
01-JAN-16 To 31-MAR-16	108	96.01	98.19	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	162	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 97.69	147,930	140,787
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	561	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	591	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	596	97.77	98.43	95.46	11.99	103.11	21.62	264.09	96.80 to 98.45	141,891	135,445
<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

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	116	98.02	99.52	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	95.69 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 99.28	231,070	216,111
04	108	94.56	91.44	90.68	12.07	100.84	51.04	130.10	90.62 to 98.45	233,017	211,290
05	34	96.88	95.84	93.87	08.31	102.10	64.61	129.32	92.14 to 98.76	205,544	192,939
06	66	98.21	97.73	95.23	11.52	102.63	70.45	140.97	92.48 to 101.09	129,350	123,176
08	52	96.99	102.46	94.93	20.14	107.93	62.57	264.09	91.36 to 100.62	66,931	63,541
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	61.91	71.70	73.08	24.42	98.11	50.81	94.35	N/A	320,900	234,500
07	53	97.08	96.70	89.28	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  
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 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. : 96.52 to 97.80  
 95% Wgt. Mean C.I. : 94.27 to 96.03  
 95% Mean C.I. : 97.07 to 99.37

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
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	264.09	97.21 to 130.24	22,717	26,581	
<u>Ranges Excl. Low \$</u>												
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	136,482	
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	1,109	97.14	97.05	95.02	11.23	102.14	21.62	285.16	96.24 to 97.74	148,171	140,791	
<u>Incremental Ranges</u>												
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	38.29	103.78	71.20	264.09	114.20 to 223.79	9,679	14,884	
15,000 TO 29,999	29	103.53	115.48	115.84	28.26	99.69	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	98.21 to 105.87	44,991	48,353	
60,000 TO 99,999	261	98.96	100.57	100.52	10.85	100.05	43.87	162.48	98.21 to 100.86	81,375	81,799	
100,000 TO 149,999	276	95.68	94.99	94.71	10.24	100.30	51.63	136.81	93.92 to 96.92	123,620	117,081	
150,000 TO 249,999	348	94.37	93.53	93.42	09.05	100.12	61.17	140.79	92.75 to 95.81	188,869	176,446	
250,000 TO 499,999	101	97.24	93.99	94.08	10.38	99.90	50.81	137.38	92.57 to 99.12	322,784	303,677	
500,000 TO 999,999	9	90.62	88.74	88.76	06.18	99.98	74.11	99.27	80.15 to 96.77	611,833	543,035	
1,000,000 +												
<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**  
**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 : 19.11  
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 *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</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	137,555	
01-JAN-14 To 31-MAR-14	4	98.85	107.91	98.80	13.66	109.22	94.23	139.69	N/A	163,313	161,350	
01-APR-14 To 30-JUN-14	2	88.48	88.48	92.01	19.48	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	56.64	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	00.53	100.11	97.80	98.84	N/A	125,000	122,768	
01-JAN-15 To 31-MAR-15	4	100.48	129.88	98.75	35.35	131.52	92.14	226.43	N/A	69,000	68,140	
01-APR-15 To 30-JUN-15	7	100.68	100.40	95.56	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	96.56	119.64	19.69	80.71	65.16	126.17	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	100.90	N/A	358,400	348,206	
01-APR-16 To 30-JUN-16	7	93.27	88.33	82.00	11.70	107.72	56.74	100.93	56.74 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	96.63	38.42	131.88	48.16	369.80	94.39 to 126.76	101,164	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	189,958	193,863	
01-OCT-15 To 30-SEP-16	23	98.71	95.82	94.76	08.35	101.12	56.74	135.11	93.48 to 100.89	323,371	306,432	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	15	103.11	130.57	101.36	35.39	128.82	71.24	369.80	94.59 to 126.76	94,497	95,781	
01-JAN-15 To 31-DEC-15	22	100.51	103.15	98.20	13.28	105.04	65.16	226.43	93.48 to 103.66	325,492	319,630	
<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	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	42	100.07	99.22	97.49	06.46	101.77	56.74	126.76	97.05 to 101.15	272,197	265,353	
04	2	91.64	91.64	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 *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02	1	109.72	109.72	109.72	00.00	100.00	109.72	109.72	N/A	121,500	133,315	
03	54	99.60	107.61	96.80	19.36	111.17	48.16	369.80	96.58 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**

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Qualified

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 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 : 19.11  
 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 *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	298.12	298.12	286.17	24.05	104.18	226.43	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	10,605	
Less Than 30,000	7	106.91	175.25	130.70	74.60	134.09	88.21	369.80	88.21 to 369.80	9,643	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	229,779	222,504	
Greater Than 14,999	49	99.49	97.98	96.76	09.97	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	298.12	298.12	286.17	24.05	104.18	226.43	369.80	N/A	3,000	8,585	
5,000 TO 14,999	4	96.29	130.90	120.68	43.62	108.47	88.21	242.80	N/A	9,625	11,615	
15,000 TO 29,999	1	106.91	106.91	106.91	00.00	100.00	106.91	106.91	N/A	23,000	24,590	
30,000 TO 59,999	5	101.15	101.91	97.52	15.21	104.50	65.16	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	114,636	
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	188,000	179,339	
250,000 TO 499,999	7	94.23	91.69	92.00	10.47	99.66	56.74	108.25	56.74 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	92.78	03.69	98.54	88.06	94.79	N/A	1,772,256	1,644,213	
<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 : 19.11  
 MAX Sales Ratio : 369.80  
 MIN Sales Ratio : 48.16

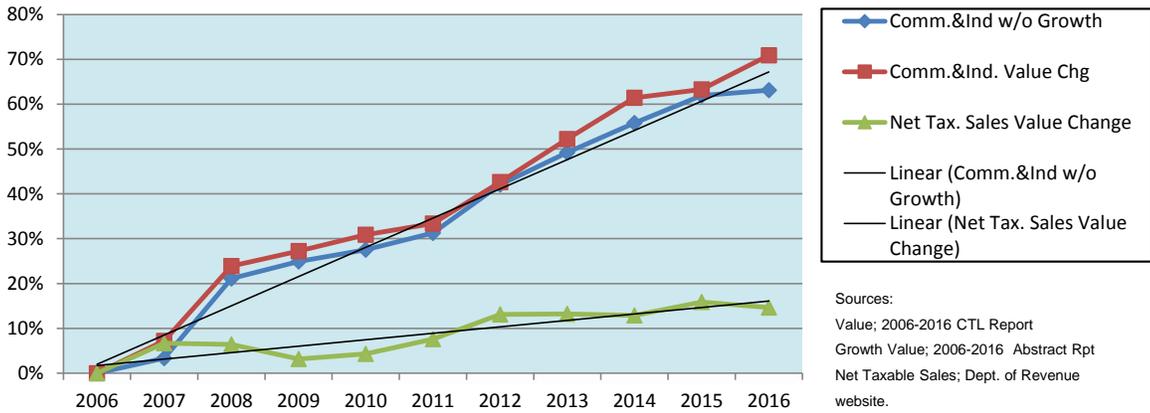
95% Median C.I. : 96.58 to 101.44  
 95% Wgt. Mean C.I. : 92.38 to 101.47  
 95% Mean C.I. : 95.24 to 120.06

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**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	566,725	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	18.32	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	158,967	154,608
352	6	100.75	101.25	101.30	02.76	99.95	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	56.74	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	62,625
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	130.65	102.12	36.48	127.94	89.58	369.80	94.59 to 126.76	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	4	103.55	130.64	99.36	35.44	131.48	89.05	226.43	N/A	249,625	248,021
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>	55	99.70	107.65	96.93	19.17	111.06	48.16	369.80	96.58 to 101.44	221,532	214,725

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
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	\$ 24,626,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
<b>Ann %chg</b>	5.51%			<b>Average</b>	<b>3.15%</b>	<b>1.65%</b>	<b>1.42%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%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	42.06%	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 79.16

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-13 To 31-DEC-13	13	80.48	87.52	92.24	28.93	94.88	49.42	150.10	56.89 to 123.41	623,009	574,693	
01-JAN-14 To 31-MAR-14	6	84.42	89.84	65.50	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	75.28	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	82.64	15.30	102.30	68.23	98.34	N/A	382,260	315,888	
01-OCT-14 To 31-DEC-14	15	73.94	77.89	60.61	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	96.34	52.17	87.40	61.47 to 75.43	712,416	503,890	
01-APR-15 To 30-JUN-15	9	69.90	72.41	70.79	13.36	102.29	58.54	92.24	59.53 to 92.16	494,699	350,212	
01-JUL-15 To 30-SEP-15	4	57.45	59.90	60.57	14.03	98.89	50.40	74.29	N/A	396,750	240,313	
01-OCT-15 To 31-DEC-15	4	58.07	59.28	56.66	07.35	104.62	53.44	67.55	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	563,560	409,418	
01-APR-16 To 30-JUN-16	12	62.11	62.39	64.38	14.73	96.91	34.82	82.81	55.22 to 72.05	422,082	271,738	
01-JUL-16 To 30-SEP-16	4	73.57	79.96	79.38	15.75	100.73	65.79	106.89	N/A	769,313	610,649	
<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	66.68	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 88.14	904,766	599,625	
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 69.71	563,481	385,748	
<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	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
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	55.90	71.55	60.33	37.30	118.60	46.81	123.71	50.40 to 98.34	842,877	508,521	
3	31	68.54	73.41	78.30	16.65	93.75	47.75	110.44	64.72 to 81.99	755,460	591,554	
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	
<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	

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

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Qualified

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	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
<b>Dry</b>											
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	73.48	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<b>Grass</b>											
County	48	66.45	70.97	65.08	20.86	109.05	46.81	123.71	60.47 to 72.46	552,548	359,615
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	766,120	462,811
3	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
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
<b>ALL</b>	<b>100</b>	<b>69.81</b>	<b>74.75</b>	<b>70.82</b>	<b>22.12</b>	<b>105.55</b>	<b>34.82</b>	<b>168.08</b>	<b>66.76 to 74.29</b>	<b>675,115</b>	<b>478,099</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	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	964,029	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	65.90 to 91.38	1,295,650	1,081,760
<b>Dry</b>											
County	6	77.45	81.84	77.93	23.05	105.02	58.54	118.77	58.54 to 118.77	253,667	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	73.48	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<b>Grass</b>											
County	56	67.43	73.60	66.38	24.59	110.88	34.82	150.10	61.72 to 73.00	517,035	343,204
1	3	67.55	58.46	54.82	18.85	106.64	34.82	73.00	N/A	171,959	94,273
2	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500
3	11	64.72	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	78.61	72.31	20.60	108.71	53.44	150.10	65.79 to 80.48	455,899	329,682
<b>ALL</b>	<b>100</b>	<b>69.81</b>	<b>74.75</b>	<b>70.82</b>	<b>22.12</b>	<b>105.55</b>	<b>34.82</b>	<b>168.08</b>	<b>66.76 to 74.29</b>	<b>675,115</b>	<b>478,099</b>

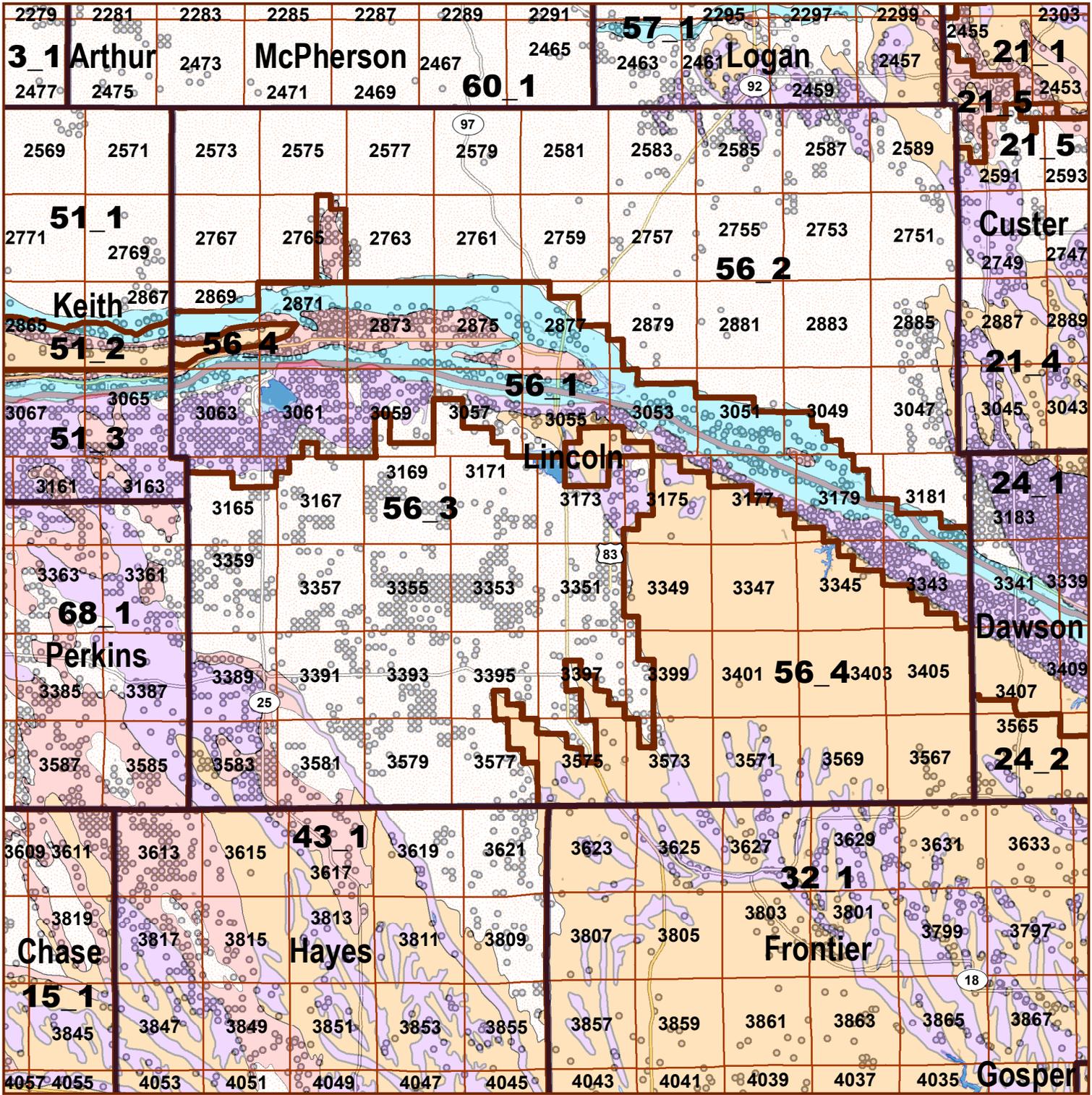
## Lincoln County 2017 Average Acre Value Comparison

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

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

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

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



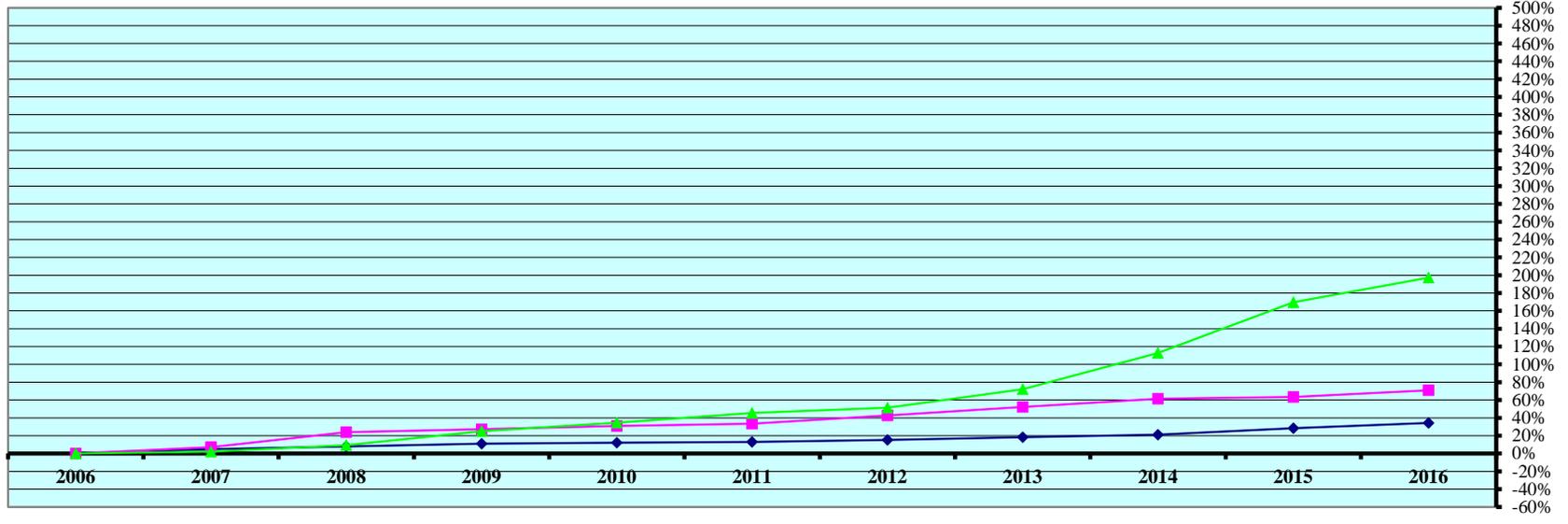
**Legend**

- 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



### REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	1,117,557,885	--	--	--	316,589,860	--	--	--	606,288,690	--	--	--
2007	1,170,975,000	53,417,115	4.78%	4.78%	339,325,970	22,736,110	7.18%	7.18%	618,810,410	12,521,720	2.07%	2.07%
2008	1,206,302,070	35,327,070	3.02%	7.94%	392,290,710	52,964,740	15.61%	23.91%	662,012,250	43,201,840	6.98%	9.19%
2009	1,241,329,630	35,027,560	2.90%	11.08%	402,873,905	10,583,195	2.70%	27.25%	758,331,795	96,319,545	14.55%	25.08%
2010	1,251,648,950	10,319,320	0.83%	12.00%	414,318,930	11,445,025	2.84%	30.87%	815,379,340	57,047,545	7.52%	34.49%
2011	1,262,825,575	11,176,625	0.89%	13.00%	422,167,880	7,848,950	1.89%	33.35%	882,162,525	66,783,185	8.19%	45.50%
2012	1,288,624,485	25,798,910	2.04%	15.31%	451,575,645	29,407,765	6.97%	42.64%	917,719,770	35,557,245	4.03%	51.37%
2013	1,320,485,940	31,861,455	2.47%	18.16%	481,874,000	30,298,355	6.71%	52.21%	1,043,054,845	125,335,075	13.66%	72.04%
2014	1,352,715,636	32,229,696	2.44%	21.04%	511,056,736	29,182,736	6.06%	61.43%	1,290,200,215	247,145,370	23.69%	112.80%
2015	1,433,103,510	80,387,874	5.94%	28.24%	516,998,421	5,941,685	1.16%	63.30%	1,634,406,700	344,206,485	26.68%	169.58%
2016	1,500,581,165	67,477,655	4.71%	34.27%	541,057,694	24,059,273	4.65%	70.90%	1,802,456,350	168,049,650	10.28%	197.29%

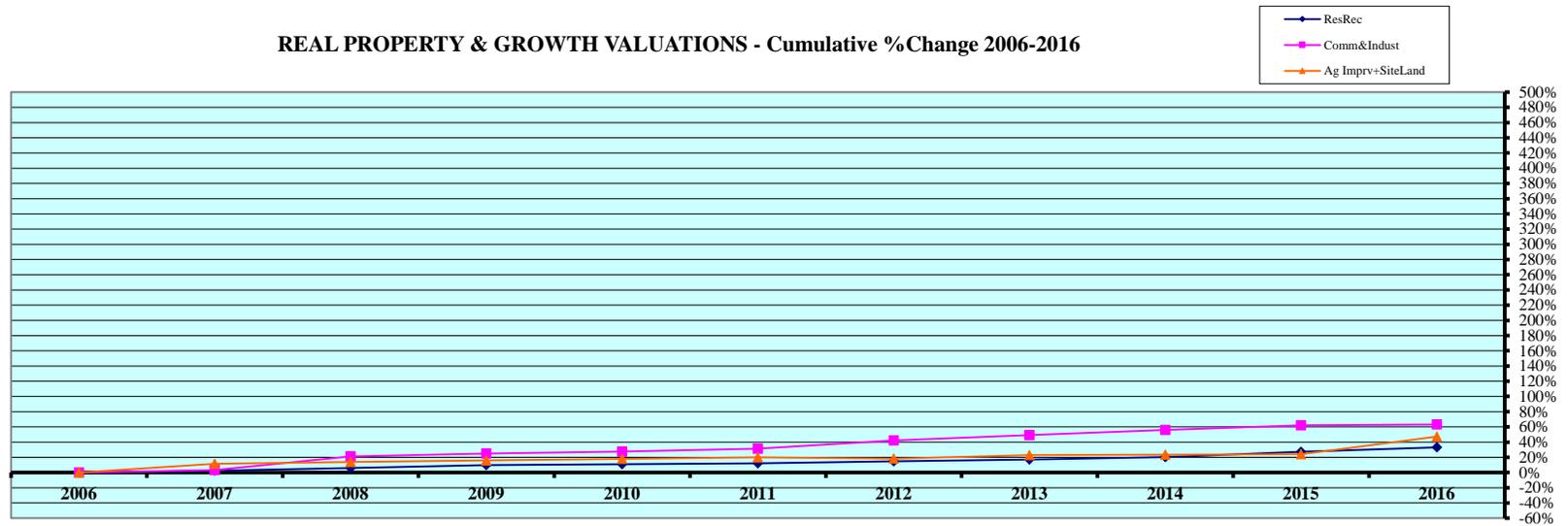
Rate Annual %chg: Residential & Recreational **2.99%** Commercial & Industrial **5.51%** Agricultural Land **11.51%**

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

CHART 1 EXHIBIT 56B Page 1

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

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	1,117,557,885	24,504,845	2.19%	1,093,053,040	--	--	316,589,860	13,434,620	4.24%	303,155,240	--	--	
2007	1,170,975,000	25,642,370	2.19%	1,145,332,630	2.49%	2.49%	339,325,970	12,110,990	3.57%	327,214,980	3.36%	3.36%	
2008	1,206,302,070	21,740,180	1.80%	1,184,561,890	1.16%	6.00%	392,290,710	8,846,270	2.26%	383,444,440	13.00%	21.12%	
2009	1,241,329,630	15,481,555	1.25%	1,225,848,075	1.62%	9.69%	402,873,905	7,435,980	1.85%	395,437,925	0.80%	24.91%	
2010	1,251,648,950	11,324,485	0.90%	1,240,324,465	-0.08%	10.99%	414,318,930	10,522,885	2.54%	403,796,045	0.23%	27.55%	
2011	1,262,825,575	9,933,475	0.79%	1,252,892,100	0.10%	12.11%	422,167,880	6,497,030	1.54%	415,670,850	0.33%	31.30%	
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	1.49%	14.68%	451,575,645	1,823,175	0.40%	449,752,470	6.53%	42.06%	
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	17.15%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	49.24%	
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	20.24%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	55.83%	
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	27.36%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	61.96%	
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	33.09%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	63.12%	
Rate Ann%chg	<b>2.99%</b>					<b>1.91%</b>	<b>5.51%</b>					C & I w/o growth	<b>3.15%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	83,678,185	26,391,035	110,069,220	5,067,800	4.60%	105,001,420	--	--
2007	97,341,510	27,624,140	124,965,650	2,261,195	1.81%	122,704,455	11.48%	11.48%
2008	99,212,890	29,278,995	128,491,885	3,305,750	2.57%	125,186,135	0.18%	13.73%
2009	98,672,345	31,676,660	130,349,005	2,647,460	2.03%	127,701,545	-0.62%	16.02%
2010	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-0.38%	17.97%
2011	98,580,450	34,569,405	133,149,855	1,004,550	0.75%	132,145,305	-0.61%	20.06%
2012	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-2.23%	18.28%
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	22.89%
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	23.43%
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	24.15%
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	47.26%
Rate Ann%chg	<b>3.71%</b>	<b>6.06%</b>	<b>4.32%</b>	Ag Imprv+Site w/o growth		<b>2.22%</b>		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

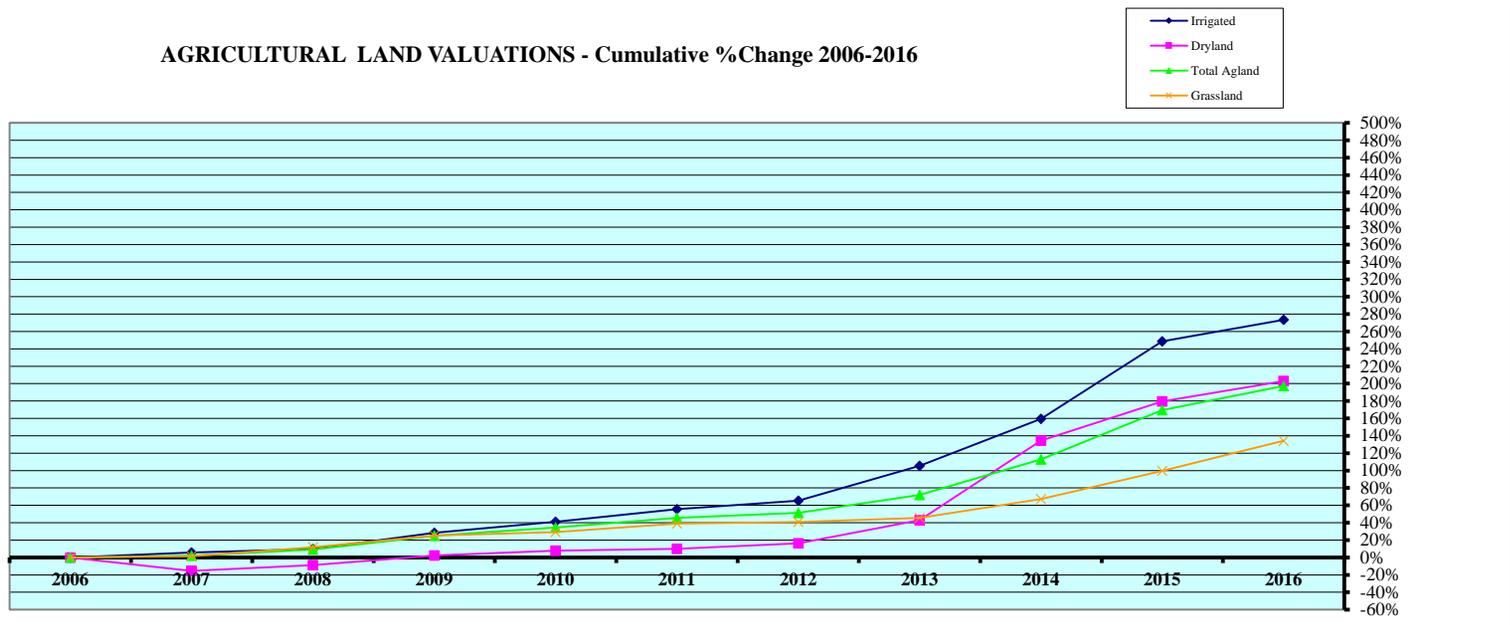
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2017

Cnty# 56  
County LINCOLN

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	256,337,145	--	--	--	49,040,365	--	--	--	285,645,125	--	--	--
2007	271,077,630	14,740,485	5.75%	5.75%	41,474,330	-7,566,035	-15.43%	-15.43%	289,921,230	4,276,105	1.50%	1.50%
2008	281,040,385	9,962,755	3.68%	9.64%	44,768,415	3,294,085	7.94%	-8.71%	319,247,720	29,326,490	10.12%	11.76%
2009	328,920,390	47,880,005	17.04%	28.32%	50,181,605	5,413,190	12.09%	2.33%	357,890,550	38,642,830	12.10%	25.29%
2010	361,867,930	32,947,540	10.02%	41.17%	52,918,980	2,737,375	5.45%	7.91%	368,822,005	10,931,455	3.05%	29.12%
2011	399,112,780	37,244,850	10.29%	55.70%	53,891,560	972,580	1.84%	9.89%	396,979,745	28,157,740	7.63%	38.98%
2012	424,005,315	24,892,535	6.24%	65.41%	57,007,225	3,115,665	5.78%	16.25%	401,963,635	4,983,890	1.26%	40.72%
2013	526,650,345	102,645,030	24.21%	105.45%	70,126,625	13,119,400	23.01%	43.00%	415,713,735	13,750,100	3.42%	45.54%
2014	665,390,905	138,740,560	26.34%	159.58%	114,944,295	44,817,670	63.91%	134.39%	477,769,415	62,055,680	14.93%	67.26%
2015	893,796,750	228,405,845	34.33%	248.68%	137,121,515	22,177,220	19.29%	179.61%	570,412,650	92,643,235	19.39%	99.69%
2016	957,210,135	63,413,385	7.09%	273.42%	148,566,445	11,444,930	8.35%	202.95%	669,292,590	98,879,940	17.33%	134.31%

Rate Ann.%chg: Irrigated **14.08%** Dryland **11.72%** Grassland **8.89%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	363,895	--	--	--	14,902,160	--	--	--	606,288,690	--	--	--
2007	353,680	-10,215	-2.81%	-2.81%	15,983,540	1,081,380	7.26%	7.26%	618,810,410	12,521,720	2.07%	2.07%
2008	308,420	-45,260	-12.80%	-15.24%	16,647,310	663,770	4.15%	11.71%	662,012,250	43,201,840	6.98%	9.19%
2009	292,000	-16,420	-5.32%	-19.76%	21,047,250	4,399,940	26.43%	41.24%	758,331,795	96,319,545	14.55%	25.08%
2010	250,525	-41,475	-14.20%	-31.15%	31,519,900	10,472,650	49.76%	111.51%	815,379,340	57,047,545	7.52%	34.49%
2011	249,975	-550	-0.22%	-31.31%	31,928,465	408,565	1.30%	114.25%	882,162,525	66,783,185	8.19%	45.50%
2012	39,005	-210,970	-84.40%	-89.28%	34,704,590	2,776,125	8.69%	132.88%	917,719,770	35,557,245	4.03%	51.37%
2013	130,360	91,355	234.21%	-64.18%	30,433,780	-4,270,810	-12.31%	104.22%	1,043,054,845	125,335,075	13.66%	72.04%
2014	13,490	-116,870	-89.65%	-96.29%	32,082,110	1,648,330	5.42%	115.28%	1,290,200,215	247,145,370	23.69%	112.80%
2015	14,795	1,305	9.67%	-95.93%	33,060,990	978,880	3.05%	121.85%	1,634,406,700	344,206,485	26.68%	169.58%
2016	12,985	-1,810	-12.23%	-96.43%	27,374,195	-5,686,795	-17.20%	83.69%	1,802,456,350	168,049,650	10.28%	197.29%

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

Rate Ann.%chg: Total Agric Land **11.51%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	256,773,130	231,404	1,110			49,200,420	109,222	450			285,585,245	1,193,332	239		
2007	271,027,030	237,351	1,142	2.91%	2.91%	41,636,410	108,503	384	-14.81%	-14.81%	290,255,240	1,188,195	244	2.07%	2.07%
2008	281,104,380	241,810	1,163	1.81%	4.76%	319,175,465	1,185,323	269	-29.83%	-40.22%	44,839,125	106,710	420	72.01%	75.58%
2009	329,243,250	242,969	1,355	16.57%	22.12%	50,338,210	106,523	473	75.49%	4.90%	357,945,150	1,184,159	302	-28.06%	26.31%
2010	362,788,920	248,703	1,459	7.65%	31.46%	52,885,680	103,786	510	7.83%	13.12%	368,639,150	1,181,928	312	3.18%	30.33%
2011	399,970,120	249,257	1,605	10.00%	44.61%	53,833,920	102,936	523	2.63%	16.10%	399,881,160	1,181,719	338	8.49%	41.40%
2012	424,276,745	253,723	1,672	4.21%	50.70%	57,030,175	100,772	566	8.21%	25.63%	402,046,135	1,180,921	340	0.61%	42.26%
2013	527,164,165	254,943	2,068	23.66%	86.35%	70,448,845	100,825	699	23.46%	55.11%	415,557,295	1,179,484	352	3.49%	47.22%
2014	666,208,510	243,243	2,739	32.45%	146.83%	115,409,065	100,519	1,148	64.32%	154.88%	477,511,665	1,191,169	401	13.78%	67.51%
2015	895,607,385	242,383	3,695	34.91%	232.99%	137,771,480	99,624	1,383	20.45%	207.00%	569,833,645	1,193,066	478	19.14%	99.58%
2016	957,003,135	242,173	3,952	6.95%	256.13%	148,635,360	98,484	1,509	9.13%	235.04%	668,731,165	1,192,075	561	17.45%	134.41%

Rate Annual %chg Average Value/Acre: 13.54%

12.85%

8.89%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	363,195	7,264	50			14,881,400	24,813	600			606,803,390	1,566,035	387		
2007	354,180	7,083	50	0.00%	0.00%	14,563,805	24,296	599	-0.05%	-0.05%	617,836,665	1,565,429	395	1.86%	1.86%
2008	307,730	6,154	50	0.00%	0.00%	14,281,525	23,837	599	-0.05%	-0.10%	659,708,225	1,563,835	422	6.89%	8.87%
2009	292,550	5,676	52	3.08%	3.08%	14,584,615	22,898	637	6.31%	6.20%	752,403,775	1,562,225	482	14.17%	24.30%
2010	250,265	4,550	55	6.71%	10.00%	49,363,180	24,970	1,977	210.38%	229.62%	833,927,195	1,563,937	533	10.71%	37.61%
2011	249,860	4,543	55	0.00%	10.00%	28,033,455	26,780	1,047	-47.05%	74.54%	881,968,515	1,565,234	563	5.67%	45.42%
2012	40,245	732	55	0.01%	10.00%	30,875,845	28,591	1,080	3.16%	80.06%	914,269,145	1,564,738	584	3.70%	50.79%
2013	130,360	606	215	290.95%	330.06%	30,716,150	28,899	1,063	-1.58%	77.22%	1,044,016,815	1,564,757	667	14.19%	72.19%
2014	13,490	54	250	16.36%	400.44%	32,482,115	27,214	1,194	12.30%	99.01%	1,291,624,845	1,562,200	827	23.92%	113.38%
2015	14,795	49	300	19.95%	500.30%	33,171,520	27,237	1,218	2.04%	103.07%	1,636,398,825	1,562,359	1,047	26.68%	170.31%
2016	12,985	39	335	11.64%	570.16%	25,408,090	21,606	1,176	-3.44%	96.08%	1,799,790,735	1,554,377	1,158	10.55%	198.83%

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**LINCOLN**

Rate Annual %chg Average Value/Acre: 11.57%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
36,288	LINCOLN	160,438,212	179,553,523	388,212,744	1,478,235,980	536,993,184	4,064,510	22,345,185	1,802,456,350	120,418,115	47,548,375	47,590	4,740,313,768
cnty.sector.value % of total value:		3.38%	3.79%	8.19%	31.18%	11.33%	0.09%	0.47%	38.02%	2.54%	1.00%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
428	BRADY	155,757	1,245,645	2,598,891	12,182,425	843,250	0	0	0	0	0	0	17,025,968
1.18%	%sector of county sector	0.10%	0.69%	0.67%	0.82%	0.16%							0.36%
	%sector of municipality	0.91%	7.32%	15.26%	71.55%	4.95%							100.00%
665	HERSHEY	2,640,448	1,231,300	4,623,935	30,924,150	8,690,735	0	0	238,690	0	0	0	48,349,258
1.83%	%sector of county sector	1.65%	0.69%	1.19%	2.09%	1.62%			0.01%				1.02%
	%sector of municipality	5.46%	2.55%	9.56%	63.96%	17.97%			0.49%				100.00%
312	MAXWELL	33,204	1,031,632	3,491,748	7,333,900	622,465	0	0	0	0	0	0	12,512,949
0.86%	%sector of county sector	0.02%	0.57%	0.90%	0.50%	0.12%							0.26%
	%sector of municipality	0.27%	8.24%	27.91%	58.61%	4.97%							100.00%
24,733	NORTH PLATTE	44,638,308	21,039,308	28,728,741	843,823,270	485,424,580	1,441,015	0	427,365	0	15,030	0	1,425,537,617
68.16%	%sector of county sector	27.82%	11.72%	7.40%	57.08%	90.40%	35.45%		0.02%		0.03%		30.07%
	%sector of municipality	3.13%	1.48%	2.02%	59.19%	34.05%	0.10%		0.03%		0.00%		100.00%
1,286	SUTHERLAND	1,759,490	1,418,019	3,065,972	54,009,445	6,219,875	1,661,705	0	0	0	0	0	68,134,506
3.54%	%sector of county sector	1.10%	0.79%	3.65%	1.16%	40.88%							1.44%
	%sector of municipality	2.58%	2.08%	4.50%	79.27%	9.13%	2.44%						100.00%
366	WALLACE	1,322,950	11,489	19,503	9,554,680	2,606,025	0	0	210,395	5,705	13,820	0	13,744,567
1.01%	%sector of county sector	0.82%	0.01%	0.01%	0.65%	0.49%			0.01%	0.00%	0.03%		0.29%
	%sector of municipality	9.63%	0.08%	0.14%	69.52%	18.96%			1.53%	0.04%	0.10%		100.00%
78	WELLFLEET	15,817	79,307	64,591	1,503,260	91,980	0	0	25,240	0	0	0	1,780,195
0.21%	%sector of county sector	0.01%	0.04%	0.02%	0.10%	0.02%			0.00%				0.04%
	%sector of municipality	0.89%	4.45%	3.63%	84.44%	5.17%			1.42%				100.00%
<b>27,868 Total Municipalities</b>		<b>50,565,974</b>	<b>26,056,700</b>	<b>42,593,381</b>	<b>959,331,130</b>	<b>504,498,910</b>	<b>3,102,720</b>	<b>0</b>	<b>901,690</b>	<b>5,705</b>	<b>28,850</b>	<b>0</b>	<b>1,587,085,060</b>
76.80% %all municip.sect of cnty		31.52%	14.51%	10.97%	64.90%	93.95%	76.34%		0.05%	0.00%	0.06%		33.48%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
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CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 22,409</b>	<b>Value : 4,220,669,605</b>	<b>Growth 38,615,563</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	947	8,065,245	210	3,369,945	520	8,187,285	1,677	19,622,475	
<b>02. Res Improve Land</b>	10,009	97,166,230	725	12,792,030	2,047	31,937,505	12,781	141,895,765	
<b>03. Res Improvements</b>	10,009	921,654,075	725	100,698,020	2,047	368,922,255	12,781	1,391,274,350	
<b>04. Res Total</b>	10,956	1,026,885,550	935	116,859,995	2,567	409,047,045	14,458	1,552,792,590	19,878,621
<b>% of Res Total</b>	75.78	66.13	6.47	7.53	17.75	26.34	64.52	36.79	51.48
<b>05. Com UnImp Land</b>	219	22,741,635	37	1,701,640	14	179,260	270	24,622,535	
<b>06. Com Improve Land</b>	1,220	83,281,945	78	2,956,070	59	934,240	1,357	87,172,255	
<b>07. Com Improvements</b>	1,220	471,046,950	78	16,378,460	59	16,821,340	1,357	504,246,750	
<b>08. Com Total</b>	1,439	577,070,530	115	21,036,170	73	17,934,840	1,627	616,041,540	10,511,865
<b>% of Com Total</b>	88.44	93.67	7.07	3.41	4.49	2.91	7.26	14.60	27.22
<b>09. Ind UnImp Land</b>	4	92,870	6	509,330	0	0	10	602,200	
<b>10. Ind Improve Land</b>	14	375,835	4	309,905	0	0	18	685,740	
<b>11. Ind Improvements</b>	14	3,794,790	4	149,425	0	0	18	3,944,215	
<b>12. Ind Total</b>	18	4,263,495	10	968,660	0	0	28	5,232,155	0
<b>% of Ind Total</b>	64.29	81.49	35.71	18.51	0.00	0.00	0.12	0.12	0.00
<b>13. Rec UnImp Land</b>	0	0	46	3,534,170	61	9,334,495	107	12,868,665	
<b>14. Rec Improve Land</b>	0	0	22	2,823,120	43	5,862,765	65	8,685,885	
<b>15. Rec Improvements</b>	0	0	22	2,356,385	43	5,528,170	65	7,884,555	
<b>16. Rec Total</b>	0	0	68	8,713,675	104	20,725,430	172	29,439,105	502,105
<b>% of Rec Total</b>	0.00	0.00	39.53	29.60	60.47	70.40	0.77	0.70	1.30
<b>Res &amp; Rec Total</b>	10,956	1,026,885,550	1,003	125,573,670	2,671	429,772,475	14,630	1,582,231,695	20,380,726
<b>% of Res &amp; Rec Total</b>	74.89	64.90	6.86	7.94	18.26	27.16	65.29	37.49	52.78
<b>Com &amp; Ind Total</b>	1,457	581,334,025	125	22,004,830	73	17,934,840	1,655	621,273,695	10,511,865
<b>% of Com &amp; Ind Total</b>	88.04	93.57	7.55	3.54	4.41	2.89	7.39	14.72	27.22
<b>17. Taxable Total</b>	12,413	1,608,219,575	1,128	147,578,500	2,744	447,707,315	16,285	2,203,505,390	30,892,591
<b>% of Taxable Total</b>	76.22	72.98	6.93	6.70	16.85	20.32	72.67	52.21	80.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	21	96,300	3,684,015	0	0	0
19. Commercial	6	1,859,460	8,808,310	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	21	96,300	3,684,015
19. Commercial	0	0	0	6	1,859,460	8,808,310
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				27	1,955,760	12,492,325

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	12	34,340	12	34,340	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	16	34,340	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	724	191	641	1,556

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	46,290	203	50,849,790	4,503	1,322,389,845	4,708	1,373,285,925
28. Ag-Improved Land	0	0	130	50,379,840	1,185	431,130,960	1,315	481,510,800
29. Ag Improvements	0	0	130	16,174,200	1,270	146,158,950	1,400	162,333,150
30. Ag Total							6,108	2,017,129,875

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	93	116.00	818,035	
33. HomeSite Improvements	0	0.00	0	93	0.00	13,213,435	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.13	4,525	
36. FarmSite Improv Land	0	0.00	0	126	335.40	456,530	
37. FarmSite Improvements	0	0.00	0	126	0.00	2,960,765	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	567.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	40	44.97	207,450	40	44.97	207,450	
32. HomeSite Improv Land	868	983.89	4,743,030	961	1,099.89	5,561,065	
33. HomeSite Improvements	908	0.00	104,519,275	1,001	0.00	117,732,710	3,483,637
34. HomeSite Total				<b>1,041</b>	<b>1,144.86</b>	<b>123,501,225</b>	
35. FarmSite UnImp Land	146	241.41	246,320	149	244.54	250,845	
36. FarmSite Improv Land	1,139	3,219.27	3,389,560	1,265	3,554.67	3,846,090	
37. FarmSite Improvements	1,203	0.00	41,639,675	1,329	0.00	44,600,440	4,239,335
38. FarmSite Total				<b>1,478</b>	<b>3,799.21</b>	<b>48,697,375</b>	
39. Road & Ditches	0	13,780.44	0	0	14,348.02	0	
40. Other- Non Ag Use	0	101.88	0	0	101.88	0	
41. Total Section VI				<b>2,519</b>	<b>19,393.97</b>	<b>172,198,600</b>	<b>7,722,972</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,008.61	3,050,520	14	4,008.61	3,050,520

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	53	9,039.80	22,080,935
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	255	44,044.90	90,562,245	308	53,084.70	112,643,180
44. Market Value	0	0	0	0	0	0

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

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
<b>Dry</b>					
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
<b>Grass</b>					
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
<b>Irrigated Total</b>					
Irrigated Total	103,996.93	46.90%	471,271,920	76.54%	4,531.59
<b>Dry Total</b>					
Dry Total	26,337.55	11.88%	47,404,930	7.70%	1,799.90
<b>Grass Total</b>					
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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
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
<b>53. Total</b>	<b>34,942.82</b>	<b>100.00%</b>	<b>87,009,320</b>	<b>100.00%</b>	<b>2,490.05</b>
<b>Dry</b>					
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
<b>62. Total</b>	<b>15,829.96</b>	<b>100.00%</b>	<b>20,578,880</b>	<b>100.00%</b>	<b>1,300.00</b>
<b>Grass</b>					
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
<b>71. Total</b>	<b>523,476.97</b>	<b>100.00%</b>	<b>275,063,150</b>	<b>100.00%</b>	<b>525.45</b>
<b>Irrigated Total</b>					
	34,942.82	6.08%	87,009,320	22.71%	2,490.05
<b>Dry Total</b>					
	15,829.96	2.76%	20,578,880	5.37%	1,300.00
<b>Grass Total</b>					
	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
<b>75. Market Area Total</b>	<b>574,529.38</b>	<b>100.00%</b>	<b>383,188,075</b>	<b>100.00%</b>	<b>666.96</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	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
<b>Dry</b>					
54. 1D1	27.52	0.08%	37,155	0.08%	1,350.11
55. 1D	8,826.58	25.65%	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
<b>Grass</b>					
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
<b>Irrigated Total</b>					
	95,599.27	21.50%	366,262,570	59.59%	3,831.23
<b>Dry Total</b>					
	34,408.01	7.74%	46,451,475	7.56%	1,350.02
<b>Grass Total</b>					
	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
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
<b>Dry</b>					
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
<b>Grass</b>					
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
<b>Irrigated Total</b>					
	8,465.27	2.68%	23,292,835	10.07%	2,751.58
<b>Dry Total</b>					
	21,125.84	6.69%	27,463,600	11.87%	1,300.00
<b>Grass Total</b>					
	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

Schedule X : Agricultural Records :Ag Land Total

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

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

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 1	267	1,521,780	1,997	12,748,660	1,997	106,659,405	2,264	120,929,845	731,555
83.2 2	315	4,784,245	6,686	74,893,700	6,686	713,493,765	7,001	793,171,710	10,359,303
83.3 3	113	4,453,075	414	9,604,330	414	65,375,255	527	79,432,660	374,322
83.4 4	619	19,613,400	1,862	42,641,135	1,862	296,635,290	2,481	358,889,825	6,088,268
83.5 5	32	156,130	486	610,000	486	111,766,820	518	112,532,950	1,138,110
83.6 6	134	1,227,180	839	7,656,960	839	77,334,065	973	86,218,205	1,403,213
83.7 8	304	735,330	562	2,426,865	562	27,894,305	866	31,056,500	285,955
84 Residential Total	1,784	32,491,140	12,846	150,581,650	12,846	1,399,158,905	14,630	1,582,231,695	20,380,726

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	1		50	853,260	269	7,011,260	269	36,486,570	319	44,351,090	137,180
85.2	2		154	22,002,345	819	76,008,830	819	425,980,490	973	523,991,665	9,402,525
85.3	3		16	1,372,800	35	1,887,410	35	7,079,985	51	10,340,195	355,535
85.4	4		25	844,020	70	1,584,080	70	21,666,085	95	24,094,185	610,665
85.5	5		0	0	10	0	10	1,674,335	10	1,674,335	0
85.6	6		14	75,885	87	991,555	87	11,891,970	101	12,959,410	3,170
85.7	8		21	76,425	85	374,860	85	3,411,530	106	3,862,815	2,790
86		Commercial Total	280	25,224,735	1,375	87,857,995	1,375	508,190,965	1,655	621,273,695	10,511,865

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	200.99	0.29%	241,195	0.33%	1,200.03
88. 1G	1,591.68	2.29%	1,910,035	2.65%	1,200.01
89. 2G1	1,443.63	2.08%	1,732,350	2.40%	1,200.00
90. 2G	3,756.67	5.42%	4,508,005	6.26%	1,200.00
91. 3G1	1,142.33	1.65%	1,370,800	1.90%	1,200.00
92. 3G	30,531.65	44.02%	31,295,050	43.42%	1,025.00
93. 4G1	16,164.81	23.31%	16,569,020	22.99%	1,025.01
94. 4G	14,523.22	20.94%	14,441,150	20.04%	994.35
95. Total	69,354.98	100.00%	72,067,605	100.00%	1,039.11
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	69,354.98	100.00%	72,067,605	100.00%	1,039.11
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	69,354.98	100.00%	72,067,605	100.00%	1,039.11

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	31.70	0.01%	18,860	0.01%	594.95
88. 1G	1,386.27	0.26%	824,825	0.30%	595.00
89. 2G1	2,615.41	0.50%	1,556,195	0.57%	595.01
90. 2G	3,575.92	0.68%	2,127,670	0.77%	595.00
91. 3G1	815.15	0.16%	485,010	0.18%	594.99
92. 3G	20,113.72	3.84%	10,559,760	3.84%	525.00
93. 4G1	6,761.93	1.29%	3,550,055	1.29%	525.01
94. 4G	488,176.87	93.26%	255,940,775	93.05%	524.28
95. Total	523,476.97	100.00%	275,063,150	100.00%	525.45
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	523,476.97	100.00%	275,063,150	100.00%	525.45
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	523,476.97	100.00%	275,063,150	100.00%	525.45

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12.17	0.00%	8,760	0.00%	719.80
88. 1G	1,763.87	0.56%	1,269,990	0.64%	720.00
89. 2G1	3,704.85	1.18%	2,667,430	1.34%	719.98
90. 2G	5,365.39	1.71%	3,863,115	1.93%	720.01
91. 3G1	1,582.24	0.51%	1,139,240	0.57%	720.02
92. 3G	20,339.79	6.49%	12,915,825	6.47%	635.00
93. 4G1	259,304.54	82.80%	164,658,490	82.42%	635.00
94. 4G	21,094.31	6.74%	13,254,735	6.63%	628.36
95. Total	313,167.16	100.00%	199,777,585	100.00%	637.93
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	313,167.16	100.00%	199,777,585	100.00%	637.93
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	313,167.16	100.00%	199,777,585	100.00%	637.93

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	109.97	0.04%	75,880	0.04%	690.01
88. 1G	6,901.76	2.41%	4,762,240	2.64%	690.00
89. 2G1	9,213.09	3.22%	6,357,080	3.52%	690.01
90. 2G	2,079.29	0.73%	1,434,740	0.79%	690.01
91. 3G1	7,259.29	2.54%	5,008,925	2.77%	690.00
92. 3G	476.45	0.17%	297,815	0.16%	625.07
93. 4G1	9,670.35	3.38%	6,044,290	3.35%	625.03
94. 4G	250,500.90	87.52%	156,521,485	86.71%	624.83
95. Total	286,211.10	100.00%	180,502,455	100.00%	630.66
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	286,211.10	100.00%	180,502,455	100.00%	630.66
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	286,211.10	100.00%	180,502,455	100.00%	630.66

**2017 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

56 Lincoln

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,478,235,980	1,552,792,590	74,556,610	5.04%	19,878,621	3.70%
02. Recreational	22,345,185	29,439,105	7,093,920	31.75%	502,105	29.50%
03. Ag-Homesite Land, Ag-Res Dwelling	120,418,115	123,501,225	3,083,110	2.56%	3,483,637	-0.33%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,620,999,280</b>	<b>1,705,732,920</b>	<b>84,733,640</b>	<b>5.23%</b>	<b>23,864,363</b>	<b>3.76%</b>
05. Commercial	536,993,184	616,041,540	79,048,356	14.72%	10,511,865	12.76%
06. Industrial	4,064,510	5,232,155	1,167,645	28.73%	0	28.73%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>541,057,694</b>	<b>621,273,695</b>	<b>80,216,001</b>	<b>14.83%</b>	<b>10,511,865</b>	<b>12.88%</b>
08. Ag-Farmsite Land, Outbuildings	47,438,095	48,697,375	1,259,280	2.65%	4,239,335	-6.28%
09. Minerals	47,590	34,340	-13,250	-27.84	0	-27.84%
10. Non Ag Use Land	110,280	0	-110,280	-100.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>47,595,965</b>	<b>48,731,715</b>	<b>1,135,750</b>	<b>2.39%</b>	<b>4,239,335</b>	<b>-6.52%</b>
12. Irrigated	957,210,135	947,836,645	-9,373,490	-0.98%		
13. Dryland	148,566,445	141,898,885	-6,667,560	-4.49%		
14. Grassland	669,292,590	727,410,795	58,118,205	8.68%		
15. Wasteland	12,985	13,750	765	5.89%		
16. Other Agland	27,374,195	27,771,200	397,005	1.45%		
<b>17. Total Agricultural Land</b>	<b>1,802,456,350</b>	<b>1,844,931,275</b>	<b>42,474,925</b>	<b>2.36%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>4,012,109,289</b>	<b>4,220,669,605</b>	<b>208,560,316</b>	<b>5.20%</b>	<b>38,615,563</b>	<b>4.24%</b>

## 2017 Assessment Survey for Lincoln County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	3
	2
	2
<b>3.</b>	<b>Other full-time employees:</b>
	7
	7
	7
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 536,615
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$ 177,890 + (\$160 is paid for the contract with Pritchard & Abbott for mineral appraisal work)
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 69,850
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 4,850
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 283,865

<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 33,889

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Orion
2.	<b>CAMA software:</b>
	Orion
3.	<b>Are cadastral maps currently being used?</b>
	The are still in the office to look back on for reference purposes but they are not maintained.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Not applicable.
5.	<b>Does the county have GIS software?</b>
	Yes, GIS Workshop (ESRI/Arc View)
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes- <a href="http://www.lincoln.gisworkshop.com">www.lincoln.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop (full support)
8.	<b>Personal Property software:</b>
	Orion

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	North Platte, Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet
4.	<b>When was zoning implemented?</b>
	1977

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	All appraisal work is completed in house.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	Orion and Pritchard & Abbott for mineral appraisal work.

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	No, not currently.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Not applicable.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Not applicable.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Not applicable.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Not applicable.

## 2017 Residential Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	All appraisal staff and three data collectors.																				
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																				
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The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The south side is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street &amp; Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. 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Wellfleet is the smallest village in Lincoln County without a school, and it located south on highway 83 between North Platte and Maywood in Frontier County.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Rural Recreational - used for recreation only and not considered lake properties or rural acreages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The north side of town is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. 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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				

Cost Approach to Value is the most commonly used approach which takes into account the Land Value and Improvement Value to estimate Total Market Value. With the new Orion program, it does have capabilities to do the Sales Comparison and Income Approaches to value however; the Sales Comparison Approach needs to be refined and we need to gain more knowledge on how the MRA selects adjustments. Maybe several years down the road, we may switch to the Sales Comparison Approach but much research must be conducted before we will solely rely on this approach to value. We also have very limited data to develop an accurate Gross Rent Multiplier for an Income Approach to value on duplexes. Due to statutes stating that anything with 3 or more families should be considered commercial, any triplexes will be revalued as commercial going forward.

**4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?**

A new depreciation table was developed for Valuation Grouping 01 for 2017. The depreciation table for Valuation Grouping 02 was developed for the 2014 assessment year and a new one will be developed for 2018 assessment year. New depreciation schedules were developed for Valuation Groupings 06 and 08 for 2015. For 2016, valuation groupings 03 and 04 were revalued and new depreciation tables were developed. With the 2016 review, all of the residential parcels will have been reviewed.

**5. Are individual depreciation tables developed for each valuation grouping?**

Since the move to the new Orion system, our capability to have multiple depreciation schedules is now available. We plan to have multiple depreciation schedules for different valuation groupings and will be developing these as we move through the 6-year physical inspection and review process.

**6. Describe the methodology used to determine the residential lot values?**

The Sales Comparison Approach was used as much as possible as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land.

**7. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

Prior to 2015, we were doing a discounted lot value for these types of properties but due to clarifications to the law, these have all been removed unless they file for a discount with Form 191.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	Sept 2015	2017	2017
2	2014	Sept 2015	2014	2012
3	2016	Sept 2015	2016	2016
4	2016	Sept 2015	2016	2016
5	2017	Sept 2015	2017	2017
6	2015	Sept 2015	2015	2015
8	2015	Sept 2015	2015	2015
12	2015	Sept 2015	2015	2016
AG	2015	Sept 2015	2015	2015



## 2017 Commercial Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	All appraisal staff.												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	The Cost Approach is the most commonly used method of valuing commercial properties however, when available we also use the Income Approach. Sales Comparison Approach is used to help value unsold properties with the Cost Approach. With the implementation of the new Orion system, there are multiple capabilities for the Income Approach and we hope to take advantage of these when we do the commercial property review.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	Unique commercial properties usually do not have comparable sales so a Cost Approach is performed as well as an Income Approach if income producing. Then a correlation of value using both the Cost and Income approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	The county studied the Marshall & Swift depreciation tables and found that they were compatible to use. When we complete the next physical inspection and review of all commercial properties, this will be checked again.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Not at this time but now that we have the capability to have multiple depreciation schedules, we may develop other schedules for some of the villages if necessary.												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												

The Sales Comparison Approach was used as much as possible however, in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land.

7.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
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3	Sept 2015	Sept 2015	2009	2015
4	Sept 2015	Sept 2015	2009	2015
6	Sept 2015	Sept 2015	2009	2015
8	Sept 2015	Sept 2015	2009	2015

Valuation groupings were condensed to six after reconsidering the economic influences.

## 2017 Agricultural Assessment Survey for Lincoln County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Appraisal staff and occasionally will be assisted by appraisal data entry clerks or former appraisal data entry clerks.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">1</td> <td>Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability.</td> <td style="vertical-align: top;">2014 imagery</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.</td> <td style="vertical-align: top;">2014 imagery</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability.	2014 imagery	2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2014 imagery
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3	<p>Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.</p>	2014 imagery
4	<p>Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.</p>	2014 imagery

2014 aerial imagery from the FSA was used by GIS Workshop and uploaded to our GIS website. All market areas were reviewed with this imagery for 2016. The unimproved parcels' aerial imagery was visually inspected to look for any changes or improvements. The improved parcels were physically inspected with new photos of all improvements taken. These market areas will continually be monitored using the most current imagery available. We are hoping for new 2016 FSA aerial imagery this spring. We have also been working closely with the Twin Platte NRD to be sure our irrigated acres coincide with theirs in all market area.

**3. Describe the process used to determine and monitor market areas.**

Class or subclass includes, but not limited to, the classifications of agricultural land defined in sections 77-1359 and 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics. Also a good understanding of Title 350 Chapter 14 Agricultural and Horticultural Land Assessment Regulations; specifically REG-14-002.01 and 14-002.07 through 14-002.56 definitions of soil types and their uses and REG-14-003 Areas, defining the 8 land areas outlining the geographical formations, soils parent materials, topographic regions, growing seasons, frost-free days, average rainfall, predominant land uses, typical farming and ranching practices and typical crops located in each land area.

**4. Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**

	<p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages. The method of value is the sales comparison approach.</p> <p>The majority of these acreages are easily defined but some are not and require considerable thought and discussion with others and one’s self. Educated judgment is the basis for all appraisals and the appraiser’s judgment is paramount in the decision making process for valuing these parcels.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p>
<p><b>5.</b></p>	<p><b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b></p>
	<p>Farm home sites are usually not more than 1 acre and rural residential home sites are more than 10 acres which complies with the zoning regulations of Lincoln County Zoning Regulations. Eleven rural neighborhoods have been established by the county appraisers based on sales of improved land in the county. Either site is valued according to the per acre rate established using sales of unimproved land in each neighborhood and adjustments made for + or – base acres.</p> <p>Farm home sites and rural residential home sites are valued according to size and location in each of 11 rural neighborhoods. The farther from urban areas the parcel is located, the lower the value per acre. The reason being; longer commutes to work, shopping, schools, entertainment, medical care, and gravel roads just to name a few.</p>
<p><b>6.</b></p>	<p><b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b></p>
	<p>Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.</p>
<p><b><u>If your county has special value applications, please answer the following</u></b></p>	
<p><b>7a.</b></p>	<p><b>How many special valuation applications are on file?</b></p>
	<p>302</p>
<p><b>7b.</b></p>	<p><b>What process was used to determine if non-agricultural influences exist in the county?</b></p>

	<p>All sales throughout the county are reviewed monthly. During this sales verification process, there are several factors that are examined which include, but are not limited to, sale price and price per acre, size of parcel, how the property was advertised, manner of sale, use of the property and intent of purchase. We send out both buyer and seller letters and may contact either or both or any other related party to verify information as well as a physical inspection of the property is scheduled if deemed necessary. Anything out of the ordinary will cause further examination of the sale as well as review of other sales in the same area for major differences. When differences are found, this would usually indicate non-agricultural influences of which we would watch for other similar situations to see if it becomes a major influence within that market area</p>
	<p><b><u>If your county recognizes a special value, please answer the following</u></b></p>
<b>7c.</b>	<p><b>Describe the non-agricultural influences recognized within the county.</b></p>
	<p>Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.</p>
<b>7d.</b>	<p><b>Where is the influenced area located within the county?</b></p>
	<p>Mainly along the North Platte &amp; South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.</p>
<b>7e.</b>	<p><b>Describe in detail how the special values were arrived at in the influenced area(s).</b></p>
	<p>An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.</p>

## **THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2016**

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

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

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

### **RESIDENTIAL**

North Platte and the surrounding villages are experiencing a decrease in the number of sales although the sales prices are strong. The decrease in the number of sales is due to the lack of available houses for sale. Sometimes houses are on the market for a mere few hours before they sell. This area has not experienced the major decline in the housing market like some areas have. Demand for vacant and improved parcels remains steady and strong.

For the March 19<sup>th</sup>, 2016, certification, the lakes were desk reviewed and leasehold adjustments were made in areas that the sales ratio showed an adjustment was necessary. This included everything but Frontier Resort. The city of North Platte and the villages were all reviewed for 2015 and all using 2nd Quarter 2012 costing. For 2016, the counties using the State Orion CAMA system were updated to September, 2015, costing. Since we had just completed our City of North Platte and all the village reviews with the 2012 costing and were in compliance with our sales ratios using the 2012 costing because of the thorough study done when developing the depreciation and effective age tables, we chose to put a factor on the new 2015 costing to bring the values back to as close to the 2012 costing as possible. This factor will be removed and new depreciation tables created when sales show the need for an increase in values to be in compliance with the state statutes required levels of value for residential property.

For the 2017 assessment year, the North Side of North Platte will need to be physically inspected and reviewed. It was last inspected in 2011. It will be done by the three on staff appraisers. There are approximately 2300 parcels on the North Side. Model sales will be studied. Then depreciation and effective age tables will be created so all parcels can be brought to the

most current September, 2015, costing on the improvements. They will physically inspect any mobile home parks too within the neighborhood review they are conducting. Right now there is a new appraiser in training. This means there will still be three on staff appraisers, but for the 2017 assessment year, she will be working very closely with the other two more experienced appraisers. They will be training her as they go. In September, she will be attending her first appraisal class on Residential Data Collecting. Right now she is training and learning to be familiar with the Orion CAMA system. Soon she will begin working in the field, training with the other two appraisers. As soon as possible, after all the protest hearings are done & the May and June sales are reviewed, the three appraisers will start a physical review and inspection of all the lake properties. Model sales will be studied. Then depreciation and effective age tables will be created so all parcels can be brought to the most current September, 2015, costing on the improvements. The last three years had to have leasehold adjustments made. Even though the improvements were reviewed in 2013, sales are showing a very strong market for lake property, so all the lake property will be physically reviewed again for 2017, about 470 parcels.

For the 2018 assessment year, the South Side of North Platte will be physically reviewed and inspected. These neighborhoods were last physically inspected in 2012 for some & the rest in 2014. This area has about 7,130 +/- parcels. Model sales will be studied. Then depreciation and effective age tables will be created so all parcels can be brought to the most current September, 2015, costing on the improvements. The appraisers will have to work long and hard to get all of the South Side done for 2018. The new appraiser will have a year's worth of training now, so she will be out doing review work on her own for 2018. By dividing the 12 neighborhoods up, we hope to be ALL done for the 2018 assessment year. If needed, a 2014 inspected neighborhood that didn't get the physical review & inspection for 2018, can be done for 2019 and still be in compliance with the 6 year review and inspection requirements.

For the 2019 assessment year, we will do another physical review and inspection of all seven villages within the county. Even though they were reviewed in 2015, we will review all villages and update the costing to September, 2015, to be equalized with the rest of the parcels within the county. In doing so, model sales will be studied, and new depreciation and effective age tables will be created. If some of the South Side of North Platte neighborhoods didn't get done in 2018, these will be finished in 2019 as well.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

## **COMMERCIAL**

The last physical review and inspection of the commercial class of property located in Lincoln County was completed in 2016. Sales were reviewed and adjustments to commercial properties were made as needed for 2016. With the implementation of the new Orion system, the Marshall and Swift Commercial Manual was updated to July 2012.

For 2017 the 3 data entry staff and two other staff members that have prior data entry training and experience will be working on the commercial property records to get them all data entered correctly in the Orion CAMA system. Since the conversion, the commercial properties have had overridden values. The commercial properties had physical reviews and inspections done for 2016. So, for 2017, we will be working on all the data entry and working on getting them all to the updated September, 2015, costing as well, no longer on overridden values. This will be ALL improved commercial properties within the county which would be about 1,300 parcels. In time, we will be developing the cost approach to value. Income and expense statements will be requested from all appropriate commercial property owners to assist in developing the income approach where applicable.

Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2017, 2018, and 2019.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

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

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

All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2017, 2018, and 2019. These sub-classes will receive adjustments as needed to reflect market conditions. As new GIS aerial imagery is received and time permits, we also continue to check and monitor the improved and unimproved parcels throughout the county for any changes in the adding or removing of buildings.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

For 2016 our methodology for our Recreational parcels was reviewed and updated. There was also a review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include

parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade. Any parcels that were receiving special valuation that we no longer felt qualified under the new methodology were sent a letter informing them of our decision and encouraged to reapply for the Special Valuation by filing a new Special Valuation Application Form 456. The Recreational sales were monitored and an adjustment was made for 2016, increasing the recreational value based on these sales. These special valuation applications will continue to be reviewed and sales will continue to be monitored for the 2017, 2018, and 2019 assessment years to reflect the market conditions.

### **UNIMPROVED AGRICULTURAL LAND**

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

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

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

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

Our GIS system now has current 2014 FSA aerial imagery. The data entry staff visually inspected all unimproved Agricultural parcels in 2016 using 2014 GIS Workshop aerial imagery while routing the improved parcels for inspections. If any discrepancies were found, an actual on-site inspection was performed by an appraiser to correct them or to add any new

improvements that were spotted. Staff also uses Google Earth imagery if necessary. We will continue to view the new aerial imagery when it is updated again, as time permits, to watch for new improvements to the agricultural parcels for 2017, 2018, and 2019.

For 2017, new updated soil maps will be mandatory and will be required to be implemented for the 2017 assessment year. These maps are from the NRCS and with help from GIS Workshop and our Orion CAMA vendor, these new soils will be “dumped” into the associated AG parcels for the 2017 assessment year. These will be spot checked and corrections will be made as necessary for the 2017 assessment year as well.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2017, 2018, and 2019. Per the recommendation of our State Field Liaison and review of the current sales in the 2014 and 2015 ratio period, Market Area 3 & Market Area 5 were looked at again together as a whole. It was determined that the sales are not showing that the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore for 2014 and 2015 agricultural land values were the same in both these Market Areas. For this reason, this area was all combined back in to one big Market Area 3 again for 2016 like it was prior to 2007.

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

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

We are also starting to see a lot more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have just recently received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013 they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2017, 2018, and 2019.

## **2016 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS**

<u>Property Class</u>	<u>Median</u>
Residential	97.00
Commercial/Industrial	96.00
Unimproved Agricultural	71.00
Special Valuation	71.00

### **TRAINING**

Julie Stenger took office on January 1<sup>st</sup>, 2011. Her Assessor’s Certificate is valid through December 31, 2018. Our deputy, Pat Collins, received her Assessor’s Certificate in the fall of 2010 and is valid through December 31<sup>st</sup>, 2018. They both attend the workshops and classes to receive the required continuing education hours to maintain their Assessor’s Certificate. Two of the staff appraisers have Assessor’s Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as Property Assessment Division classes when available to collect the required continuing education hours. IAAO classes are nearly cost prohibitive for multiple students when living expenses are also paid by the county, thus assessor certified staff rely on division classes offered locally, at workshops, and elsewhere to meet the continuing education requirements. The third and newest appraiser is training and will be attending appraisal classes to learn as much as she can over the next few years.

### **BUDGET**

Purposed budget for 2016-2017	\$536,615
Salaries	439,255
Education	5,850
Data processing equipment and software	69,850
(Monthly fees for programs paid by IT budget)	
Reappraisal (for one oil well)	160

### **STAFF**

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

### **CONCLUSION**

With the volume of work from all its required duties, the staff of the Lincoln County Assessor’s office has continued to work diligently to assess all property in the county in an equal and proportionate manner. Polite and courteous information and assistance is given to taxpayers

filing personal property returns with depreciation schedules to review, property valuation protest forms with added requests for comparables, and homestead exemption applications with the accompanying income statements.

The two current on staff appraisers have made the process of reappraising all classes of property to be done in a more efficient and timely manner. After some extensive training, we are looking forward to another on staff appraiser helping to keep Lincoln County on track with the 6 year review and inspection cycle.

With the amount of classroom hours and over 20 years of experience combined between the current two staff appraisers at the local level; this has given property owners confidence in their abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is also a cost-savings to the taxpayers. The launching of the Lincoln County GIS website and subscription option has also decreased the number of phone calls and the foot traffic in the office. We had some conversion setbacks and difficulties with the new Orion system, but we have also seen added efficiency as well and hope to continue seeing our efficiency increase as the Orion CAMA system becomes more and more familiar to the staff as time goes by and as the conversion errors get found and corrected. We also look forward to the added efficiency that another on staff appraiser will bring to the office in the near future as well.

Julie Stenger  
Lincoln County Assessor  
July 20, 2016

**Methodology for Special Valuation**  
**Lincoln County**  
**March 1, 2017**

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

There are 302+ approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2017. For 2016, our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior to this; some are now being disqualified. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. The recreation value of the accretions was increased for 2016 to reflect the current market value of these recreational accretions. This study was also used to determine the uninfluenced Ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of Ag land present. We feel these Ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does not qualify a parcel to be used primarily for Ag purposes or does it support agriculture as a livelihood. Therefore, these parcels have been denied and will continue to be denied Special Value in the future. Other denied applications have a residence and other improvements present with little to no Ag land, mostly or only accretion ground. These have been determined that the primary use of these parcels is as a rural residential parcel with recreational accretions present. They do NOT support agriculture as a livelihood or the primary use. Therefore, these parcels have been denied and will continue to be denied Special Value in the future as well.

Julie Stenger  
Lincoln County Assessor