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2013 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	6589	Median	99.13
Total Sales Price	\$1,113,418,121	Mean	99.10
Total Adj. Sales Price	\$1,113,418,121	Wgt. Mean	98.22
Total Assessed Value	\$1,093,642,100	Average Assessed Value of the Base	\$146,468
Avg. Adj. Sales Price	\$168,981	Avg. Assessed Value	\$165,980

Confidence Interval - Current

95% Median C.I	98.96 to 99.30
95% Wgt. Mean C.I	98.02 to 98.43
95% Mean C.I	98.86 to 99.34
% of Value of the Class of all Real Property Value in the	66.09
% of Records Sold in the Study Period	7.32
% of Value Sold in the Study Period	8.29

Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	6,523	99	98.67
2011	7,389	95	95
2010	6,976	95	95
2009	8,339	94	94

2013 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	318	Median	97.94
Total Sales Price	\$186,896,095	Mean	95.34
Total Adj. Sales Price	\$187,433,095	Wgt. Mean	82.84
Total Assessed Value	\$155,275,700	Average Assessed Value of the Base	\$716,469
Avg. Adj. Sales Price	\$589,412	Avg. Assessed Value	\$488,288

Confidence Interval - Current

95% Median C.I	96.52 to 99.24
95% Wgt. Mean C.I	73.60 to 92.08
95% Mean C.I	93.08 to 97.60
% of Value of the Class of all Real Property Value in the County	25.82
% of Records Sold in the Study Period	4.42
% of Value Sold in the Study Period	3.01

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	297	98	98.26
2011	317	94	94
2010	351	92	92
2009	326	92	92

2013 Opinions of the Property Tax Administrator for Lancaster County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 5th day of April, 2013.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2013 Residential Assessment Actions for Lancaster County

Lancaster County (Lancaster) completed 2,313 general reviews of residential properties, 3,490 permit inspections of residential properties, 3,960 sales inspections of residential properties, and reviewed the 2012 TERC protests.

A lot value study is completed every year and the county continued pickup work and sales verifications. Lancaster also continuously verified sales, within the month that they were filed.

Lancaster went to full production paperless field inspections with 15 field tablets that enabled elimination of paper field sheets, 90% of the data entry requirements, utilizing laser measuring devices which eliminated the need for table measures, and using built in cameras on the tablets eliminating the need to hand sync individual property photos. In addition, this enabled the field staff to utilize the GIS maps on the tablets to route and verify the location of their assigned field work.

Additionally, a new residential valuation grouping, Multi, was added to the sales file.

Finally, Lancaster also held informal hearings from January 15th until March 1st for all property types to allow the property owners to come in and have a meeting with the county appraisers which was a test for being prepared to implement the statutory requirement in 2014 for the informal hearing process.

2013 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:	
	Assessors appraisal staff	
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Average-City of Lincoln intermediate valued dwellings
	02	Hi-rise-Condominiums
	03	High-High end dwellings approximately values of 350,000 and up
	04	Rural-Acreages and Ag dwellings
	05	Townhouses
	06	Villages-Small towns
	07	Low-low end properties in City of Lincoln
	08	Multi-Multi family dwellings
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Market comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2011	
5.	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?	
	The Cost approach is available in the counties CAMA program but is not relied on for most of the residential properties assessment.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	No, a County wide depreciation study is completed with one three dimensional depreciation table utilized for the cost approach.	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2011	
8.	When was the last lot value study completed for each valuation grouping?	
	Each year the county conducts a lot value study	
9.	Describe the methodology used to determine the residential lot values?	
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.	

55 Lancaster
RESIDENTIAL

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2012 Posted on: 3/21/2013

Number of Sales : 6,589
 Total Sales Price : 1,113,418,121
 Total Adj. Sales Price : 1,113,418,121
 Total Assessed Value : 1,093,642,100
 Avg. Adj. Sales Price : 168,981
 Avg. Assessed Value : 165,980

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 05.75
 PRD : 100.90

COV : 09.93
 STD : 09.84
 Avg. Abs. Dev : 05.70
 MAX Sales Ratio : 411.69
 MIN Sales Ratio : 14.00

95% Median C.I. : 98.96 to 99.30
 95% Wgt. Mean C.I. : 98.02 to 98.43
 95% Mean C.I. : 98.86 to 99.34

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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-10 To 31-DEC-10	588	99.56	99.78	99.17	04.25	100.62	78.51	128.22	99.04 to 100.00	171,008	169,588
01-JAN-11 To 31-MAR-11	467	99.70	100.10	99.52	04.34	100.58	41.60	138.73	99.20 to 100.11	164,413	163,623
01-APR-11 To 30-JUN-11	913	99.45	99.81	99.15	04.33	100.67	14.00	198.00	99.16 to 99.71	167,448	166,032
01-JUL-11 To 30-SEP-11	913	99.92	100.36	99.59	04.30	100.77	71.09	300.00	99.55 to 100.00	162,734	162,074
01-OCT-11 To 31-DEC-11	708	100.00	100.21	99.51	05.50	100.70	70.88	169.81	99.55 to 100.00	165,675	164,864
01-JAN-12 To 31-MAR-12	596	99.57	99.17	97.93	06.88	101.27	57.29	174.71	98.75 to 100.00	164,673	161,272
01-APR-12 To 30-JUN-12	1,254	98.27	97.78	96.81	06.70	101.00	60.10	180.40	97.69 to 98.72	173,482	167,944
01-JUL-12 To 30-SEP-12	1,150	96.73	97.53	96.46	07.52	101.11	38.73	411.69	96.21 to 97.11	175,338	169,138
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	2,881	99.65	100.03	99.35	04.32	100.68	14.00	300.00	99.45 to 99.83	166,189	165,113
01-OCT-11 To 30-SEP-12	3,708	98.34	98.39	97.37	06.85	101.05	38.73	411.69	98.09 to 98.62	171,151	166,654
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	3,001	99.74	100.12	99.43	04.61	100.69	14.00	300.00	99.55 to 99.92	165,123	164,177
<u>ALL</u>	6,589	99.13	99.10	98.22	05.75	100.90	14.00	411.69	98.96 to 99.30	168,981	165,980

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	3,600	99.27	99.12	98.48	05.16	100.65	72.55	411.69	99.01 to 99.49	162,397	159,924
02	149	99.89	100.54	99.18	07.06	101.37	70.88	139.28	98.25 to 100.26	98,349	97,545
03	464	99.31	98.33	98.03	05.31	100.31	41.60	122.58	98.42 to 99.99	342,617	335,883
04	259	98.53	97.79	96.56	06.90	101.27	68.71	138.73	97.37 to 99.86	268,252	259,022
05	1,070	98.93	99.21	98.33	04.52	100.89	61.20	300.00	98.70 to 99.11	151,322	148,792
06	267	99.12	99.18	98.26	06.51	100.94	67.82	158.07	98.15 to 100.00	143,277	140,781
07	624	97.98	98.77	97.05	09.68	101.77	38.73	191.25	96.96 to 98.85	106,754	103,602
08	156	100.00	102.33	100.52	08.75	101.80	14.00	198.00	100.00 to 101.80	121,162	121,797
<u>ALL</u>	6,589	99.13	99.10	98.22	05.75	100.90	14.00	411.69	98.96 to 99.30	168,981	165,980

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6,589	99.13	99.10	98.22	05.75	100.90	14.00	411.69	98.96 to 99.30	168,981	165,980
06											
07											
<u>ALL</u>	6,589	99.13	99.10	98.22	05.75	100.90	14.00	411.69	98.96 to 99.30	168,981	165,980

**55 Lancaster
RESIDENTIAL**

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MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 05.75
 PRD : 100.90

COV : 09.93
 STD : 09.84
 Avg. Abs. Dev : 05.70
 MAX Sales Ratio : 411.69
 MIN Sales Ratio : 14.00

95% Median C.I. : 98.96 to 99.30
 95% Wgt. Mean C.I. : 98.02 to 98.43
 95% Mean C.I. : 98.86 to 99.34

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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	300.00	300.00	300.00	00.00	100.00	300.00	300.00	N/A	1,500	4,500	
Less Than 15,000	1	300.00	300.00	300.00	00.00	100.00	300.00	300.00	N/A	1,500	4,500	
Less Than 30,000	17	111.48	150.04	131.94	47.01	113.72	86.79	411.69	95.20 to 186.09	22,715	29,971	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	6,588	99.13	99.07	98.22	05.72	100.87	14.00	411.69	98.96 to 99.30	169,007	166,004	
Greater Than 14,999	6,588	99.13	99.07	98.22	05.72	100.87	14.00	411.69	98.96 to 99.30	169,007	166,004	
Greater Than 29,999	6,572	99.13	98.97	98.21	05.62	100.77	14.00	198.00	98.96 to 99.29	169,360	166,332	
<u>Incremental Ranges</u>												
0 TO 4,999	1	300.00	300.00	300.00	00.00	100.00	300.00	300.00	N/A	1,500	4,500	
5,000 TO 14,999												
15,000 TO 29,999	16	110.06	140.67	131.29	39.89	107.14	86.79	411.69	95.20 to 174.71	24,041	31,563	
30,000 TO 59,999	137	106.14	110.55	110.25	15.04	100.27	67.82	180.40	101.75 to 110.38	48,062	52,989	
60,000 TO 99,999	835	100.72	102.01	101.90	07.93	100.11	38.73	198.00	100.00 to 101.62	83,675	85,267	
100,000 TO 149,999	2,481	99.34	98.93	98.87	04.92	100.06	60.10	146.02	99.12 to 99.50	125,280	123,861	
150,000 TO 249,999	2,199	98.49	97.88	97.79	04.83	100.09	14.00	135.76	98.27 to 98.73	187,594	183,457	
250,000 TO 499,999	854	98.30	97.43	97.39	04.98	100.04	61.45	125.94	97.80 to 98.55	318,151	309,850	
500,000 TO 999,999	63	95.66	94.44	94.31	07.81	100.14	61.20	119.60	92.44 to 98.15	606,090	571,589	
1,000,000 +	3	94.62	98.97	99.30	04.90	99.67	94.18	108.10	N/A	1,118,333	1,110,467	
<u>ALL</u>	6,589	99.13	99.10	98.22	05.75	100.90	14.00	411.69	98.96 to 99.30	168,981	165,980	

2013 Correlation Section for Lancaster County

A. Residential Real Property

Lancaster County (Lancaster) is located in the Southeastern portion of the State of Nebraska (State). The counties of Cass, Otoe, Gage, Saline, Seward, and Saunders abut Lancaster, which has a total area of 847 square miles and 293,000 residents, per the Census Bureau's Population Estimates Program. Lancaster is also one of twenty-five counties to have obtained population growth since 2000 and is among the top six upward trending counties in the State, adding over 35,000 new residents in that ten-year span. Per the US Census, there are 121,088 housing units in Lancaster. The towns in Lancaster include Hickman, Lincoln, and Waverly. Notable people with ties to Lancaster include Brigadier General John J. Pershing, actress Hillary Swank, and Nobel Prize winning scientist George Wells Beadle.

Lancaster is currently working towards full compliance with the statutorily mandated six year review requirement. The review consists of a reappraisal which necessitates a physical inspection of all properties; both exterior and interior reviews are conducted as permitted. The successful completion of the six-year residential review within the allotted time is anticipated by Lancaster.

The Department of Revenue Property Assessment Division (PAD) conducts two review processes annually. The first is a three year cyclical review in which thirty-one counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is adopted. The last cyclical review of Lancaster's actions occurred in 2012 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

The second review process is one of the sales qualifications. The last review by PAD occurred in 2012. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. Lancaster has a consistent and on-going procedure for sales verification, verifying sales within a month of filing. During the verification process, the appraisal staff reviews the present use of the property and then indicates the usability of the sale. Lancaster annually conducts various analyses for the class on an annual basis and continues an aggressive valuation process. As part of their technologically progressive nature, Lancaster maintains a web site for parcel searches as well as transfers of properties. The review of Lancaster revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

A review of the statistical analysis revealed a total of 6,589 residential sales in the 8 valuation groupings of Lancaster, an escalation of 66 sales from the prior year. This statistical sample is sufficiently large enough to be evaluated for measurement purposes. The stratification by valuation grouping shows all groupings have sufficient sales and all are within range.

The assessment practices demonstrated by Lancaster accompanied by a general overview of the statistics indicate that the level of value is within the acceptable range and the valuation

**2013 Correlation Section
for Lancaster County**

groupings bear a consistent relationship to market value. Because Lancaster applies assessment practices to the sold and unsold parcels in a similar manner and updates the costing year every assessment year, the median ratio calculated from the sales file appears to represent the level of value for the residential class of property.

Based on the consideration of all available information, the level of value is determined to be 99% of market value for the residential class of property, and all subclasses are determined to be valued within the acceptable range.

**2013 Correlation Section
for Lancaster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Lancaster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

**2013 Correlation Section
for Lancaster County**

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section
for Lancaster County**

high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.

2013 Commercial Assessment Actions for Lancaster County

Lancaster County (Lancaster) completed field inspections on 1/6 of the commercial properties, consisting of 1,347 general review and sale inspections and 300 permit inspections. When determining where to inspect for this year, Lancaster initiated a special project of listing and valuing all exempt by name parcels. This project will be a two-year project with two field staff dedicated to approximately 4,000 parcels. Lancaster's reviews will ensure that the data is at the most current level possible.

Lancaster continued the tasks it completes on a per annum basis, including creating new depreciation models, concentrating on clean-up work, continuously verifying sales within the month that they were filed, and reviewing the TERC protests from the year prior.

We also held informal hearings from January 15th thru March 1st for all property types to allow the property owners to come in and have a meeting with our appraisers. This was a test for being prepared to implement the statutory requirement in 2014 for the informal hearing process.

2013 Commercial Assessment Survey for Lancaster County

1.	Valuation data collection done by:	
	The assessors appraisal staff	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	The County uses Primary use as a valuation group. This is not a characteristic that is captured in the sales file. Lancaster County is considered one valuation group.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Lancaster County uses the cost and income approaches for the valuation of all commercial properties.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The county relies on appraisers in their office that have the experience to value the unique properties in the County.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2011	
5.	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?	
	The county develops a depreciation model during each reappraisal cycle.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	n/a	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2011	
8.	When was the last lot value study completed for each valuation grouping?	
	2011	
9.	Describe the methodology used to determine the commercial lot values.	
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.	

55 Lancaster
COMMERCIAL

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 3/21/2013

Number of Sales : 318
Total Sales Price : 186,896,095
Total Adj. Sales Price : 187,433,095
Total Assessed Value : 155,275,700
Avg. Adj. Sales Price : 589,412
Avg. Assessed Value : 488,288

MEDIAN : 98
WGT. MEAN : 83
MEAN : 95
COD : 12.35
PRD : 115.09

COV : 21.60
STD : 20.59
Avg. Abs. Dev : 12.10
MAX Sales Ratio : 204.23
MIN Sales Ratio : 06.03

95% Median C.I. : 96.52 to 99.24
95% Wgt. Mean C.I. : 73.60 to 92.08
95% Mean C.I. : 93.08 to 97.60

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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-09 To 31-DEC-09	22	101.82	96.01	88.41	09.60	108.60	18.74	111.62	95.76 to 105.71	352,696	311,805
01-JAN-10 To 31-MAR-10	11	97.34	95.48	96.20	05.62	99.25	85.11	107.90	85.81 to 100.35	218,736	210,427
01-APR-10 To 30-JUN-10	33	97.90	96.28	92.30	08.43	104.31	50.18	115.10	93.19 to 101.26	488,841	451,200
01-JUL-10 To 30-SEP-10	21	100.86	97.85	85.25	10.50	114.78	23.82	126.77	96.70 to 103.99	588,985	502,133
01-OCT-10 To 31-DEC-10	25	98.89	98.88	95.85	10.09	103.16	61.99	175.07	93.15 to 102.67	636,426	609,996
01-JAN-11 To 31-MAR-11	21	97.62	94.73	94.59	09.15	100.15	17.07	128.27	94.48 to 100.00	486,933	460,576
01-APR-11 To 30-JUN-11	32	100.09	99.80	50.05	16.43	199.40	06.03	157.20	96.11 to 103.57	871,019	435,938
01-JUL-11 To 30-SEP-11	19	94.34	87.80	74.74	17.09	117.47	15.73	128.16	74.16 to 102.21	1,468,881	1,097,842
01-OCT-11 To 31-DEC-11	30	100.71	97.93	83.97	12.39	116.62	39.03	132.48	93.89 to 105.07	658,642	553,057
01-JAN-12 To 31-MAR-12	43	95.56	93.18	99.15	14.17	93.98	12.73	204.23	90.75 to 98.35	562,985	558,177
01-APR-12 To 30-JUN-12	29	97.95	94.27	92.43	12.14	101.99	63.47	147.75	83.40 to 100.69	256,834	237,390
01-JUL-12 To 30-SEP-12	32	93.61	91.31	87.20	13.42	104.71	44.40	172.18	86.01 to 97.41	482,309	420,572
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	87	100.00	96.49	89.51	09.14	107.80	18.74	126.77	97.34 to 101.26	444,435	397,802
01-OCT-10 To 30-SEP-11	97	98.89	96.11	72.92	13.44	131.80	06.03	175.07	96.00 to 100.00	844,511	615,784
01-OCT-11 To 30-SEP-12	134	96.35	94.03	91.15	13.45	103.16	12.73	204.23	93.89 to 98.31	498,878	454,746
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	90	98.90	97.27	91.84	09.24	105.91	23.82	175.07	96.70 to 100.35	520,191	477,767
01-JAN-11 To 31-DEC-11	102	99.52	95.97	71.21	13.95	134.77	06.03	157.20	96.11 to 100.03	840,845	598,753
<u>ALL</u>	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288
<u>ALL</u>	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288
04											
<u>ALL</u>	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288

55 Lancaster
COMMERCIAL

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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	172.18	172.18	172.18	00.00	100.00	172.18	172.18	N/A	537,000	924,600	
Less Than 15,000	2	139.09	139.09	170.97	23.79	81.35	106.00	172.18	N/A	273,500	467,600	
Less Than 30,000	4	105.50	119.07	165.15	18.98	72.10	93.09	172.18	N/A	148,625	245,450	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	317	97.93	95.10	82.59	12.15	115.15	06.03	204.23	96.38 to 99.24	589,578	486,912	
Greater Than 14,999	316	97.92	95.06	82.59	12.17	115.10	06.03	204.23	96.38 to 99.21	591,412	488,419	
Greater Than 29,999	314	97.92	95.04	82.58	12.20	115.09	06.03	204.23	96.38 to 99.21	595,027	491,382	
<u>Incremental Ranges</u>												
0 TO 4,999	1	172.18	172.18	172.18	00.00	100.00	172.18	172.18	N/A	537,000	924,600	
5,000 TO 14,999	1	106.00	106.00	106.00	00.00	100.00	106.00	106.00	N/A	10,000	10,600	
15,000 TO 29,999	2	99.05	99.05	98.11	06.02	100.96	93.09	105.00	N/A	23,750	23,300	
30,000 TO 59,999	2	112.66	112.66	115.38	10.47	97.64	100.86	124.46	N/A	45,500	52,500	
60,000 TO 99,999	20	100.15	110.99	111.44	12.59	99.60	94.00	153.29	99.74 to 108.11	77,025	85,835	
100,000 TO 149,999	41	98.32	99.87	99.90	08.83	99.97	70.95	175.07	94.34 to 103.02	126,438	126,310	
150,000 TO 249,999	99	97.95	96.59	96.68	07.92	99.91	44.40	128.39	96.11 to 100.15	192,917	186,516	
250,000 TO 499,999	70	98.55	94.88	94.77	11.65	100.12	12.73	157.20	94.10 to 100.00	345,210	327,169	
500,000 TO 999,999	35	96.34	90.05	90.58	16.75	99.41	17.07	128.27	90.13 to 100.80	669,186	606,131	
1,000,000 +	47	88.54	83.96	74.74	20.74	112.34	06.03	204.23	77.71 to 95.70	2,411,451	1,802,383	
<u>ALL</u>	318	97.94	95.34	82.84	12.35	115.09	06.03	204.23	96.52 to 99.24	589,412	488,288	

55 Lancaster
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 95% Wgt. Mean C.I. : 73.60 to 92.08
 95% Mean C.I. : 93.08 to 97.60

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
157	9	91.00	89.07	63.39	18.95	140.51	23.82	137.75	81.50 to 105.00	308,425	195,522
186	1	98.19	98.19	98.19	00.00	100.00	98.19	98.19	N/A	1,400,000	1,374,700
300	2	88.50	88.50	87.78	05.76	100.82	83.40	93.60	N/A	174,875	153,500
303	2	87.51	87.51	80.97	13.05	108.08	76.09	98.93	N/A	4,450,000	3,603,000
309	4	118.14	124.04	119.44	15.79	103.85	102.67	157.20	N/A	302,850	361,725
326	1	94.07	94.07	94.07	00.00	100.00	94.07	94.07	N/A	135,000	127,000
336	1	99.21	99.21	99.21	00.00	100.00	99.21	99.21	N/A	190,000	188,500
341	3	74.16	81.58	74.66	13.39	109.27	70.40	100.18	N/A	4,919,545	3,672,800
343	1	73.53	73.53	73.53	00.00	100.00	73.53	73.53	N/A	1,700,000	1,250,000
344	49	96.34	95.02	77.22	13.91	123.05	06.03	204.23	92.80 to 100.00	998,790	771,251
349	3	87.45	85.19	81.54	14.88	104.48	64.55	103.57	N/A	501,667	409,067
350	5	94.26	88.38	88.47	11.11	99.90	57.48	100.00	N/A	731,500	647,180
352	113	100.00	99.69	83.12	09.33	119.94	15.73	172.18	98.67 to 101.52	408,106	339,233
353	10	90.29	88.56	87.44	07.17	101.28	77.71	99.88	79.37 to 98.35	521,600	456,090
381	1	93.21	93.21	93.21	00.00	100.00	93.21	93.21	N/A	577,500	538,300
386	1	95.28	95.28	95.28	00.00	100.00	95.28	95.28	N/A	1,187,500	1,131,500
387	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	415,000	415,000
391	7	100.00	98.10	91.64	10.60	107.05	74.31	124.46	74.31 to 124.46	262,786	240,829
406	9	90.13	90.95	85.58	06.36	106.27	81.36	101.10	83.80 to 97.48	449,269	384,500
412	3	95.78	97.67	98.66	05.98	99.00	90.03	107.21	N/A	1,118,333	1,103,367
426	4	96.41	91.95	90.00	05.57	102.17	77.05	97.93	N/A	412,750	371,475
434	1	97.41	97.41	97.41	00.00	100.00	97.41	97.41	N/A	135,000	131,500
442	2	97.62	97.62	97.97	01.91	99.64	95.76	99.48	N/A	357,500	350,250
444	1	100.69	100.69	100.69	00.00	100.00	100.69	100.69	N/A	900,000	906,200
453	6	95.22	81.72	57.86	18.00	141.24	17.07	100.00	17.07 to 100.00	211,967	122,650
468	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	60,000	56,400
483	3	111.23	108.08	107.06	03.42	100.95	100.80	112.21	N/A	608,333	651,267
494	4	107.15	110.45	109.03	08.08	101.30	99.24	128.27	N/A	907,038	988,975
528	6	80.14	79.84	81.92	15.91	97.46	63.47	94.34	63.47 to 94.34	220,000	180,217
529	2	64.20	64.20	66.21	31.88	96.96	43.73	84.67	N/A	300,500	198,950
531	5	84.85	80.97	65.75	27.09	123.15	50.18	112.99	N/A	840,800	552,800
534	29	101.13	95.66	92.87	16.48	103.00	12.73	175.07	94.57 to 103.62	227,417	211,207
554	27	97.34	91.96	91.04	10.78	101.01	18.74	119.78	90.55 to 100.03	457,241	416,281
595	1	86.33	86.33	86.33	00.00	100.00	86.33	86.33	N/A	3,907,854	3,373,800
<u>ALL</u>	<u>318</u>	<u>97.94</u>	<u>95.34</u>	<u>82.84</u>	<u>12.35</u>	<u>115.09</u>	<u>06.03</u>	<u>204.23</u>	<u>96.52 to 99.24</u>	<u>589,412</u>	<u>488,288</u>

2013 Correlation Section for Lancaster County

A. Commercial Real Property

The majority of the commercial properties in Lancaster County (Lancaster) convene in and around the county seat of Lincoln, capital of the State and epicenter of the University of Nebraska education system. The smaller community markets, while containing commercial properties of their own, are also guided by the proximity to the larger towns that serve as the area commercial hubs. Almost 159,000 people are employed in Lancaster and, per the Nebraska Department of Labor, there is an expected 11% job growth rate in years 2010-2020 in both Lancaster and Seward counties. The presence of the capital in Lancaster presents unique opportunities for employment opportunities and distinctive commercial parcels. Among the top employers in Lancaster are Lincoln Public Schools, State of Nebraska, University of Nebraska, BryanLGH Medical Center, Saint Elizabeth Health Systems, and Ameritas Life Insurance. Lancaster contains 42 grocery stores, 171 full-service restaurants, and 100 gas stations. In total, there are 24,564 companies located in Lancaster, per the 2007 Survey of Business Owners.

Lancaster is currently in compliance with the statutory six year review requirement, having just completed their complete reappraisal of commercial properties in 2012. The review consists of a reappraisal which necessitates a physical inspection of all properties; both exterior and interior reviews are conducted as permitted. By inspecting a sixth of all commercial properties each year, the successful completion of the six-year commercial review within the allotted time is anticipated by Lancaster.

The Department of Revenue Property Assessment Division (PAD) conducts two review processes annually. The first is a three year cyclical review in which thirty-one counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is adopted. The last cyclical review of Lancaster's actions occurred in 2012 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

The second review process is one of the sales qualifications. The last review by PAD occurred in 2012. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. During the verification process, the appraisal staff reviews the present use of the property and then indicates the usability of the sale. Lancaster has a consistent and on-going procedure for sales verification, verifying sales within a month of filing. The review of Lancaster revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Lancaster contains over 8000 combined commercial and industrial parcels. A review of the statistical analysis revealed a total of 318 commercial sales in the solitary valuation grouping of Lancaster, an increase of 21 sales from the prior year. This statistical sample is sufficiently large enough to be evaluated for measurement purposes. Due to the vast number of parcels sold in Lancaster each year, the initial compilation of a data group will routinely uncover a

**2013 Correlation Section
for Lancaster County**

measurement that appears to be an outlier; nevertheless upon further analysis that number reveals itself to be a perfectly acceptable measurement level. The stratification by occupancy code shows occupancy code 434 (warehouse showroom store) containing 29 sales and a median of 101.13. Because Lancaster's single valuation grouping reveals nothing of geographical parcel locations, the 10 assessor locations represented by this occupancy code were instead examined. All were within range. Because Lancaster applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file appears to represent the level of value for the commercial class of property.

Based on a review of all available information, the quality of assessment of the commercial class has been determined to be in compliance with general accepted mass appraisal standards. The level of value of commercial property within Lancaster is 98%.

**2013 Correlation Section
for Lancaster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Lancaster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

2013 Correlation Section for Lancaster County

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section
for Lancaster County**

high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.

2012 Agricultural Assessment Actions for Lancaster County

Lancaster County (Lancaster) performed a market analysis for the agricultural land class of property to determine market value. While special value, influence, and its subsequent impact on Lancaster is discussed further in the agricultural correlation section, for purposes of assessment it is key to note that all agricultural land sales within Lancaster are influenced by non-agricultural factors. Therefore agricultural sales arising with Lancaster are not representative of the market value of the land. As a result, Lancaster analyzed uninfluenced agricultural land sales in comparable counties were analyzed to determine accurate agricultural market value, thus providing a baseline from which to measure the irrigated, dry, and grass land special values in Lancaster. For 2013, the sales in the counties of Butler, Cass, Gage, Johnson, Otoe, Saunders, and Seward were utilized in a ratio study. Indicators calculated from those ratios were examined in terms of majority land use, then employed to develop the 2013 schedule of special values for agricultural land.

Additionally, Lancaster continuously updated land use in the agricultural class from GIS imagery, FSA maps, and physical inspections.

Finally, Lancaster completed permit and pickup work for the agricultural class of property.

The outcome of Lancaster's analysis indicated an increase to every soil type in Lancaster, culminating in a varied increase to irrigated land ranging from fourteen to sixty-three percent resulting in \$3000-\$6000 per acre values, a varied increase to dry land ranging from eleven to fifty-nine percent resulting in \$2625-\$3750 per acre values, and a varied increase to grass land ranging from twenty to thirty-three percent range resulting in \$1500-\$2625 per acre values. These represent values at 75% of the uninfluenced agricultural land market value.

2013 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:	
	Assessors appraisal staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	1	The agricultural special value land is one market area.
3.	Describe the process used to determine and monitor market areas.	
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size , parcel size and market characteristics.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Present use of the parcel is the deciding factor in determining the differences.	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.	
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	The County continually reviews and verifies sales to determine if there are influences other than for agricultural use. The County than compares the sales to similar sales from non-influenced counties with the same general land capabilities.	
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.	
	Yes	
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Market sales.	

55 Lancaster
AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 3/21/2013

Number of Sales : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

Printed:4/5/2013 11:32:16AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10											
01-OCT-10 To 30-SEP-11											
01-OCT-11 To 30-SEP-12											
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10											
01-JAN-11 To 31-DEC-11											
<u>ALL</u>											

Lancaster County 2013 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Lancaster	1	6,000	6,000	6,000	5,993	4,875	4,854	2,999	2,998	5,468
Butler	1	4,800	4,500	4,397	3,964	3,848	3,308	2,495	2,244	4,233
Cass	54	4,800	4,640	4,080	4,080	3,310	3,310	3,010	2,380	4,277
Douglas	1	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
Gage	1	3,702	3,730	3,336	3,344	2,996	3,006	2,767	2,748	3,387
Johnson	1	3,958	3,558	3,650	3,121	2,950	N/A	2,021	1,700	3,168
Otoe	8000	4,750	4,750	4,500	4,000	3,100	3,100	2,900	2,500	3,808
Sarpy	1	4,720	4,580	4,250	3,850	3,670	3,400	2,550	2,100	3,958
Saunders	1	5,118	4,902	4,700	4,250	4,100	3,702	2,808	2,600	3,969
Seward	2	3,800	3,700	3,450	N/A	2,800	2,800	2,600	2,000	3,435

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Lancaster	1	3,748	3,750	3,371	3,373	3,000	3,000	2,625	2,625	3,264
Butler	1	4,525	4,350	4,150	3,747	3,650	3,199	2,300	2,100	3,578
Cass	54	3,770	3,740	3,590	3,210	3,030	3,030	3,120	2,570	3,393
Douglas	1	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Gage	1	2,800	2,800	2,500	2,500	2,100	2,100	1,665	1,665	2,303
Johnson	1	2,981	2,693	2,650	2,255	2,300	2,308	1,600	1,300	2,224
Otoe	8000	3,800	3,800	3,600	3,200	2,500	3,046	2,300	1,998	3,024
Sarpy	1	4,400	4,300	3,950	3,600	3,400	3,150	2,400	1,950	3,606
Saunders	1	4,709	4,500	4,300	3,850	3,700	3,300	2,417	2,229	3,283
Seward	2	3,800	3,700	3,450	3,300	2,800	2,800	2,600	2,000	3,120

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Lancaster	1	2,355	2,539	2,087	2,162	1,816	1,829	1,430	1,366	1,802
Butler	1	1,819	2,170	2,183	1,790	1,961	1,886	1,735	1,639	1,807
Cass	54	1,230	1,230	1,040	1,040	1,020	1,020	980	740	989
Douglas	1	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Gage	1	984	1,377	1,196	1,402	1,125	983	992	712	1,036
Johnson	1	1,436	1,761	1,380	1,337	1,388	1,300	1,168	883	1,233
Otoe	8000	1,468	1,494	1,411	1,557	1,408	1,373	1,274	870	1,323
Sarpy	1	1,817	1,680	1,595	1,458	1,405	1,270	1,131	1,038	1,359
Saunders	1	1,619	1,389	1,926	1,866	2,125	1,135	1,214	1,062	1,427
Seward	2	1,287	1,398	1,275	1,216	1,106	1,236	1,027	887	1,077

Source: 2013 Abstract of Assessment, Form 45, Schedule IX

2013 Special Value Methodology for Lancaster County:

Lancaster County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. Utilizing sales supplied by the Property Assessment Division of the Nebraska Department of Revenue from similar surrounding uninfluenced counties, namely Cass, Gage, Johnson, Otoe, Saunders, and Saline. The county analyzed the sales using statistical studies and market analysis of the sales with predominately the same general classification to determine a value for the four productivity levels of each of the three major majority land uses.

2013 Analysis of Lancaster Agricultural Land Special Value

Final Statistics

Confidence Intervals

Lancaster Total
sales 137

Median	77.52%	AAD	21.76%
Mean	85.42%	COD	28.07%
Wt Mean	80.16%	PRD	106.56%

	Minimum	Maximum
95% Median C.I.:	66.78%	77.27%
95% Mean C.I.:	80.31%	90.52%
95% Wt Mean C.I.:	75.39%	84.93%

Butler/Seward
sales 31

Median	71.68%	AAD	14.55%
Mean	75.12%	COD	20.29%
Wt Mean	70.43%	PRD	106.67%

95% Median C.I.:	52.38%	66.78%
95% Mean C.I.:	67.59%	82.66%
95% Wt Mean C.I.:	64.85%	76.00%

Cass
sales 12

Median	75.45%	AAD	11.38%
Mean	77.81%	COD	15.08%
Wt Mean	76.02%	PRD	102.35%

95% Median C.I.:	#N/A	76.95%
95% Mean C.I.:	67.36%	88.25%
95% Wt Mean C.I.:	66.92%	85.12%

Gage
sales 21

Median	100.68%	AAD	28.91%
Mean	113.41%	COD	28.71%
Wt Mean	108.10%	PRD	104.91%

95% Median C.I.:	92.23%	66.86%
95% Mean C.I.:	93.98%	132.84%
95% Wt Mean C.I.:	93.90%	122.30%

Johnson
sales 18

Median	94.19%	AAD	18.35%
Mean	94.92%	COD	19.48%
Wt Mean	91.28%	PRD	103.98%

95% Median C.I.:	67.84%	68.81%
95% Mean C.I.:	83.13%	106.71%
95% Wt Mean C.I.:	75.67%	106.89%

Otoe
sales 27

Median	89.83%	AAD	18.33%
Mean	93.30%	COD	20.40%
Wt Mean	85.93%	PRD	108.59%

95% Median C.I.:	60.83%	60.83%
95% Mean C.I.:	82.20%	104.41%
95% Wt Mean C.I.:	77.53%	94.32%

Saunders
sales 28

Median	62.31%	AAD	12.66%
Mean	65.36%	COD	20.33%
Wt Mean	64.24%	PRD	101.74%

95% Median C.I.:	47.78%	61.89%
95% Mean C.I.:	58.58%	72.14%
95% Wt Mean C.I.:	57.96%	70.53%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
Sales & Median						
County	2	106.84%	37	75.67%	9	83.26%
Butler	0	N/A	14	72.27%	1	59.17%
Cass	0	N/A	3	87.02%	1	59.80%
Gage	2	106.84%	9	95.22%	0	N/A
Johnson	0	N/A	2	121.89%	6	98.43%
Otoe	0	N/A	5	92.42%	0	N/A
Saunders	0	N/A	10	59.76%	1	47.78%

80% MLU	Irrigated		Dry		Grass	
Sales & Median						
County	3	118.75%	80	77.24%	13	83.26%
Butler	0	N/A	20	72.27%	2	55.06%
Cass	0	N/A	11	76.95%	1	59.80%
Gage	2	106.84%	9	95.22%	0	N/A
Johnson	0	N/A	5	102.42%	7	95.29%
Otoe	0	N/A	18	88.94%	2	87.76%
Saunders	1	118.75%	17	62.73%	1	47.78%

COUNTY REPORT OF THE 2013 SPECIAL VALUATION PROCESS

Lancaster

2012 ABSTRACT DATA		2013 ABSTRACT DATA		Rates Used	
MAJOR AGLAND USE	2012 % of ALL CLASSIFIED AGLAND	2012 ABSTRACT ACRES	2013 % of ALL CLASSIFIED AGLAND	2013 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	4.89%	18,032	4.87%	17,928	IRRIGATED RATE 6.00%
Dryland	75.69%	279,062	74.67%	274,944	DRY RATE 4.00%
Grassland	19.38%	71,454	20.46%	75,337	GRASS RATE 2.45%
* Waste	0.00%	0	0.00%	0	
* Other	0.00%	0	0.00%	0	
All Agland	99.96%	368,547	100.00%	368,209	
Non-Agland	0.04%	156			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2012 ABSTRACT

Estimated Rent	2012 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
6,133,515	62,989,621	IRRIGATED	102,225,257	340.15	61.62%
51,094,929	739,149,527	DRYLAND	1,277,373,215	183.10	57.86%
3,240,612	100,076,413	GRASSLAND	132,269,880	45.35	75.66%
60,469,056	902,215,561	All IRR-DRY-GRASS	1,511,868,352	164.07	59.68%

ESTIMATED LEVEL OF VALUE BASED ON THE 2013 ABSTRACT

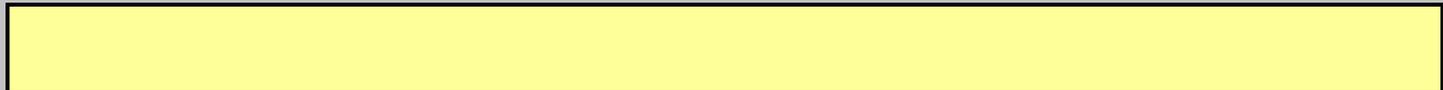
Estimated Rent	2013 Assessed Value	USE	Estimated Value	Average Rent per Acre	2013 Indicated Level of Value
6,098,245	98,031,906	IRRIGATED	101,637,418	340.15	96.45%
50,341,030	897,333,937	DRYLAND	1,258,525,749	183.10	71.30%
3,416,736	135,756,410	GRASSLAND	139,458,598	45.35	97.35%
59,856,011	1,131,122,253	All IRR-DRY-GRASS	1,499,621,764	164.07	75.43%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2012	@ \$ 3,493.27
2013	@ \$ 5,468.09
PERCENT CHANGE	= 56.53%

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2012	@ \$ 2,648.69
2013	@ \$ 3,263.69
PERCENT CHANGE	= 23.22%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2012	@ \$ 1,400.58
2013	@ \$ 1,801.99
PERCENT CHANGE	= 28.66%



* Waste and other classes are excluded from the measurement process.

2013 Correlation Section for Lancaster County

A. Agricultural Land

Lancaster County (Lancaster) is a county with a dry land majority composition that lies in the eastern half of the State of Nebraska (State). It falls within both the Lower Platte South and Nemaha Natural Resource Districts (NRD). A farm, as defined by the United States Department of Agriculture (USDA) is “any place from which \$1,000 or more of agricultural products were, or normally would be, produced and sold during the Census year.” Per the most recent USDA Census of Agriculture, there are 1,698 farms in Lancaster. When weighed against the rest of the State, Lancaster ranks first in cut Christmas tree production, second for nursery, greenhouse, floriculture and sod, second for turkey production, third for fruits, tree nuts, and berry production, third for horses, ponies, mules, burros, and donkeys, fourth for soybeans, sixth for pheasant production, and eighth for milk and other dairy products from cows, respectively. Row crop production remains the predominant agricultural use in Lancaster.

Agricultural land in Lancaster is determined to be influenced by non-agricultural factors and nearly all is subject to special valuation. Therefore, measurement is not conducted on the influenced valuation for agricultural land since insufficient sales information exists.

A1. Correlation for Special Valuation of Agricultural Land

2013 Correlation Section for Lancaster County

The special valuation in Lancaster County (Lancaster) was analyzed using assessment-to-sales ratios developed using sale data from uninfluenced areas considered comparable to Lancaster. Income rental rates, production factors, topography, typical farming practices, proximity, and other factors were considered to determine general areas of comparability. Sales from uninfluenced areas that were comprised of similar soil types were used from the counties of Butler, Cass, Gage, Johnson, Otoe, Saunders, and Seward, respectively.

The 2013 assessed values established by Lancaster were used to estimate value for the uninfluenced sales and the results were analyzed against the sale prices. Analysis was also conducted of the rental rates in the comparable counties and used to estimate the gross rental value per land capability grouping for Lancaster. Gross rent multipliers were determined based on an analysis of rental information from the comparable counties and market values indicated from sale prices.

An assessment level was estimated by the ratio of special valuation assessment divided by the estimated agricultural land market value determination. In comparing the average assessed values by LCG of Lancaster to adjacent counties, the comparison demonstrates the values are generally equalized. The predominant land use in Lancaster is dry land and it serves as the most reliable indicator of market value for the agricultural class of property. Irrigation and grazing farming practices are incidental uses and these subclasses do not contain sufficient sale information to consider as value indicators.

The initial compilation of a grouped together data set in a county will occasionally uncover a measurement that appears to be an outlier; nevertheless upon further analysis that number reveals itself to be a perfectly acceptable measurement level. Lancaster's measurement initially appeared to be just such an outlier as the mean was outside the normally acceptable range. However, when Lancaster's measured number was analyzed in relation to the neighboring counties, it became abundantly clear that the land values of Lancaster were, in fact, reasonably similar to their neighbors.

Based on this analysis it is the opinion of the PTA that the level of value of Agricultural Special Value in Lancaster County is 75% based on analysis of the income and sales comparison measurements. Assessment practices are considered to be in compliance with professionally accepted mass appraisal practices.

**2013 Correlation Section
for Lancaster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Lancaster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

2013 Correlation Section for Lancaster County

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section
for Lancaster County**

high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.

Total Real Property Sum Lines 17, 25, & 30	Records : 105,314	Value : 19,957,962,651	Growth 280,553,161	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	4,235	234,245,600	0	0	0	0	4,235	234,245,600	
02. Res Improve Land	83,881	3,220,512,500	0	0	0	0	83,881	3,220,512,500	
03. Res Improvements	85,824	9,736,008,168	0	0	0	0	85,824	9,736,008,168	
04. Res Total	90,059	13,190,766,268	0	0	0	0	90,059	13,190,766,268	191,604,133
% of Res Total	100.00	100.00	0.00	0.00	0.00	0.00	85.51	66.09	68.30
05. Com UnImp Land	1,281	339,566,700	0	0	0	0	1,281	339,566,700	
06. Com Improve Land	5,921	1,384,092,100	0	0	0	0	5,921	1,384,092,100	
07. Com Improvements	5,912	3,429,903,783	0	0	0	0	5,912	3,429,903,783	
08. Com Total	7,193	5,153,562,583	0	0	0	0	7,193	5,153,562,583	78,802,610
% of Com Total	100.00	100.00	0.00	0.00	0.00	0.00	6.83	25.82	28.09
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	90,059	13,190,766,268	0	0	0	0	90,059	13,190,766,268	191,604,133
% of Res & Rec Total	100.00	100.00	0.00	0.00	0.00	0.00	85.51	66.09	68.30
Com & Ind Total	7,193	5,153,562,583	0	0	0	0	7,193	5,153,562,583	78,802,610
% of Com & Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	6.83	25.82	28.09
17. Taxable Total	97,252	18,344,328,851	0	0	0	0	97,252	18,344,328,851	270,406,743
% of Taxable Total	100.00	100.00	0.00	0.00	0.00	0.00	92.34	91.91	96.38

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	389	15,906,068	21,580,432	0	0	0
19. Commercial	489	165,326,883	221,174,417	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	389	15,906,068	21,580,432
19. Commercial	0	0	0	489	165,326,883	221,174,417
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				878	181,232,951	242,754,849

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	2,633	0	52	2,685

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4,262	790,968,200	0	0	0	0	4,262	790,968,200
28. Ag-Improved Land	2,481	436,934,400	0	0	0	0	2,481	436,934,400
29. Ag Improvements	3,800	385,731,200	0	0	0	0	3,800	385,731,200
30. Ag Total							8,062	1,613,633,800

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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	10	0.00	291,700	10	0.00	291,700	
32. HomeSite Improv Land	2,138	0.00	71,422,400	2,138	0.00	71,422,400	
33. HomeSite Improvements	2,109	0.00	352,160,700	2,109	0.00	352,160,700	10,146,418
34. HomeSite Total				2,119	0.00	423,874,800	
35. FarmSite UnImp Land	61	0.00	327,900	61	0.00	327,900	
36. FarmSite Improv Land	358	0.00	1,983,600	358	0.00	1,983,600	
37. FarmSite Improvements	1,680	0.00	29,789,300	1,680	0.00	29,789,300	0
38. FarmSite Total				1,741	0.00	32,100,800	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	7,383,200	0	0.00	7,383,200	
41. Total Section VI				3,860	0.00	463,358,800	10,146,418

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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	6,651	0.00	1,150,275,000	6,651	0.00	1,150,275,000
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	1,919.92	10.71%	11,519,696	11.75%	6,000.09
46. 1A	5,056.27	28.20%	30,339,336	30.95%	6,000.34
47. 2A1	1,393.88	7.77%	8,363,376	8.53%	6,000.07
48. 2A	4,570.69	25.49%	27,391,959	27.94%	5,992.96
49. 3A1	2,538.39	14.16%	12,375,064	12.62%	4,875.16
50. 3A	376.65	2.10%	1,828,164	1.86%	4,853.75
51. 4A1	1,675.54	9.35%	5,024,933	5.13%	2,998.99
52. 4A	396.67	2.21%	1,189,378	1.21%	2,998.41
53. Total	17,928.01	100.00%	98,031,906	100.00%	5,468.09
Dry					
54. 1D1	18,432.19	6.70%	69,087,007	7.70%	3,748.17
55. 1D	58,183.48	21.16%	218,194,773	24.32%	3,750.12
56. 2D1	11,519.04	4.19%	38,834,446	4.33%	3,371.33
57. 2D	61,565.38	22.39%	207,665,593	23.14%	3,373.09
58. 3D1	70,405.54	25.61%	211,225,310	23.54%	3,000.12
59. 3D	22,357.20	8.13%	67,064,618	7.47%	2,999.69
60. 4D1	28,564.53	10.39%	74,981,577	8.36%	2,624.99
61. 4D	3,917.02	1.42%	10,280,613	1.15%	2,624.60
62. Total	274,944.38	100.00%	897,333,937	100.00%	3,263.69
Grass					
63. 1G1	1,860.80	2.47%	4,381,944	3.23%	2,354.87
64. 1G	7,067.51	9.38%	17,942,893	13.22%	2,538.79
65. 2G1	2,872.18	3.81%	5,993,139	4.41%	2,086.62
66. 2G	9,212.99	12.23%	19,917,747	14.67%	2,161.92
67. 3G1	22,704.98	30.14%	41,240,748	30.38%	1,816.37
68. 3G	4,375.45	5.81%	8,004,080	5.90%	1,829.32
69. 4G1	16,680.02	22.14%	23,847,160	17.57%	1,429.68
70. 4G	10,563.05	14.02%	14,428,699	10.63%	1,365.96
71. Total	75,336.98	100.00%	135,756,410	100.00%	1,801.99
Irrigated Total					
	17,928.01	4.55%	98,031,906	8.52%	5,468.09
Dry Total					
	274,944.38	69.82%	897,333,937	78.01%	3,263.69
Grass Total					
	75,336.98	19.13%	135,756,410	11.80%	1,801.99
72. Waste	25,556.71	6.49%	19,152,747	1.67%	749.42
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	393,766.08	100.00%	1,150,275,000	100.00%	2,921.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	17,928.01	98,031,906	17,928.01	98,031,906
77. Dry Land	0.00	0	0.00	0	274,944.38	897,333,937	274,944.38	897,333,937
78. Grass	0.00	0	0.00	0	75,336.98	135,756,410	75,336.98	135,756,410
79. Waste	0.00	0	0.00	0	25,556.71	19,152,747	25,556.71	19,152,747
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	393,766.08	1,150,275,000	393,766.08	1,150,275,000

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	17,928.01	4.55%	98,031,906	8.52%	5,468.09
Dry Land	274,944.38	69.82%	897,333,937	78.01%	3,263.69
Grass	75,336.98	19.13%	135,756,410	11.80%	1,801.99
Waste	25,556.71	6.49%	19,152,747	1.67%	749.42
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	393,766.08	100.00%	1,150,275,000	100.00%	2,921.21

2013 County Abstract of Assessment for Real Property, Form 45 Compared with the 2012 Certificate of Taxes Levied (CTL)

55 Lancaster

	2012 CTL County Total	2013 Form 45 County Total	Value Difference (2013 form 45 - 2012 CTL)	Percent Change	2013 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	12,917,564,759	13,190,766,268	273,201,509	2.11%	191,604,133	0.63%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	415,474,100	423,874,800	8,400,700	2.02%	10,146,418	-0.42%
04. Total Residential (sum lines 1-3)	13,333,038,859	13,614,641,068	281,602,209	2.11%	201,750,551	0.60%
05. Commercial	4,926,833,720	5,153,562,583	226,728,863	4.60%	78,802,610	3.00%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	43,618,600	32,100,800	-11,517,800	-26.41%	0	-26.41%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	4,970,452,320	5,185,663,383	215,211,063	4.33%	78,802,610	2.74%
10. Total Non-Agland Real Property	18,303,491,179	18,807,687,651	504,196,472	2.75%	280,553,161	1.22%
11. Irrigated	62,817,573	98,031,906	35,214,333	56.06%		
12. Dryland	738,171,849	897,333,937	159,162,088	21.56%		
13. Grassland	100,639,386	135,756,410	35,117,024	34.89%		
14. Wasteland	1,884,392	19,152,747	17,268,355	916.39%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	903,513,200	1,150,275,000	246,761,800	27.31%		
17. Total Value of all Real Property (Locally Assessed)	19,207,004,379	19,957,962,651	750,958,272	3.91%	280,553,161	2.45%

Lancaster County's Three Year Assessment Plan

Norman H. Agena, Lancaster County Assessor/Register of Deeds

Introduction

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

Tax Year 2013

We anticipate this to be a “clean up” year. In addition to the routine annual work, we will be focusing on properties that may have slipped through the cracks, as well as conduct a close review of the 2012 protests to see if we concur with changes made by the referees. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property every third year, and monitor market and ratio trends for all classes on an annual basis.

Tax Year 2014

A complete reappraisal of all property will be initiated this year for application in 2015. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property every third year, and monitor market and ratio trends for all classes during the intervening years.

Tax Year 2015

A complete reappraisal of all property will be completed for this year. This reappraisal consists of remodeling of all properties utilizing the three approaches to value. It includes an on-site property inspection of all sales and pickup work, and a general site review of more than one sixth of the data base as well as a complete drive by review of all parcels in the county to set final values. We expect the statistical ratios for residential and commercial properties to be near the 100% mark and the quality stats to be within the acceptable range.

2013 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	12
3.	Other full-time employees:
	27 includes 6 ROD
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$3,878,012
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	Software and information \$155,906
11.	Amount of the assessor's budget set aside for education/workshops:
	\$13,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$40,559

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	GIS electronic maps
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes

6.	Is GIS available to the public? If so, what is the web address?
	Yes; http://lincoln.ne.gov/gis/gisviewer/index.html
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	Orion

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All cities and incorporated villages are zoned
4.	When was zoning implemented?
	Unsure of exact date but estimated to have occurred over 30 years ago

D. Contracted Services

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

E. Appraisal /Listing Services

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

2013 Certification for Lancaster County

This is to certify that the 2013 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Lancaster County Assessor.

Dated this 5th day of April, 2013.



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

Ruth A. Sorensen
Property Tax Administrator

