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2014 Commission Summary for Lincoln County

Residential Real Property - Current

Number of Sales	905	Median	97.88
Total Sales Price	\$119,614,180	Mean	98.36
Total Adj. Sales Price	\$119,738,180	Wgt. Mean	95.44
Total Assessed Value	\$114,280,590	Average Assessed Value of the Base	\$92,397
Avg. Adj. Sales Price	\$132,307	Avg. Assessed Value	\$126,277

Confidence Interval - Current

95% Median C.I	97.33 to 98.32
95% Wgt. Mean C.I	94.59 to 96.30
95% Mean C.I	97.26 to 99.46
% of Value of the Class of all Real Property Value in the	41.14
% of Records Sold in the Study Period	6.15
% of Value Sold in the Study Period	8.41

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	792	98	98.02
2012	754	97	97.34
2011	876	96	96
2010	969	96	96

2014 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	63	Median	94.94
Total Sales Price	\$14,921,069	Mean	90.91
Total Adj. Sales Price	\$15,149,069	Wgt. Mean	83.77
Total Assessed Value	\$12,690,965	Average Assessed Value of the Base	\$325,678
Avg. Adj. Sales Price	\$240,461	Avg. Assessed Value	\$201,444

Confidence Interval - Current

95% Median C.I	92.49 to 97.25
95% Wgt. Mean C.I	70.24 to 97.31
95% Mean C.I	85.30 to 96.52
% of Value of the Class of all Real Property Value in the County	15.53
% of Records Sold in the Study Period	4.00
% of Value Sold in the Study Period	2.47

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	51	97	96.64
2012	42	98	97.58
2011	64	96	96
2010	71	98	98

2014 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 (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	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2014.



Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Lincoln County

The Lincoln County Appraisal Staff began their new six year review in 2011. The entire north side of North Platte was re-assessed for 2011 and half of the south side of North Platte was re-assessed for 2012. Lake Maloney and Jeffrey Lake were re-assessed for 2013. For 2014, the rest of North Platte will be re-assessed and then we will move onto the Villages of Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet and Dickens for 2015. If time permits, we will also start on the rural properties which will be completed by end of 2017. In addition, a plan to re-assess all properties that were previously assessed in the six year review will be priced out in the new Orion system. Lake Maloney and Jeffrey Lake are currently on June 2012 costing, all other properties are still on the June 2010 costing except for the six neighborhoods that were reviewed for 2014 in North Platte which are on June 2012 costing. All parcels will be on the June 2012 cost tables by the end of the six year review. With the implementation of the new June 2012 cost tables, a new depreciation schedule was developed for North Platte neighborhoods. We now have the ability to have multiple depreciation schedules and therefore, depreciation schedules will be developed for the other six villages in Lincoln County when we move on to review them for 2015.

For 2013 a new Orion CAMA system by Tyler Technologies was implemented and we were live as of August 2012. Our "Go Live" date was supposed to be in May but several hang-ups occurred as well as conversion issues and therefore; our "Go Live" date was pushed back 3 months.

Recreational and accretion land was revalued for 2010 and we continue to see sales of this type occurring in Lincoln County.

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 in some aspects still improving since 2009. A decreased number of sales have been seen across the board, especially in high-end homes with marketing times of up to two years. However, the moderately priced homes are still selling with minimal foreclosures. Some of the large employers have a positive effect on the housing market in North Platte. Union Pacific Railroad, Great Plains Regional Medical Center, and the Wal-Mart Distribution Center are employers that keep the residential market steady and strong.

2014 Residential Assessment Survey for Lincoln County

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The quality of homes found on the north side is for the most part of lower quality, smaller homes in addition to more manufactured homes being found on the north side than on 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 & 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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	<p>The 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 more knowledge is needed on how the MRA selects adjustments. Maybe several years down the road a switch will be made to the sales comparison approach but much research must be conducted before total reliance is put on this approach to value. There is also limited data with which to develop an accurate gross rent multiplier for an income approach to value on duplexes. Statutes say that anything with 3 or more families should be considered commercial; any triplexes will be revalued as commercial for 2014.</p>
<p>4.</p>	<p>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?</p>
	<p>Valuation Grouping 01 is currently on June 2010 cost tables except for any new construction. Valuation Grouping 02 includes a total of 12 neighborhoods of which 6 neighborhoods were reviewed for 2014 to complete our review of North Platte. The first 6 neighborhoods that were reviewed for 2013 are still on June 2010 cost tables and the neighborhoods that were reviewed for 2014 are now on June 2012 cost tables. With the implementation of the new Orion system, June 2012 cost tables were also implemented so any new improvements in Valuation Groupings 01, 02 (6 neighborhoods not reviewed in 2014) and 03-12 will be valued using the new cost tables and the values will be equalized with other properties in the neighborhood until a full review is completed.</p>
<p>5.</p>	<p>Are individual depreciation tables developed for each valuation grouping?</p>
	<p>Since the move to the new Orion system, the capability to have multiple depreciation schedules is now available. Multiple depreciation schedules for different Valuation Groupings will be developed as work is conducted through the 6-year physical inspection and review process.</p>
<p>6.</p>	<p>Describe the methodology used to determine the residential lot values?</p>
	<p>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. Lot studies are done for each valuation groupings when a new reappraisal is done.</p>

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2014	2010	2012
	2	2014	2010, 2012	2012
	3	2005	2010	
	4	2005	2010	
	5	2005	2010, 2012	
	6	2005	2010	
	7	2005	2010	
	8	2005	2010	
	9	2005	2010	
	10	2005	2010	
	11		2012	
	12		2012	

New depreciation schedules will be developed for different valuation groupings as work is conducted through the six year physical inspection and review and when the various valuation groupings are re-costed. Also, lot studies are done as part of the reappraisal process. Because of issues with a conversion of the CAMA/administrative programs the county is behind in completing the six year physical inspection and review. The Property Assessment Division is aware of the issues and the county has submitted a plan of completion; the department will be monitoring the work to ensure compliance.

2014 Residential Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; the countywide population is approximately 36,200 and would be considered one of the regional retail centers across the state. North Platte (pop. 24,733) is the county seat and maintains a strong residential market with ample employment opportunities in various retail and professional business fields. The presence of the Union Pacific Railroad, Great Plains Regional Medical Center, the Wal-Mart Distribution Center and Mid-Plains Community College does a great deal to enhance the residential market as well. Many of the jobs and services support the strong agricultural economy of the area. The surrounding towns of Brady, Hershey, Maxwell, Sutherland, Wallace and Wellfleet offer less services and employment but are supported by the economics of the agricultural sector and North Platte. Lake Maloney and its close proximity to North Platte also has an influence on the residential market.

Description of Analysis

The statistical sampling of 905 residential sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Lincoln County. Eleven valuation groupings have been identified; distance from North Platte and availability of services and jobs are some of the unique characteristics, coupled with varying degrees of economic influence that affect the residential market for each of the valuations groupings. The City of North Platte itself is split into two valuation groupings; the north side of North Platte is the older part of town with older businesses, the south side of North Platte is the primary hub of the business district and includes subdivisions of newer homes.

The City of North Platte was revalued using the June 2012 cost tables and a new depreciation model was built from the market. The assessor's office was very willing to share their processes. Depreciation schedules will be developed for the other villages as they are reviewed and revalued.

Based on the sample of 905 sales, the median measure of central tendency demonstrates that an acceptable level of value has been attained overall and the individual substratum with a sufficient number of sales will demonstrate an acceptable level of value as well.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file.

2014 Residential Correlation Section for Lincoln County

Measurement was done utilizing all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Lincoln County was selected for review in 2011. The county has augmented their assessment practices and as a result there is reliability in consistently applied assessment actions. It is believed the residential properties are being treated in a uniform and proportionate manner.

Level of Value

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

2014 Commercial Assessment Actions for 2014 County

A Commercial Review was completed in 2010. 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 2013. New construction and building permits were timely inspected for current assessment information. Commercial growth for 2014 is substantial and shows that the commercial market is improving significantly. No major changes were made this year to commercial properties.

2014 Commercial Assessment Survey for Lincoln County

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	The Cost Approach is the most commonly used method of valuing commercial properties however, when information is available the Income Approach will be used. The 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; the plan is to take advantage of these when the commercial review is done again in a few years.																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	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.																				
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?																				
	The county studied the Marshall & Swift tables and found that they were compatible to use. When the next physical inspection and review of all commercial property is completed this will be checked again.																				
5.	Are individual depreciation tables developed for each valuation grouping?																				

Not at this time but now that the capability exists to have multiple depreciation schedules, different ones may be developed for some of the villages if necessary.

6. Describe the methodology used to determine the commercial lot values.

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>
1	2012	2012	2008
3	2012	2012	2008
4	2012	2012	2008
6	2012	2012	2008
7	2012	2012	2008
8	2012	2012	2008
9	2012	2012	2008
10	2012	2012	2008
11	2012	2012	2008

The Marshall & Swift depreciation tables are being currently used for the valuation groupings.

2014 Commercial Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; North Platte (pop. 24,733) is the county seat and is a strong retail center that draws retail customers from fairly large trade areas and with the Wal-Mart Distribution Center serves as a secondary whole-sale-retailer. Also impacting the commercial market is the Union Pacific Railroad, Mid-Plains Community College and Great Plains Regional Medical Center who is a large provider of medical needs and services. North Platte is along the I-80/Highway 30 corridor and there is good demand for commercial properties in the area; the market has remained stable over the last several years with ample employment opportunities in various retail and professional business fields. Many of the jobs and services also support the strong agricultural economy of the area. In the rural areas there is not an organized market for commercial properties, the market in these areas is heavily influenced by the small local population.

Description of Analysis

Nine valuation groupings have been identified; distance from North Platte and availability of services and jobs and schools are some of the unique characteristics. However, commercial properties within the small towns and rural areas further away from North Platte experience erratic markets and differing economic conditions. Valuation Grouping 01 (North Platte) with 51 sales would carry the most weight in developing a sample that would be considered statistically sufficient in the analysis of the commercial real property class.

The commercial parcels in Lincoln County are represented by 117 different occupancy codes; however, over 71% of the population consists of discount stores, medical offices, motels, office buildings, restaurants, multiple residences, retail stores, storage facilities, industrial light manufacturing, and service repair garages. Of the 51 sales in Valuation Grouping 01 (North Platte) most all will fall within these primary occupancy codes.

No major changes were made to the commercial class for 2014, other than the annual routine maintenance.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. All available information is utilized for measurement and there is no evidence of excessive trimming in the file.

2014 Commercial Correlation Section for Lincoln County

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Lincoln County was selected for review in 2011. The county has added to their assessment practices and the reliability in consistently applied assessment actions has been enhanced. It is believed the commercial properties are being treated in a uniform and proportionate manner.

With a statistically reliable sample of 51 sales with similar economic influences Valuation Grouping 01 (North Platte) will be used as the point estimate in determining the level of value for the commercial properties.

Level of Value

Based on all available information, the level of value of the commercial class of real property in Lincoln County is 95%.

2014 Agricultural Assessment Actions for Lincoln County

Agricultural land is reviewed by the staff appraisers during their sales review process and through the 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 obtain every year and cross referenced with the land use on the parcel. The market value is determined by the land use as of the January 1st assessment date. FSA certified maps provided by the taxpayer are also documents used to determine the use. For 2014 the Twin Platte NRD implemented a \$10.00 per acre occupational tax. We have been working closely with this NRD to also locate and verify total irrigated acres per each parcel. The recent implementation of the numeric soil classification by our GIS system is used as well. October, 2012, our GIS imagery was updated to late May and early June, 2012 aerials. This newer imagery also helps us find irrigated pivots and unreported improvements. We will do property inspections or send letters out to the property owners to verify this newly found information. This newer imagery and soil data have also been used to more accurately determine and define Market Area boundaries. Some parcels have changed Market Areas based on the topography and soil type that is clearly defined with the implementation of the GIS system and new soil data. These adjustments and changes will continue to be updated as they are found and if they are warranted. We will continue to make changes and updates for 2014 as the newer imagery shows necessary and after we verify changes need made. The sales within the three year study period are analyzed for determining 75% of market value within each of the current established market areas. Each land use in the five agriculture market areas/valuation groupings is reviewed as well.

Land use permits are required by the County Planning and Zoning regulations for new construction of residential and/or agricultural nature. These permits are sent to the appraisers after the approval by the planner. The improvements are inspected and measured with interviews of the owner or contractor, in person, by telephone, or door hang tags for a return call. The improvements are valued using the identical Marshall and Swift Costing tables as in the Urban or Suburban valuation groupings.

New land values were set for 2014 after a detailed review of the market in each market area and the surrounding market values in the counties near and bordering Lincoln County. After this review, it was determined that Market Areas 3 and 5 could be valued the same. This area was all one big market area at one time, but was divided along the Middle Republic NRD and Twin Platte NRD boundary line when the Middle Republic put water restrictions on their ground water for irrigation. At first, because of this water restriction, the market value showed a definite difference in value for the agricultural land in the Twin Platte District vs. the Middle Republic District. This is currently not the case this year. We have chosen to value them the same for this

year and probably next year if it still shows no difference in value between the two areas. Then if it is determined that it is still not showing a difference in the market values of the ag land in these two market areas for the third year in a row, we will put this area all back into one market area for 2016 instead of the current two market areas.

Our GIS Technician is still finishing up reviewing every agricultural parcel with the newer 2012 GIS imagery. If it looks like land use changes need to be made or structures or improvements need to be added to a parcel, the appraisers will continue to verify these changes and make the corrections for the following assessment year. All improved rural parcels, agricultural and rural residential, will be reviewed starting in 2015 through 2016, and finishing up in 2017 and put in the new Orion system with June, 2012, costing.

2014 Agricultural Assessment Survey for Lincoln County

1.	Valuation data collection done by:										
	Appraisal staff and occasionally will be assisted by the GIS technician.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<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="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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. 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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> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 3 is three-quarters 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 cultivated. There are approximately 175 pivot irrigation systems. This area lies south of the South Platte River, from the Keith County line, south to the Middle Republican Natural Resource District boundary and east to Market Area 4. 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5	<p>Market Area 5, formerly included in Area 3, was established for the 2007 tax year. This area is in the Middle Republican Natural Resource District where there are 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. Nearly two thirds of this area is used as pasture for livestock and is of sandy soils on uplands. 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.</p>
3.	Describe the process used to determine and monitor market areas.
	<p>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.</p>
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. 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>
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?

	<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. 11 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, and medical care and gravel roads just to name a few.</p>
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.
	<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. The appraisal staff will speak with both buyers and sellers or any other related party to verify information as well as a physical inspection of the property is done if possible. 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 which would be watched for other similar situations to see if it becomes a major influence within that market area.</p>
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.
	<p>Yes, 320 +</p> <p>There ia a value difference for special valuation parcels. 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>
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	<p>Lincoln County currently only has 4 parcels that contain WRP land; inclusive of accretion and or agricultural land. There have been a few sales; from the sales comparison approach values were established for accretion WRP and agricultural land WRP. These values were implemented in 2013.</p>

Lincoln County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	2,922	2,923	2,923	2,920	2,798	2,762	2,769	2,711	2,856
Keith	3	3,120	3,120	2,880	2,880	2,750	2,750	2,750	2,750	2,985
Dawson	1	N/A	4,192	4,054	3,752	3,395	2,885	2,868	2,720	3,912
Lincoln	2	1,800	1,800	1,779	1,800	1,800	1,772	1,793	1,792	1,792
Keith	1	N/A	1,679	N/A	1,680	1,680	1,680	1,680	1,680	1,680
McPherson	1	N/A	N/A	1,475	1,475	N/A	1,475	1,475	1,475	1,475
Logan	1	N/A	2,650	2,550	2,450	2,390	2,390	2,390	2,390	2,469
Custer	4	N/A	3,333	3,053	2,576	2,382	2,310	2,161	2,028	2,737
Lincoln	4	2,300	2,283	2,073	2,300	2,233	2,300	2,069	2,166	2,227
Dawson	2	N/A	2,995	2,900	2,410	1,719	N/A	1,250	1,225	2,741
Frontier	1	2,600	2,597	2,471	2,540	2,499	2,500	2,445	2,374	2,566
Lincoln	5	N/A	2,955	3,050	3,050	3,042	2,998	2,988	3,032	2,999
Hayes	1	2,500	2,500	2,260	2,260	2,100	2,100	1,950	1,950	2,282
Chase	1	N/A	3,500	3,498	3,500	3,500	3,300	3,300	3,300	3,434
Perkins	1	N/A	2,970	2,954	2,911	2,929	2,858	2,888	2,884	2,931
Keith	3	3,120	3,120	2,880	2,880	2,750	2,750	2,750	2,750	2,985

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,498	1,500
Keith	3	1,375	1,375	1,275	1,275	1,075	1,075	1,050	1,050	1,294
Dawson	1	N/A	1,900	1,780	1,675	1,555	1,439	1,200	1,200	1,564
Lincoln	2	775	775	775	775	775	775	775	775	775
Keith	1	N/A	500	N/A	500	480	480	480	480	486
McPherson	1	N/A	N/A	N/A	605	N/A	605	605	605	605
Logan	1	N/A	1,250	1,200	1,200	1,150	1,150	1,100	1,100	1,165
Custer	4	N/A	1,675	1,530	1,290	1,195	1,155	1,085	1,020	1,332
Lincoln	4	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020
Dawson	2	N/A	1,305	1,210	1,050	950	N/A	750	685	1,008
Frontier	1	1,250	1,250	1,200	1,200	1,150	1,151	1,100	1,100	1,220
Lincoln	5	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130
Hayes	1	1,230	1,230	1,090	1,090	1,040	1,040	990	990	1,159
Chase	1	N/A	1,150	1,150	1,150	1,000	1,000	1,000	1,000	1,112
Perkins	1	N/A	1,230	1,230	1,130	1,130	1,130	1,050	1,050	1,177
Keith	3	1,375	1,375	1,275	1,275	1,075	1,075	1,050	1,050	1,294

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	975	975	975	975	975	950	950	920	947
Keith	3	385	436	375	407	441	376	395	342	380
Dawson	1	N/A	1,220	1,030	955	910	835	830	820	849
Lincoln	2	360	360	360	360	360	320	320	320	320
Keith	1	N/A	360	N/A	303	302	286	269	266	268
McPherson	1	N/A	N/A	275	275	N/A	275	275	275	275
Logan	1	N/A	340	340	340	340	340	340	340	340
Custer	4	N/A	665	662	661	652	652	605	571	589
Lincoln	4	475	475	475	475	475	425	425	425	429
Dawson	2	N/A	900	810	700	700	N/A	510	510	563
Frontier	1	520	520	520	520	520	521	520	520	520
Lincoln	5	465	465	465	465	465	385	385	380	388
Hayes	1	360	404	416	383	393	394	365	360	370
Chase	1	N/A	410	410	410	410	410	410	410	410
Perkins	1	N/A	450	450	450	450	450	450	450	450
Keith	3	385	436	375	407	441	376	395	342	380

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

Methodology for Special Valuation
Lincoln County
March 1, 2014

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. Sales of unimproved commercial land in this area have been very active and through the sales verification and ratio study processes 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 and the value for dry crop land applied as the special value. This land is being used to harvest alfalfa as feed for livestock.

There are currently 335 approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East. 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. 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 considered food plots. 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. There are also some applications pending a review and physical inspection for 2014 approval or denial.

Julie Stenger
Lincoln County Assessor

2014 Agricultural Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; the North and South Platte rivers come in from the western part of the county and converge to form the Platte River just east of North Platte. Major highways serving the county are interstate 80 and highway 30 from east to west, highway 83 from north to south, highway 92 northwest to Tryon, highway 25 south of Sutherland, and highway 23 running through Dickens. These highways together with the local sale barn, numerous grain elevators, farm and ranch supply businesses, and implement dealerships are all attributes that have an economic impact on the agricultural market in Lincoln County.

Market Area 1 is along and including the North Platte, South Platte and Platte rivers. It stretches the full width of the county from east to west. Irrigated and dry land farms make up in excess of one half of this area; there is also sub irrigated hay meadows and pasture along with accretion and waste land. The accretion and adjoining lands often times are purchased for recreational purposes. The presence of Interstate 80 also adds to the desirability of this area. The Twin Platte Natural Resource District (NRD) manages this area.

Market Area 2, north of market area 1, is the Sand Hills and consists of a little more than one fourth of the county, it is predominantly pasture land. Along the borders of Custer and Logan counties some tableland can be found that is farmed or used to harvest forage for livestock. The Twin Platte NRD also manages this area.

Market Area 3 and Market Area 5, after a review of agricultural sales in this area, will be valued the same for 2014. For measurement purposes this area will be measured as Market Area 5. This area will be monitored and possibly merged into one area in the future. It lies south of the South Platte River in the southwest corner of Lincoln County and is a part of the Twin Platte Natural Resource District and the Middle Republican Natural Resource District. Market Area 5 was established in 2007 as a result of a moratorium issued by the Middle Republican Natural Resource District on new well drilling and a limit on the amount of water allotted to each well per year which seemed to be impacting the market. There were also litigated issues due to excessive irrigation. Most of this area is used for farm crops; there are numerous pivot irrigation systems. The rest of the area is used for grazing.

Market Area 4, situated south of the Platte River in the southeastern corner of Lincoln County is comprised of nearly four-fifths rough broken land. Because of the narrow valleys and steep canyon walls, that support major infestations of volunteer red cedar trees, the area is only suitable for pasture. The remaining land along the Frontier County line on the south and the Dawson County line on the east is more conducive to cultivation. Most of this area will be in the Middle Republican Natural Resource District.

2014 Agricultural Correlation Section for Lincoln County

Description of Analysis

The overall sample of agricultural sales over the three year study period is statistically sufficient and proportionate over the study years. However, when stratified by market areas this pattern is not consistent. An analysis of the breakdown of each market area reveals that in market areas one two, and four the sales are slightly skewed towards the third year of the study period. Market area 5 appears statistically sufficient and proportionate but weighted with dry land sales. The ability of Lincoln County to locate comparable sales is somewhat hindered by its geographical location and the four market areas.

Keith and Dawson counties were considered for comparable sales to bring into the analysis of market area one which comprises the river area. Dry and grass sales were not plentiful but the movement in the market was recognized in the assessment actions.

Comparable sales were identified for inclusion in market area two (Sand Hills); a proportionate distribution of sales throughout the study years was maintained and the land use of the sample remained representative of the market area as a whole.

The sample for market area four (SE corner of county) was representative of the land use makeup of the area, comparable sales were sought from Frontier and Dawson counties to make the sample proportionate throughout the study years; the sample was not distorted with the inclusion of sales.

Market area 5 (SW corner of the county) was proportionate throughout the study years. Additional sales were brought into the analysis to give equal weight to all three classes of agricultural land (irrigated, dry, and grass).

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. All available information is utilized for measurement and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

Many factors were considered in determining the level of value for the agricultural class of real property within Lincoln County. The sales data, as provided by the assessor, in the States sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses. To strengthen the

2014 Agricultural Correlation Section for Lincoln County

confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

Level of Value

The overall median of 71% will be used in determining the level of value for the agricultural class of real property within Lincoln County.

Special Valuation

A review of the agricultural land values in Lincoln County in areas that have other non-agricultural influence, in particular market area 1, indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lincoln County, market area 1, is 70%.

**56 Lincoln
RESIDENTIAL**

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 905
 Total Sales Price : 119,614,180
 Total Adj. Sales Price : 119,738,180
 Total Assessed Value : 114,280,590
 Avg. Adj. Sales Price : 132,307
 Avg. Assessed Value : 126,277

MEDIAN : 98
 WGT. MEAN : 95
 MEAN : 98
 COD : 09.48
 PRD : 103.06

COV : 17.10
 STD : 16.82
 Avg. Abs. Dev : 09.28
 MAX Sales Ratio : 288.71
 MIN Sales Ratio : 35.70

95% Median C.I. : 97.33 to 98.32
 95% Wgt. Mean C.I. : 94.59 to 96.30
 95% Mean C.I. : 97.26 to 99.46

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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-11 To 31-DEC-11	94	97.88	98.43	95.67	07.34	102.88	60.94	147.53	96.21 to 99.62	131,285	125,597
01-JAN-12 To 31-MAR-12	80	98.86	99.66	98.51	05.74	101.17	66.25	179.80	97.87 to 99.53	120,523	118,723
01-APR-12 To 30-JUN-12	115	99.28	100.18	99.40	05.12	100.78	56.85	137.74	98.29 to 99.73	127,695	126,925
01-JUL-12 To 30-SEP-12	116	98.86	100.64	97.94	06.26	102.76	67.16	166.17	98.14 to 99.56	131,832	129,119
01-OCT-12 To 31-DEC-12	106	98.98	102.53	97.70	13.17	104.94	49.49	288.71	97.73 to 100.58	124,761	121,892
01-JAN-13 To 31-MAR-13	94	97.19	100.14	95.88	12.22	104.44	35.70	202.00	95.75 to 100.75	116,111	111,325
01-APR-13 To 30-JUN-13	155	94.81	94.07	92.14	09.51	102.09	57.98	144.20	92.20 to 96.19	147,191	135,628
01-JUL-13 To 30-SEP-13	145	93.99	94.70	91.21	13.51	103.83	47.79	216.27	90.96 to 96.00	143,617	131,000
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	405	98.81	99.80	97.92	06.09	101.92	56.85	179.80	98.42 to 99.24	128,296	125,625
01-OCT-12 To 30-SEP-13	500	96.00	97.19	93.54	12.17	103.90	35.70	288.71	95.26 to 97.13	135,556	126,805
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	417	98.95	100.81	98.39	07.61	102.46	49.49	288.71	98.46 to 99.35	126,724	124,682
<u>ALL</u>	905	97.88	98.36	95.44	09.48	103.06	35.70	288.71	97.33 to 98.32	132,307	126,277

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	97	98.79	105.67	99.68	18.34	106.01	49.49	288.71	96.32 to 100.40	57,391	57,209
02	542	98.45	99.45	97.65	07.54	101.84	55.48	191.20	98.03 to 99.06	127,175	124,187
03	35	95.50	92.50	90.70	08.69	101.98	49.69	119.13	91.73 to 97.58	193,524	175,523
04	117	92.52	91.18	89.65	12.36	101.71	35.70	216.27	90.98 to 96.57	196,806	176,437
05	37	95.64	94.29	94.25	07.50	100.04	70.98	115.77	91.71 to 97.14	210,300	198,206
06	27	98.71	99.57	98.32	05.80	101.27	83.68	129.53	97.33 to 99.68	116,863	114,905
07	24	97.60	96.70	95.09	06.19	101.69	65.63	114.19	93.15 to 100.49	114,337	108,717
08	4	101.30	108.11	101.83	18.07	106.17	80.46	149.38	N/A	39,125	39,840
09	7	96.35	93.74	92.94	06.91	100.86	71.89	105.76	71.89 to 105.76	54,143	50,321
10	12	97.69	92.62	89.23	10.21	103.80	67.18	111.78	76.37 to 101.71	84,000	74,956
11	3	84.36	87.33	81.89	09.15	106.64	77.24	100.40	N/A	73,000	59,777
<u>ALL</u>	905	97.88	98.36	95.44	09.48	103.06	35.70	288.71	97.33 to 98.32	132,307	126,277

**56 Lincoln
RESIDENTIAL**

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 905
 Total Sales Price : 119,614,180
 Total Adj. Sales Price : 119,738,180
 Total Assessed Value : 114,280,590
 Avg. Adj. Sales Price : 132,307
 Avg. Assessed Value : 126,277

MEDIAN : 98
 WGT. MEAN : 95
 MEAN : 98
 COD : 09.48
 PRD : 103.06

COV : 17.10
 STD : 16.82
 Avg. Abs. Dev : 09.28
 MAX Sales Ratio : 288.71
 MIN Sales Ratio : 35.70

95% Median C.I. : 97.33 to 98.32
 95% Wgt. Mean C.I. : 94.59 to 96.30
 95% Mean C.I. : 97.26 to 99.46

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	868	98.01	98.65	95.61	09.01	103.18	47.79	288.71	97.54 to 98.37	135,282	129,337
06											
07	37	93.86	91.48	87.15	20.30	104.97	35.70	216.27	84.15 to 101.21	62,532	54,495
<u>ALL</u>	905	97.88	98.36	95.44	09.48	103.06	35.70	288.71	97.33 to 98.32	132,307	126,277

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	99.70	118.25	101.60	19.41	116.39	98.50	156.56	N/A	44,167	44,872
Less Than 15,000	16	116.45	127.55	117.41	31.72	108.64	54.55	288.71	93.86 to 156.56	16,738	19,651
Less Than 30,000	45	106.46	116.53	110.99	26.22	104.99	49.49	288.71	96.87 to 115.16	19,994	22,191
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	902	97.85	98.29	95.44	09.44	102.99	35.70	288.71	97.33 to 98.30	132,601	126,548
Greater Than 14,999	889	97.81	97.83	95.39	08.92	102.56	35.70	216.27	97.28 to 98.28	134,387	128,196
Greater Than 29,999	860	97.74	97.41	95.32	08.43	102.19	35.70	202.00	97.23 to 98.25	138,184	131,723
<u>Incremental Ranges</u>											
0 TO 4,999	3	99.70	118.25	101.60	19.41	116.39	98.50	156.56	N/A	44,167	44,872
5,000 TO 14,999	13	120.31	129.70	132.89	32.76	97.60	54.55	288.71	89.00 to 156.58	10,408	13,831
15,000 TO 29,999	29	103.50	110.44	108.26	21.33	102.01	49.49	216.27	95.71 to 113.82	21,791	23,592
30,000 TO 59,999	93	104.68	109.49	108.53	16.22	100.88	35.70	202.00	100.97 to 109.46	44,674	48,484
60,000 TO 99,999	217	99.44	99.12	99.00	07.03	100.12	47.79	157.00	98.33 to 100.23	80,339	79,533
100,000 TO 149,999	218	97.33	96.14	96.03	06.56	100.11	65.63	137.94	96.36 to 98.16	123,380	118,476
150,000 TO 249,999	268	96.19	94.19	94.16	07.09	100.03	57.98	133.58	95.47 to 97.30	186,428	175,537
250,000 TO 499,999	63	94.57	92.31	92.28	08.07	100.03	49.69	115.77	91.83 to 97.04	313,423	289,226
500,000 TO 999,999	1	65.34	65.34	65.34	00.00	100.00	65.34	65.34	N/A	645,000	421,460
1,000,000 +											
<u>ALL</u>	905	97.88	98.36	95.44	09.48	103.06	35.70	288.71	97.33 to 98.32	132,307	126,277

56 Lincoln
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 63
Total Sales Price : 14,921,069
Total Adj. Sales Price : 15,149,069
Total Assessed Value : 12,690,965
Avg. Adj. Sales Price : 240,461
Avg. Assessed Value : 201,444

MEDIAN : 95
WGT. MEAN : 84
MEAN : 91
COD : 13.57
PRD : 108.52

COV : 25.00
STD : 22.73
Avg. Abs. Dev : 12.88
MAX Sales Ratio : 181.58
MIN Sales Ratio : 38.11

95% Median C.I. : 92.49 to 97.25
95% Wgt. Mean C.I. : 70.24 to 97.31
95% Mean C.I. : 85.30 to 96.52

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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-10 To 31-DEC-10	4	98.38	85.71	85.33	14.59	100.45	45.36	100.73	N/A	185,000	157,858
01-JAN-11 To 31-MAR-11	4	96.33	96.08	95.05	02.08	101.08	93.50	98.15	N/A	142,500	135,440
01-APR-11 To 30-JUN-11	3	91.33	91.94	93.32	02.33	98.52	89.04	95.44	N/A	100,633	93,913
01-JUL-11 To 30-SEP-11	8	94.58	94.94	94.83	04.17	100.12	89.32	105.58	89.32 to 105.58	453,038	429,593
01-OCT-11 To 31-DEC-11	4	99.13	97.70	97.69	02.07	100.01	92.53	100.00	N/A	96,201	93,984
01-JAN-12 To 31-MAR-12	5	99.60	85.02	91.27	15.64	93.15	60.11	101.75	N/A	172,000	156,977
01-APR-12 To 30-JUN-12	10	97.31	99.81	87.54	15.46	114.02	49.04	181.58	86.19 to 98.86	330,657	289,465
01-JUL-12 To 30-SEP-12	1	89.56	89.56	89.56	00.00	100.00	89.56	89.56	N/A	46,500	41,645
01-OCT-12 To 31-DEC-12	5	85.73	101.57	113.14	23.11	89.77	77.80	165.00	N/A	178,760	202,241
01-JAN-13 To 31-MAR-13	1	41.46	41.46	41.46	00.00	100.00	41.46	41.46	N/A	2,062,000	854,885
01-APR-13 To 30-JUN-13	10	90.34	83.04	87.29	14.14	95.13	39.17	99.21	59.39 to 97.80	108,638	94,833
01-JUL-13 To 30-SEP-13	8	93.48	85.16	69.75	18.45	122.09	38.11	117.50	38.11 to 117.50	159,102	110,970
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	19	95.44	92.76	93.42	06.14	99.29	45.36	105.58	91.33 to 98.01	275,589	257,457
01-OCT-11 To 30-SEP-12	20	97.69	95.18	89.11	12.74	106.81	49.04	181.58	92.53 to 99.49	229,894	204,856
01-OCT-12 To 30-SEP-13	24	90.34	85.87	69.66	19.57	123.27	38.11	165.00	77.80 to 95.89	221,458	154,258
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	19	95.44	95.28	94.98	03.58	100.32	89.04	105.58	91.54 to 98.15	256,895	244,009
01-JAN-12 To 31-DEC-12	21	96.64	96.22	92.67	17.30	103.83	49.04	181.58	85.73 to 98.86	243,184	225,351
<u>ALL</u>	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	51	94.94	90.38	84.04	11.69	107.54	38.11	165.00	92.49 to 97.07	281,874	236,898
04	3	98.39	85.66	82.61	13.49	103.69	59.39	99.21	N/A	56,805	46,927
06	2	70.01	70.01	47.73	35.21	146.68	45.36	94.65	N/A	104,000	49,635
07	2	81.24	81.24	76.85	21.59	105.71	63.70	98.77	N/A	96,000	73,775
09	3	89.56	118.30	120.85	36.41	97.89	83.75	181.58	N/A	30,357	36,685
10	2	101.70	101.70	99.55	03.82	102.16	97.82	105.58	N/A	56,000	55,748
<u>ALL</u>	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444

56 Lincoln
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 63
Total Sales Price : 14,921,069
Total Adj. Sales Price : 15,149,069
Total Assessed Value : 12,690,965
Avg. Adj. Sales Price : 240,461
Avg. Assessed Value : 201,444

MEDIAN : 95
WGT. MEAN : 84
MEAN : 91
COD : 13.57
PRD : 108.52

COV : 25.00
STD : 22.73
Avg. Abs. Dev : 12.88
MAX Sales Ratio : 181.58
MIN Sales Ratio : 38.11

95% Median C.I. : 92.49 to 97.25
95% Wgt. Mean C.I. : 70.24 to 97.31
95% Mean C.I. : 85.30 to 96.52

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	99.78	99.78	99.74	01.98	100.04	97.80	101.75	N/A	101,000	100,735
03	61	94.65	90.61	83.56	13.88	108.44	38.11	181.58	91.54 to 97.07	245,034	204,746
04											
<u>ALL</u>	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	94.65	91.98	91.28	04.86	100.77	83.75	97.55	N/A	10,933	9,980
Less Than 30,000	5	94.65	94.11	94.92	06.41	99.15	83.75	105.58	N/A	16,560	15,719
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444
Greater Than 14,999	60	95.19	90.85	83.76	13.96	108.46	38.11	181.58	91.54 to 97.37	251,938	211,017
Greater Than 29,999	58	95.19	90.63	83.71	14.14	108.27	38.11	181.58	92.49 to 97.25	259,763	217,455
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	94.65	91.98	91.28	04.86	100.77	83.75	97.55	N/A	10,933	9,980
15,000 TO 29,999	2	97.31	97.31	97.31	08.50	100.00	89.04	105.58	N/A	25,000	24,328
30,000 TO 59,999	13	97.25	102.89	101.12	12.13	101.75	83.55	181.58	89.56 to 100.19	45,484	45,992
60,000 TO 99,999	13	97.37	85.91	86.88	13.28	98.88	39.17	101.75	60.11 to 98.77	82,362	71,558
100,000 TO 149,999	8	94.31	89.58	89.02	08.44	100.63	63.70	99.39	63.70 to 99.39	113,238	100,803
150,000 TO 249,999	10	94.33	88.65	88.44	09.32	100.24	38.11	99.96	86.19 to 99.49	193,850	171,440
250,000 TO 499,999	10	91.70	90.13	87.72	22.69	102.75	45.36	165.00	49.04 to 100.73	346,038	303,550
500,000 TO 999,999	1	63.56	63.56	63.56	00.00	100.00	63.56	63.56	N/A	537,500	341,615
1,000,000 +	3	95.94	78.01	79.04	19.17	98.70	41.46	96.64	N/A	2,187,333	1,728,760
<u>ALL</u>	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444

56 Lincoln
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 63
 Total Sales Price : 14,921,069
 Total Adj. Sales Price : 15,149,069
 Total Assessed Value : 12,690,965
 Avg. Adj. Sales Price : 240,461
 Avg. Assessed Value : 201,444

MEDIAN : 95
 WGT. MEAN : 84
 MEAN : 91
 COD : 13.57
 PRD : 108.52

COV : 25.00
 STD : 22.73
 Avg. Abs. Dev : 12.88
 MAX Sales Ratio : 181.58
 MIN Sales Ratio : 38.11

95% Median C.I. : 92.49 to 97.25
 95% Wgt. Mean C.I. : 70.24 to 97.31
 95% Mean C.I. : 85.30 to 96.52

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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	7	98.42	90.69	91.55	09.04	99.06	60.11	101.75	60.11 to 101.75	75,957	69,538
304	1	49.04	49.04	49.04	00.00	100.00	49.04	49.04	N/A	650,000	318,745
311	1	96.64	96.64	96.64	00.00	100.00	96.64	96.64	N/A	2,000,000	1,932,885
341	1	93.50	93.50	93.50	00.00	100.00	93.50	93.50	N/A	370,000	345,955
343	3	93.22	91.45	90.71	03.13	100.82	86.19	94.94	N/A	158,333	143,630
344	6	92.90	88.78	85.10	09.74	104.32	63.56	99.60	63.56 to 99.60	325,813	277,267
349	1	41.46	41.46	41.46	00.00	100.00	41.46	41.46	N/A	2,062,000	854,885
350	1	89.56	89.56	89.56	00.00	100.00	89.56	89.56	N/A	46,500	41,645
352	5	97.37	99.77	96.91	05.99	102.95	92.49	117.50	N/A	106,200	102,919
353	5	95.58	101.28	91.02	30.85	111.27	39.17	181.58	N/A	77,554	70,587
384	1	91.54	91.54	91.54	00.00	100.00	91.54	91.54	N/A	54,900	50,255
386	1	63.70	63.70	63.70	00.00	100.00	63.70	63.70	N/A	120,000	76,435
391	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	45,805	45,805
406	18	95.70	91.92	90.40	07.84	101.68	59.39	105.58	89.04 to 99.21	103,712	93,751
407	1	165.00	165.00	165.00	00.00	100.00	165.00	165.00	N/A	300,000	494,990
413	1	95.94	95.94	95.94	00.00	100.00	95.94	95.94	N/A	2,500,000	2,398,510
444	1	99.39	99.39	99.39	00.00	100.00	99.39	99.39	N/A	105,000	104,360
471	1	83.75	83.75	83.75	00.00	100.00	83.75	83.75	N/A	12,800	10,720
528	5	81.04	72.14	74.51	27.81	96.82	38.11	100.73	N/A	197,600	147,225
531	1	97.82	97.82	97.82	00.00	100.00	97.82	97.82	N/A	87,000	85,100
532	1	97.25	97.25	97.25	00.00	100.00	97.25	97.25	N/A	59,900	58,250
<u>ALL</u>	63	94.94	90.91	83.77	13.57	108.52	38.11	181.58	92.49 to 97.25	240,461	201,444

56 Lincoln
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 223
 Total Sales Price : 104,555,322
 Total Adj. Sales Price : 104,476,868
 Total Assessed Value : 70,521,962
 Avg. Adj. Sales Price : 468,506
 Avg. Assessed Value : 316,242

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 75
 COD : 30.17
 PRD : 110.93

COV : 37.03
 STD : 27.73
 Avg. Abs. Dev : 21.29
 MAX Sales Ratio : 185.45
 MIN Sales Ratio : 22.22

95% Median C.I. : 68.20 to 76.27
 95% Wgt. Mean C.I. : 62.77 to 72.23
 95% Mean C.I. : 71.24 to 78.52

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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-10 To 31-DEC-10	29	93.17	94.60	93.95	16.55	100.69	61.24	153.87	84.21 to 101.87	346,490	325,531
01-JAN-11 To 31-MAR-11	15	86.01	95.13	91.02	27.07	104.52	44.24	185.45	75.41 to 106.57	479,820	436,726
01-APR-11 To 30-JUN-11	17	88.25	85.82	87.92	21.22	97.61	39.49	130.68	68.68 to 101.95	250,848	220,552
01-JUL-11 To 30-SEP-11	6	98.14	104.29	96.07	23.54	108.56	68.70	153.44	68.70 to 153.44	318,765	306,241
01-OCT-11 To 31-DEC-11	20	82.11	83.63	75.81	19.16	110.32	53.37	122.25	62.64 to 94.16	548,423	415,743
01-JAN-12 To 31-MAR-12	26	70.98	73.39	65.01	20.16	112.89	34.95	127.17	63.45 to 82.54	441,674	287,145
01-APR-12 To 30-JUN-12	20	69.66	76.33	68.05	26.13	112.17	38.67	144.79	62.12 to 83.59	507,426	345,318
01-JUL-12 To 30-SEP-12	8	53.74	60.60	54.40	41.85	111.40	29.97	115.29	29.97 to 115.29	545,913	296,988
01-OCT-12 To 31-DEC-12	34	62.56	67.07	53.33	31.06	125.76	22.22	152.75	53.49 to 76.27	545,205	290,770
01-JAN-13 To 31-MAR-13	16	54.61	58.50	52.88	23.35	110.63	37.62	96.25	41.61 to 67.18	387,352	204,832
01-APR-13 To 30-JUN-13	21	49.70	52.12	56.29	26.12	92.59	26.74	79.77	40.03 to 65.89	745,962	419,926
01-JUL-13 To 30-SEP-13	11	47.48	49.10	51.51	28.79	95.32	28.11	76.07	28.28 to 73.40	335,158	172,638
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	67	91.54	93.36	92.13	20.61	101.34	39.49	185.45	85.85 to 100.32	349,590	322,061
01-OCT-11 To 30-SEP-12	74	71.40	75.57	67.80	24.89	111.46	29.97	144.79	67.41 to 79.38	499,565	338,688
01-OCT-12 To 30-SEP-13	82	57.21	59.16	54.17	29.35	109.21	22.22	152.75	51.20 to 63.28	537,641	291,231
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	58	86.15	89.38	84.02	22.83	106.38	39.49	185.45	80.01 to 94.75	419,703	352,630
01-JAN-12 To 31-DEC-12	88	68.46	70.45	59.80	27.02	117.81	22.22	152.75	62.39 to 71.40	506,095	302,662
<u>ALL</u>	223	70.56	74.88	67.50	30.17	110.93	22.22	185.45	68.20 to 76.27	468,506	316,242

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	39	68.85	74.34	58.50	38.59	127.08	32.22	185.45	51.76 to 77.38	453,031	265,017
2	68	70.24	73.51	67.23	27.55	109.34	22.22	153.44	63.60 to 82.28	493,510	331,794
4	52	74.25	71.24	66.00	24.44	107.94	28.11	126.66	62.42 to 80.01	344,953	227,675
5	64	71.40	79.62	73.02	31.58	109.04	38.58	153.87	64.64 to 91.77	551,756	402,894
<u>ALL</u>	223	70.56	74.88	67.50	30.17	110.93	22.22	185.45	68.20 to 76.27	468,506	316,242

56 Lincoln
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 223
 Total Sales Price : 104,555,322
 Total Adj. Sales Price : 104,476,868
 Total Assessed Value : 70,521,962
 Avg. Adj. Sales Price : 468,506
 Avg. Assessed Value : 316,242

MEDIAN : 71
 WGT. MEAN : 68
 MEAN : 75
 COD : 30.17
 PRD : 110.93

COV : 37.03
 STD : 27.73
 Avg. Abs. Dev : 21.29
 MAX Sales Ratio : 185.45
 MIN Sales Ratio : 22.22

95% Median C.I. : 68.20 to 76.27
 95% Wgt. Mean C.I. : 62.77 to 72.23
 95% Mean C.I. : 71.24 to 78.52

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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
_____Irrigated_____											
County	14	75.46	76.36	61.02	33.87	125.14	32.22	127.17	47.48 to 118.95	366,728	223,769
1	11	75.41	76.99	60.77	37.42	126.69	32.22	127.17	41.69 to 120.02	423,968	257,653
2	2	72.97	72.97	61.93	31.89	117.83	49.70	96.23	N/A	210,269	130,225
4	1	76.27	76.27	76.27	00.00	100.00	76.27	76.27	N/A	50,000	38,135
_____Dry_____											
County	32	68.84	76.84	68.70	28.92	111.85	39.90	185.45	62.12 to 76.58	310,172	213,077
1	5	70.15	92.32	77.45	35.77	119.20	64.15	185.45	N/A	279,460	216,435
2	1	39.90	39.90	39.90	00.00	100.00	39.90	39.90	N/A	300,000	119,695
4	5	79.13	71.57	68.98	20.78	103.75	40.16	100.32	N/A	160,258	110,551
5	21	68.71	76.16	68.18	26.94	111.70	47.55	145.52	57.53 to 76.58	353,662	241,136
_____Grass_____											
County	113	71.62	74.36	72.37	24.71	102.75	28.11	153.44	67.18 to 80.00	432,690	313,149
1	2	71.29	71.29	67.55	12.25	105.54	62.56	80.01	N/A	168,000	113,480
2	58	72.51	76.56	74.74	24.37	102.44	28.28	153.44	65.38 to 82.49	467,711	349,590
4	33	70.44	70.87	69.14	21.88	102.50	28.11	114.99	62.42 to 80.01	348,205	240,764
5	20	72.04	74.04	69.79	31.09	106.09	38.58	110.00	48.95 to 94.96	496,998	346,873
_____ALL_____	223	70.56	74.88	67.50	30.17	110.93	22.22	185.45	68.20 to 76.27	468,506	316,242

56 Lincoln
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

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Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

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 PRD : 110.93

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 95% Wgt. Mean C.I. : 62.77 to 72.23
 95% Mean C.I. : 71.24 to 78.52

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	50	69.95	71.67	60.75	34.28	117.98	22.22	144.79	56.06 to 77.38	711,704	432,327
1	23	70.47	72.89	53.55	39.70	136.12	32.22	144.79	46.43 to 79.38	554,462	296,907
2	6	59.68	59.23	37.14	44.94	159.48	22.22	96.23	22.22 to 96.23	721,655	267,993
4	6	68.55	65.08	58.89	19.68	110.51	40.03	83.71	40.03 to 83.71	504,367	297,043
5	15	70.23	77.42	73.64	29.65	105.13	45.98	115.29	56.06 to 101.95	1,031,764	759,819
_____Dry_____											
County	37	70.15	79.09	69.19	31.95	114.31	33.89	185.45	63.28 to 76.58	303,799	210,193
1	5	70.15	92.32	77.45	35.77	119.20	64.15	185.45	N/A	279,460	216,435
2	1	39.90	39.90	39.90	00.00	100.00	39.90	39.90	N/A	300,000	119,695
4	6	68.62	65.29	56.53	30.95	115.50	33.89	100.32	33.89 to 100.32	207,049	117,038
5	25	70.59	81.33	70.75	30.91	114.95	47.55	153.87	62.39 to 88.43	332,039	234,922
_____Grass_____											
County	121	72.75	74.91	72.49	26.03	103.34	28.11	153.44	67.41 to 80.01	426,347	309,058
1	3	80.01	98.44	105.83	37.57	93.02	62.56	152.75	N/A	203,396	215,262
2	59	71.62	75.98	74.65	24.95	101.78	28.28	153.44	64.20 to 82.49	461,165	344,249
4	38	71.60	71.23	67.92	24.46	104.87	28.11	114.99	62.42 to 80.95	354,449	240,747
5	21	75.10	75.20	70.79	29.88	106.23	38.58	110.00	48.95 to 96.25	490,474	347,197
_____ALL_____	223	70.56	74.88	67.50	30.17	110.93	22.22	185.45	68.20 to 76.27	468,506	316,242

Total Real Property Sum Lines 17, 25, & 30	Records : 22,413	Value : 3,303,457,392	Growth 29,494,339	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	1,132	9,317,395	192	2,725,110	646	10,016,560	1,970	22,059,065	
02. Res Improve Land	9,963	104,736,900	551	9,107,740	2,154	34,995,260	12,668	148,839,900	
03. Res Improvements	9,963	807,714,665	551	58,418,955	2,154	315,744,296	12,668	1,181,877,916	
04. Res Total	11,095	921,768,960	743	70,251,805	2,800	360,756,116	14,638	1,352,776,881	8,942,954
% of Res Total	75.80	68.14	5.08	5.19	19.13	26.67	65.31	40.95	30.32
05. Com UnImp Land	205	21,037,460	31	1,750,895	18	238,495	254	23,026,850	
06. Com Improve Land	1,168	83,237,305	56	1,902,245	70	1,426,455	1,294	86,566,005	
07. Com Improvements	1,168	375,696,150	56	8,554,526	70	15,370,985	1,294	399,621,661	
08. Com Total	1,373	479,970,915	87	12,207,666	88	17,035,935	1,548	509,214,516	17,710,355
% of Com Total	88.70	94.26	5.62	2.40	5.68	3.35	6.91	15.41	60.05
09. Ind UnImp Land	4	92,870	0	0	6	503,960	10	596,830	
10. Ind Improve Land	13	335,285	1	35,545	3	255,165	17	625,995	
11. Ind Improvements	13	2,362,795	1	12,215	3	130,465	17	2,505,475	
12. Ind Total	17	2,790,950	1	47,760	9	889,590	27	3,728,300	0
% of Ind Total	62.96	74.86	3.70	1.28	33.33	23.86	0.12	0.11	0.00
13. Rec UnImp Land	0	0	14	109,255	35	3,374,045	49	3,483,300	
14. Rec Improve Land	0	0	0	0	22	1,732,825	22	1,732,825	
15. Rec Improvements	0	0	0	0	22	1,080,835	22	1,080,835	
16. Rec Total	0	0	14	109,255	57	6,187,705	71	6,296,960	27,255
% of Rec Total	0.00	0.00	19.72	1.74	80.28	98.26	0.32	0.19	0.09
Res & Rec Total	11,095	921,768,960	757	70,361,060	2,857	366,943,821	14,709	1,359,073,841	8,970,209
% of Res & Rec Total	75.43	67.82	5.15	5.18	19.42	27.00	65.63	41.14	30.41
Com & Ind Total	1,390	482,761,865	88	12,255,426	97	17,925,525	1,575	512,942,816	17,710,355
% of Com & Ind Total	88.25	94.12	5.59	2.39	6.16	3.49	7.03	15.53	60.05
17. Taxable Total	12,485	1,404,530,825	845	82,616,486	2,954	384,869,346	16,284	1,872,016,657	26,680,564
% of Taxable Total	76.67	75.03	5.19	4.41	18.14	20.56	72.65	56.67	90.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	21	96,300	3,238,925	0	0	0
19. Commercial	4	1,007,320	7,438,875	0	0	0
20. Industrial	1	1,340,040	2,909,235	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	3,238,925
19. Commercial	0	0	0	4	1,007,320	7,438,875
20. Industrial	0	0	0	1	1,340,040	2,909,235
21. Other	0	0	0	0	0	0
22. Total Sch II				26	2,443,660	13,587,035

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	11	77,710	11	77,710	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	15	77,710	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	724	139	685	1,548

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	91,145	0	0	4,669	941,163,085	4,671	941,254,230
28. Ag-Improved Land	0	0	0	0	1,354	358,395,365	1,354	358,395,365
29. Ag Improvements	0	0	0	0	1,443	131,713,430	1,443	131,713,430
30. Ag Total							6,114	1,431,363,025

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	30	29.96	145,630	30	29.96	145,630	
32. HomeSite Improv Land	1,013	1,164.40	5,908,425	1,013	1,164.40	5,908,425	
33. HomeSite Improvements	1,057	0.00	98,858,055	1,057	0.00	98,858,055	2,422,955
34. HomeSite Total				1,087	1,194.36	104,912,110	
35. FarmSite UnImp Land	136	207.09	95,605	136	207.09	95,605	
36. FarmSite Improv Land	1,283	3,673.67	1,875,090	1,283	3,673.67	1,875,090	
37. FarmSite Improvements	1,348	0.00	32,855,375	1,348	0.00	32,855,375	390,820
38. FarmSite Total				1,484	3,880.76	34,826,070	
39. Road & Ditches	0	14,383.00	0	0	14,383.00	0	
40. Other- Non Ag Use	0	101.88	0	0	101.88	0	
41. Total Section VI				2,571	19,560.00	139,738,180	2,813,775

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	2,392,675	14	4,008.61	2,392,675

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	314	54,322.72	88,022,000	314	54,322.72	88,022,000
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	5,522.74	5.34%	16,138,920	5.47%	2,922.27
46. 1A	31,152.18	30.13%	91,045,055	30.83%	2,922.59
47. 2A1	7,271.98	7.03%	21,258,115	7.20%	2,923.29
48. 2A	14,660.62	14.18%	42,806,125	14.50%	2,919.80
49. 3A1	9,648.34	9.33%	26,991,835	9.14%	2,797.56
50. 3A	18,419.27	17.81%	50,882,370	17.23%	2,762.45
51. 4A1	13,971.91	13.51%	38,682,280	13.10%	2,768.57
52. 4A	2,756.26	2.67%	7,472,155	2.53%	2,710.98
53. Total	103,403.30	100.00%	295,276,855	100.00%	2,855.58
Dry					
54. 1D1	46.19	0.17%	69,285	0.17%	1,500.00
55. 1D	7,468.46	27.35%	11,202,695	27.35%	1,500.00
56. 2D1	2,058.97	7.54%	3,088,450	7.54%	1,500.00
57. 2D	3,797.95	13.91%	5,696,915	13.91%	1,500.00
58. 3D1	2,941.40	10.77%	4,412,095	10.77%	1,500.00
59. 3D	4,987.11	18.27%	7,480,655	18.27%	1,500.00
60. 4D1	5,070.57	18.57%	7,605,855	18.57%	1,500.00
61. 4D	932.98	3.42%	1,397,785	3.41%	1,498.19
62. Total	27,303.63	100.00%	40,953,735	100.00%	1,499.94
Grass					
63. 1G1	195.02	0.28%	190,145	0.29%	975.00
64. 1G	1,662.54	2.38%	1,621,040	2.45%	975.04
65. 2G1	1,493.63	2.14%	1,456,330	2.20%	975.03
66. 2G	3,790.53	5.42%	3,695,835	5.58%	975.02
67. 3G1	1,169.74	1.67%	1,140,520	1.72%	975.02
68. 3G	30,743.49	43.95%	29,206,690	44.11%	950.01
69. 4G1	16,127.18	23.06%	15,321,160	23.14%	950.02
70. 4G	14,762.17	21.11%	13,585,335	20.52%	920.28
71. Total	69,944.30	100.00%	66,217,055	100.00%	946.71
Irrigated Total					
	103,403.30	45.68%	295,276,855	68.27%	2,855.58
Dry Total					
	27,303.63	12.06%	40,953,735	9.47%	1,499.94
Grass Total					
	69,944.30	30.90%	66,217,055	15.31%	946.71
72. Waste	39.21	0.02%	9,810	0.00%	250.19
73. Other	25,667.34	11.34%	30,060,275	6.95%	1,171.15
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	226,357.78	100.00%	432,517,730	100.00%	1,910.77

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	464.54	1.37%	836,170	1.38%	1,800.00
46. 1A	6,387.71	18.88%	11,497,850	18.96%	1,800.00
47. 2A1	3,553.08	10.50%	6,321,460	10.42%	1,779.15
48. 2A	4,664.54	13.78%	8,396,175	13.85%	1,800.00
49. 3A1	2,162.59	6.39%	3,892,655	6.42%	1,800.00
50. 3A	3,082.92	9.11%	5,462,855	9.01%	1,771.97
51. 4A1	2,131.22	6.30%	3,820,535	6.30%	1,792.65
52. 4A	11,391.38	33.66%	20,411,535	33.66%	1,791.84
53. Total	33,837.98	100.00%	60,639,235	100.00%	1,792.05
Dry					
54. 1D1	182.35	1.09%	141,325	1.09%	775.02
55. 1D	3,898.64	23.33%	3,021,450	23.33%	775.00
56. 2D1	1,674.13	10.02%	1,297,485	10.02%	775.02
57. 2D	2,354.35	14.09%	1,824,680	14.09%	775.02
58. 3D1	2,239.08	13.40%	1,735,285	13.40%	775.00
59. 3D	1,678.97	10.05%	1,301,215	10.05%	775.01
60. 4D1	1,724.03	10.32%	1,336,125	10.32%	775.00
61. 4D	2,960.28	17.71%	2,294,280	17.71%	775.02
62. Total	16,711.83	100.00%	12,951,845	100.00%	775.01
Grass					
63. 1G1	30.70	0.01%	11,055	0.01%	360.10
64. 1G	1,342.59	0.26%	483,345	0.29%	360.01
65. 2G1	2,603.73	0.50%	937,345	0.56%	360.00
66. 2G	3,677.43	0.70%	1,323,855	0.79%	359.99
67. 3G1	774.66	0.15%	278,900	0.17%	360.03
68. 3G	20,187.70	3.85%	6,460,115	3.85%	320.00
69. 4G1	6,727.17	1.28%	2,152,685	1.28%	320.00
70. 4G	488,752.29	93.26%	156,183,835	93.06%	319.56
71. Total	524,096.27	100.00%	167,831,135	100.00%	320.23
Irrigated Total	33,837.98	5.89%	60,639,235	25.07%	1,792.05
Dry Total	16,711.83	2.91%	12,951,845	5.35%	775.01
Grass Total	524,096.27	91.16%	167,831,135	69.38%	320.23
72. Waste	3.68	0.00%	920	0.00%	250.00
73. Other	252.04	0.04%	479,310	0.20%	1,901.72
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	574,901.80	100.00%	241,902,445	100.00%	420.77

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	2,107.35	5.78%	6,427,410	5.93%	3,050.00
47. 2A1	2,072.15	5.68%	6,320,100	5.83%	3,050.02
48. 2A	1,981.80	5.43%	6,044,535	5.58%	3,050.02
49. 3A1	1,017.98	2.79%	3,104,860	2.86%	3,050.02
50. 3A	3,982.22	10.92%	11,656,310	10.75%	2,927.09
51. 4A1	24,348.33	66.77%	71,991,165	66.42%	2,956.72
52. 4A	956.34	2.62%	2,839,075	2.62%	2,968.69
53. Total	36,466.17	100.00%	108,383,455	100.00%	2,972.16
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,994.82	21.22%	2,254,170	21.22%	1,130.01
56. 2D1	1,008.37	10.73%	1,139,460	10.73%	1,130.00
57. 2D	1,293.55	13.76%	1,461,690	13.76%	1,129.98
58. 3D1	1,154.42	12.28%	1,304,490	12.28%	1,130.00
59. 3D	1,252.37	13.32%	1,415,190	13.32%	1,130.01
60. 4D1	2,451.64	26.08%	2,770,370	26.08%	1,130.01
61. 4D	245.36	2.61%	277,255	2.61%	1,129.99
62. Total	9,400.53	100.00%	10,622,625	100.00%	1,130.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	753.81	0.54%	350,515	0.65%	464.99
65. 2G1	1,057.01	0.76%	491,515	0.92%	465.01
66. 2G	1,267.14	0.91%	589,205	1.10%	464.99
67. 3G1	718.11	0.52%	333,930	0.62%	465.01
68. 3G	8,261.30	5.96%	3,180,615	5.93%	385.00
69. 4G1	120,969.87	87.29%	46,573,370	86.82%	385.00
70. 4G	5,556.93	4.01%	2,126,830	3.96%	382.73
71. Total	138,584.17	100.00%	53,645,980	100.00%	387.10
Irrigated Total					
	36,466.17	19.77%	108,383,455	62.78%	2,972.16
Dry Total					
	9,400.53	5.10%	10,622,625	6.15%	1,130.00
Grass Total					
	138,584.17	75.13%	53,645,980	31.07%	387.10
72. Waste	0.00	0.00%	0	0.00%	0.00
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	184,450.87	100.00%	172,652,060	100.00%	936.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	105.59	1.23%	242,865	1.27%	2,300.08
46. 1A	4,164.28	48.49%	9,507,895	49.70%	2,283.20
47. 2A1	654.84	7.63%	1,357,160	7.09%	2,072.51
48. 2A	672.59	7.83%	1,546,960	8.09%	2,300.00
49. 3A1	1,384.33	16.12%	3,091,425	16.16%	2,233.16
50. 3A	69.99	0.82%	160,975	0.84%	2,299.97
51. 4A1	1,090.91	12.70%	2,257,165	11.80%	2,069.07
52. 4A	445.16	5.18%	964,355	5.04%	2,166.31
53. Total	8,587.69	100.00%	19,128,800	100.00%	2,227.47
Dry					
54. 1D1	238.98	1.12%	243,765	1.12%	1,020.02
55. 1D	9,731.53	45.64%	9,926,170	45.64%	1,020.00
56. 2D1	1,580.45	7.41%	1,612,070	7.41%	1,020.01
57. 2D	518.65	2.43%	529,015	2.43%	1,019.98
58. 3D1	5,439.60	25.51%	5,548,380	25.51%	1,020.00
59. 3D	50.68	0.24%	51,695	0.24%	1,020.03
60. 4D1	2,120.18	9.94%	2,162,585	9.94%	1,020.00
61. 4D	1,644.19	7.71%	1,677,025	7.71%	1,019.97
62. Total	21,324.26	100.00%	21,750,705	100.00%	1,020.00
Grass					
63. 1G1	108.86	0.04%	51,705	0.04%	474.97
64. 1G	6,831.14	2.39%	3,244,965	2.64%	475.03
65. 2G1	9,197.23	3.21%	4,368,775	3.56%	475.01
66. 2G	2,041.55	0.71%	969,790	0.79%	475.03
67. 3G1	7,230.30	2.53%	3,434,365	2.80%	475.00
68. 3G	478.45	0.17%	203,345	0.17%	425.01
69. 4G1	9,663.01	3.38%	4,106,870	3.34%	425.01
70. 4G	250,551.15	87.57%	106,455,365	86.67%	424.88
71. Total	286,101.69	100.00%	122,835,180	100.00%	429.34
Irrigated Total					
	8,587.69	2.72%	19,128,800	11.67%	2,227.47
Dry Total					
	21,324.26	6.75%	21,750,705	13.27%	1,020.00
Grass Total					
	286,101.69	90.50%	122,835,180	74.96%	429.34
72. Waste	11.02	0.00%	2,760	0.00%	250.45
73. Other	98.58	0.03%	147,870	0.09%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	316,123.24	100.00%	163,865,315	100.00%	518.36

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	7,662.87	12.57%	22,646,890	12.39%	2,955.41
47. 2A1	4,525.16	7.42%	13,801,790	7.55%	3,050.01
48. 2A	5,090.02	8.35%	15,524,595	8.49%	3,050.01
49. 3A1	3,733.16	6.13%	11,355,300	6.21%	3,041.74
50. 3A	5,816.80	9.54%	17,437,700	9.54%	2,997.82
51. 4A1	32,643.01	53.56%	97,535,330	53.36%	2,987.94
52. 4A	1,477.14	2.42%	4,478,560	2.45%	3,031.91
53. Total	60,948.16	100.00%	182,780,165	100.00%	2,998.94
Dry					
54. 1D1	27.52	0.11%	31,095	0.11%	1,129.91
55. 1D	6,885.34	26.71%	7,780,370	26.71%	1,129.99
56. 2D1	3,220.79	12.49%	3,639,525	12.49%	1,130.01
57. 2D	3,173.46	12.31%	3,586,050	12.31%	1,130.01
58. 3D1	4,776.28	18.53%	5,397,205	18.53%	1,130.00
59. 3D	1,096.15	4.25%	1,238,615	4.25%	1,129.97
60. 4D1	5,377.32	20.86%	6,076,370	20.86%	1,130.00
61. 4D	1,222.04	4.74%	1,380,925	4.74%	1,130.02
62. Total	25,778.90	100.00%	29,130,155	100.00%	1,130.00
Grass					
63. 1G1	12.17	0.01%	5,660	0.01%	465.08
64. 1G	945.75	0.55%	439,775	0.66%	465.00
65. 2G1	2,557.30	1.48%	1,189,170	1.78%	465.01
66. 2G	4,018.05	2.33%	1,868,405	2.79%	465.00
67. 3G1	763.87	0.44%	355,205	0.53%	465.01
68. 3G	11,831.42	6.86%	4,555,120	6.80%	385.00
69. 4G1	136,807.61	79.34%	52,670,970	78.63%	385.00
70. 4G	15,506.17	8.99%	5,898,010	8.81%	380.37
71. Total	172,442.34	100.00%	66,982,315	100.00%	388.43
Irrigated Total					
	60,948.16	23.41%	182,780,165	65.12%	2,998.94
Dry Total					
	25,778.90	9.90%	29,130,155	10.38%	1,130.00
Grass Total					
	172,442.34	66.23%	66,982,315	23.86%	388.43
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,196.44	0.46%	1,794,660	0.64%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	260,365.84	100.00%	280,687,295	100.00%	1,078.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	32.32	91,145	0.00	0	243,210.98	666,117,365	243,243.30	666,208,510
77. Dry Land	0.00	0	0.00	0	100,519.15	115,409,065	100,519.15	115,409,065
78. Grass	0.00	0	0.00	0	1,191,168.77	477,511,665	1,191,168.77	477,511,665
79. Waste	0.00	0	0.00	0	53.91	13,490	53.91	13,490
80. Other	0.00	0	0.00	0	27,214.40	32,482,115	27,214.40	32,482,115
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	32.32	91,145	0.00	0	1,562,167.21	1,291,533,700	1,562,199.53	1,291,624,845

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,243.30	15.57%	666,208,510	51.58%	2,738.86
Dry Land	100,519.15	6.43%	115,409,065	8.94%	1,148.13
Grass	1,191,168.77	76.25%	477,511,665	36.97%	400.88
Waste	53.91	0.00%	13,490	0.00%	250.23
Other	27,214.40	1.74%	32,482,115	2.51%	1,193.56
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,562,199.53	100.00%	1,291,624,845	100.00%	826.80

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

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	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,315,189,230	1,352,776,881	37,587,651	2.86%	8,942,954	2.18%
02. Recreational	5,296,710	6,296,960	1,000,250	18.88%	27,255	18.37%
03. Ag-Homesite Land, Ag-Res Dwelling	104,424,995	104,912,110	487,115	0.47%	2,422,955	-1.85%
04. Total Residential (sum lines 1-3)	1,424,910,935	1,463,985,951	39,075,016	2.74%	11,393,164	1.94%
05. Commercial	478,976,130	509,214,516	30,238,386	6.31%	17,710,355	2.62%
06. Industrial	2,897,870	3,728,300	830,430	28.66%	0	28.66%
07. Ag-Farmsite Land, Outbuildings	33,456,305	34,826,070	1,369,765	4.09%	390,820	2.93%
08. Minerals	69,120	77,710	8,590	12.43	0	12.43
09. Total Commercial (sum lines 5-8)	515,399,425	547,846,596	32,447,171	6.30%	18,101,175	2.78%
10. Total Non-Agland Real Property	1,940,310,360	2,011,832,547	71,522,187	3.69%	29,494,339	2.17%
11. Irrigated	526,650,345	666,208,510	139,558,165	26.50%		
12. Dryland	70,126,625	115,409,065	45,282,440	64.57%		
13. Grassland	415,713,735	477,511,665	61,797,930	14.87%		
14. Wasteland	130,360	13,490	-116,870	-89.65%		
15. Other Agland	30,433,780	32,482,115	2,048,335	6.73%		
16. Total Agricultural Land	1,043,054,845	1,291,624,845	248,570,000	23.83%		
17. Total Value of all Real Property (Locally Assessed)	2,983,365,205	3,303,457,392	320,092,187	10.73%	29,494,339	9.74%

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2013

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 sales although the sales prices are steady. This area has not experienced the major decline in the housing market but there has been some effect with more foreclosures occurring and longer marketing times. Demand for vacant and improved parcels has slowed but remains steady. Land sales and values are and will be monitored and adjusted to reflect market conditions in various neighborhoods of North Platte and throughout the county for 2013.

Due to issues with converting into the new Orion system, our 6-year review is being extended. Both Lake Maloney and Jeffrey Lake were re-appraised in the new Orion system for 2013. For 2014, all of the city of North Platte will be completed which will include a total of 17 neighborhoods. For 2015, the villages of Brady, Maxwell, Hershey, Sutherland, Wallace, and Wellfleet will be reviewed. If time permits, a review of the rural residential and improved agricultural properties will begin in 2015 and be completed in 2016 and 2017 if necessary.

With the implementation of the new Orion system, the Marshall and Swift Residential Cost Handbook was updated to the 2nd Quarter 2012 or June 2012 for the new re-appraisal period. Sales are reviewed as they occur and any areas that warrant needed adjustments will be adjusted to reflect the proper market conditions for 2014.

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. 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 reappraisal of the commercial class of property located in Lincoln County was completed for 2010. Sales are reviewed and adjustments to commercial properties were made as needed for 2013.

With the implementation of the new Orion system, the Marshall and Swift Commercial Manual was updated to July 2012, and will be utilized to develop the cost approach. 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 2014, 2015 and 2016.

A physical review of all Commercial properties beginning in the city of North Platte, then the villages and then rural commercial properties is tentatively scheduled to begin in 2017 unless more time is needed to complete the rural residential and improved agricultural review. The commercial review may also need to extend into 2018 if necessary.

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. 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

All improved properties located in the rural areas are planned to be re-appraised beginning in 2016 & 2017.

All rural residential parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2014. This sub-class will receive updates and/or reappraisals for 2014 to coincide with the urban and suburban properties. Adjustments will be made to reflect market conditions.

Our GIS system has current 2012 FSA aerial imagery. Our GIS technician started in 2013 looking at the aerial imagery of all rural parcels using this new imagery. He looks to be sure there are no improvements that we are missing. If he finds missing improvements, we go out to that parcel and add the omitted improvements. He also uses Google Earth imagery and has been attaching a copy of the aerial site plan map of the rural improved parcels into our new Orion system for each parcel. He will continue to do this for 2014, 2015, and in to 2016, or until we start our physical review of these parcels.

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. 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.

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 all the soils have been 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 has current 2012 FSA aerial imagery. Our GIS technician started in 2013 looking at the aerial imagery of all rural parcels using this new imagery. He looks to be sure there are no improvements that we are missing. If he finds missing improvements, we go out to that parcel and add the omitted improvements. He also uses Google Earth imagery and has been attaching a copy of the aerial site plan map of the rural improved parcels into our new Orion system for each parcel. He will continue to do this for 2014, 2015, and in to 2016 until we start our physical review of these parcels in 2015 and continuing through possibly 2018.

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 2014, 2015, and 2016.

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.

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.

2013 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98.00	6.51	102.19
Commercial/Industrial	97.00	11.14	106.73
Unimproved Agricultural	72.00	22.46	108.51
Special Valuation	72.00	22.07	103.39

TRAINING

Julie Stenger took office on January 1st, 2011. Her Assessor’s Certificate is valid through December 31, 2014. Our deputy, Pat Collins, received her Assessor’s Certificate in the fall of 2010 and is valid through December 31st, 2014. Another staff member successfully completed the assessor’s exam in 2004. They all three attend the workshops and classes to receive the required continuing education hours to maintain their Assessor’s Certificate. All three of the staff appraisers have Assessor’s Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as 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 requirements.

BUDGET

Purposed budget for 2013-2014	\$497,595
Salaries	424,675
Education	5,850
Data processing equipment and software	48,320
(Monthly fees for programs paid by IT budget)	
Reappraisal (for one oil well)	150

STAFF

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

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. 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 addition of three staff appraisers has made the process of reappraising all classes of property to be done in a more efficient and timely manner. With the amount of classroom hours and over 26 years of experience combined between the three staff appraisers at the local level, this gives property owners confidence in their abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is a cost-savings to the taxpayers. The launching of the new Lincoln County GIS website has also decreased the number of phone calls and the foot traffic in the office. We have seen added efficiency with the new Orion CAMA system 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.

With County budgets being so tight it has made it impossible to increase staff at this time. Additional hiring is just not possible. Not only does the budget not allow for it, it would also take a lot of time to train new staff members. Time that the current staff does not have to be able to keep working hard getting all the conversion issues cleaned up in the new Orion CAMA system. My appraisers need to keep busy in the field getting caught back up on the 6 year review schedule since they basically lost a whole year during the conversion process, with the issues faced there. We are very hopeful that this new Orion CAMA system will make things much more efficient once we get everything checked and corrected as needed, and as the current staff gets more familiar with it.

Julie Stenger
Lincoln County Assessor
July 22, 2013

2014 Assessment Survey for Lincoln County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	7
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 497,595
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 170,765 (\$150 is paid for the contract with Pritchard & Abbott for mineral appraisal work)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 46,820
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 5,350
12.	Other miscellaneous funds:
	\$ 274,660
13.	Amount of last year's assessor's budget not used:
	\$ 10,938

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	The are still in the office to look back on for reference, but they are no longer being maintained.
4.	If so, who maintains the Cadastral Maps?
	Not applicable.
5.	Does the county have GIS software?
	Yes, GIS Workshop (ESRI/Arc View)
6.	Is GIS available to the public? If so, what is the web address?
	Yes- www.lincoln.gisworkshop.com
7.	Who maintains the GIS software and maps?
	In house GIS Technician.
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?
	North Platte, Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet
4.	When was zoning implemented?
	1977

D. Contracted Services

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

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?
	Not applicable.
3.	What appraisal certifications or qualifications does the County require?
	Not applicable.
4.	Have the existing contracts been approved by the PTA?
	Not applicable.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Not applicable.

2014 Certification for Lincoln County

This is to certify that the 2014 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 Lincoln County Assessor.

Dated this 7th day of April, 2014.



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

Ruth A. Sorensen
Property Tax Administrator

