



2016 REPORTS & OPINIONS

LANCASTER COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Norman Agena, Lancaster County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

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

Analysis of Assessment Practices:

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

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

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

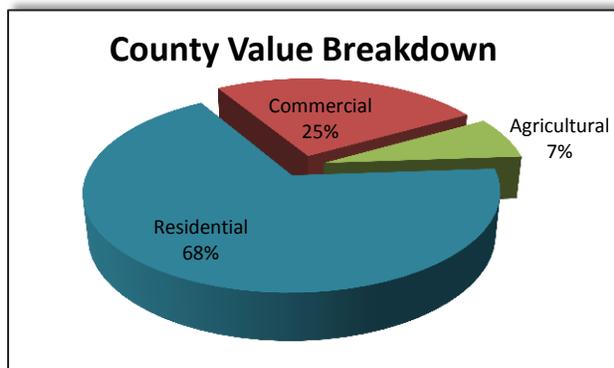
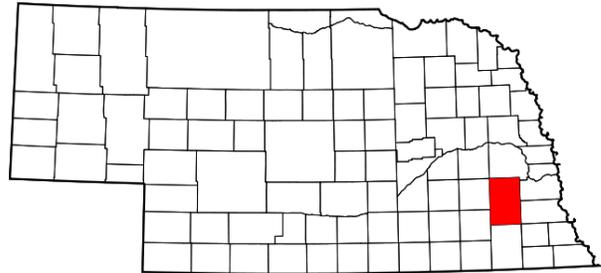
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 838 square miles, Lancaster had 301,795 residents, per the Census Bureau Quick Facts for 2014, a 5% population increase over the 2010 US Census. In a review of the past fifty years, Lancaster has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Lancaster convene in and around Lincoln, the county seat and state capital. Per the latest information available from the U.S. Census Bureau, there were 8,049 employer establishments in Lancaster. County-wide employment was at 165,264, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).

While the majority of Lancaster’s value comes from sources other than agriculture, an agricultural presence is still felt in the county. Lancaster is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Lancaster ranks first in soybeans for beans. In value of sales by commodity group, Lancaster ranks second in fruits, tree nuts, berry production and, in top livestock inventory items, Lancaster ranks first in horses and ponies and second in turkey production (USDA AgCensus).

Lancaster County Quick Facts		
Founded	1859	
Namesake	Lancaster, Pennsylvania and Lancaster, England	
Region	Southeast	
County Seat	Lincoln	
Other Communities	Bennet	Martell
	Davey	Panama
	Denton	Raymond
	Firth	Roca
	Hallam	Sprague
	Hickman	Waverly
	Malcolm	
Most Populated	Lincoln (268,738) +4% over 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Lancaster County

Assessment Actions

Within the residential class of Lancaster County (County), the physical inspection of residential properties is broken up among the inspection and review cycle. Appraisers are each assigned particular residential parcels to inspect. As a result, an average of one-fourth of that appraiser's designated area is inspected every year. Following the completion of the inspection cycle, depreciation and costing is updated and new assessed values are applied to all parcels county-wide to coincide with the commercial re-valuation process. In the other years of the process, values are updated for things such as permits. For the current assessment year, over 14,000 residential parcels were physically inspected as part of the inspection and review cycle. A sales study and market analysis for all residential valuation groupings was conducted to see if further adjustments or studies were warranted. The overall residential class increased in value by 2%. However, the portion attributable to growth accounted for the whole, less than a fifth of a percentage point.

Description of Analysis

Residential parcels have been stratified into eleven valuation groupings. Two valuation groupings held 65% of the qualified residential sales in the county, with the average containing three times the amount of sales of any other valuation grouping.

Valuation Grouping	Description
1	Average
2	Hi-Rise
3	Hi-RiseDT
4	High
5	HighOld
6	IntlHigh
7	Rural
8	Townhouses
9	Villages
10	Low
11	Multi

A review of the county's statistical analysis showed 9,458 residential sales, representing all of the eleven valuation groupings. The stratification by valuation grouping revealed that all groups had a sufficient number of sales to perform measurement on and all were within the acceptable range.

The qualitative measures and measures of central tendency for the residential class as a whole revealed no outliers. Both the Coefficient of Dispersion (COD) and the Price Related Differential (PRD) were very good, which is to be expected with a complete re-valuation having just

2016 Residential Correlation for Lancaster County

occurred for assessment year 2015. Further, the individual valuation groupings also contained no outliers. All were relatively close to the prescribed parameters for each measurement.

The Division initiated an examination of the county's residential market trends. If the market were increasing or decreasing, there would be a fluctuation in qualified sales. As evidenced below, the overall number of qualified sales showed an increase between the two years of the current study period. Additionally, the statistics between the two years suggests that the residential market is increasing.

Study Yrs						
01-OCT-13 To 30-SEP-14	4,445	99.64	99.62	98.96	04.54	100.67
01-OCT-14 To 30-SEP-15	5,013	94.48	94.43	93.35	07.74	101.18

This correlates to the trend of increased sales seen in a review of the past five years in the county. Compared to assessment year 2012, there were over 30% more qualified sales in assessment year 2016. Based on these observations, the residential market is determined to be showing solid growth in the county.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in the county. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groupings of the county, and the county's inspection and review processes.

All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. While performing that review, a flyer is either attached to the door of the property or provided to a resident at the property, if one was available at the time of inspection. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county offered adequate descriptions for sales requiring them that explained the qualification determination reached.

The sales review also included processes to ensure that sales data was timely and accurately submitted to the Division. Due to the volume of sales within the county, historically the county has only provided sales data annually before January 15 and then, again, as part of the Assessed Value Update (AVU) submission. The Division and county have worked together over the course of the past year to improve the efficiency and convenience of the sales export process for both the Division and the county. When programming changes are completed by Summer 2016, the expectation will be routine and consistent submissions. In a comparison of Real Estate Transfer Statements to sales in the state sales file following county's latest sales file submission, all sales were found in the sales file and verified.

2016 Residential Correlation for Lancaster County

Valuation groupings in the county are stratified based on age, quality, and geographic location, which are used for automated market modeling and multiple regression analysis. For the current assessment year, the number of valuation groupings increased to further stratify two valuation groupings. The valuation grouping of High has become three valuation groupings for 2016, based on year built and geographic location. The valuation grouping of Hi-Rise has become two valuation groupings, based on geographic location. Those changes can be found in the Res Appraisal Survey. The county and Division will be working on expanded descriptions of those valuation groupings to provide further distinguishing information for the next assessment year.

The county has had a six-year inspection, review, and re-valuation process in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As previously described, the county then updates all values county-wide at the completion of each inspection cycle. The last inspection cycle concluded for assessment year 2015. For assessment year 2016, over 14,000 general reviews happened county-wide. The Division found that the county has a systematic schedule of review that has been followed through numerous cycles.

Equalization and Quality of Assessment

No adjustments for the current assessment year were made in the county. The statistical measurements are in the acceptable range for the year.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4,635	97.57	96.94	96.37	05.96	100.59
02	179	98.19	99.30	97.81	08.53	101.52
03	80	96.38	93.65	94.51	09.72	99.09
04	235	97.83	96.84	95.76	06.42	101.13
05	111	96.88	95.63	94.15	07.95	101.57
06	852	97.53	96.52	95.96	05.15	100.58
07	268	95.49	94.63	93.25	08.94	101.48
08	1,520	97.71	96.62	96.30	05.40	100.33
09	429	97.10	97.12	96.13	07.54	101.03
10	915	97.89	97.50	95.32	10.98	102.29
11	234	99.42	97.79	92.41	07.98	105.82
____ ALL ____	9,458	97.61	96.87	95.92	06.62	100.99

Based on a review of all relevant information, the quality of assessment of the residential class in Lancaster County has been determined to be in compliance with generally accepted mass appraisal standards.

2016 Residential Correlation for Lancaster County

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Lancaster County is 98%.

2016 Commercial Correlation for Lancaster County

Assessment Actions

Within the commercial class of Lancaster County (Lancaster), the physical inspection of commercial properties is broken up among the inspection and review cycle by the county assessor. The county inspects commercial parcels by primary use. Commercial parcels are also reviewed on an as needed basis. Following the completion of the inspection cycle, depreciation and costing is updated and new assessed values are applied to all parcels county-wide to coincide with the residential re-valuation process. In the other years of the process, values are updated for things such as permit inspections. For the current assessment year, Lancaster physically inspected over 1,100 commercial parcels, including improved and unimproved parcels as well as commercial improvements on leased land. Over 650 improved parcels were inspected by the assessor's office as part of the inspection and review cycle. Multi-family commercial properties, retail parcels, and office parcels made up over 90% of the parcels inspected in Lancaster as part of the general review process for assessment year 2016. The overall commercial class increased in value by 4%. However, the portion attributable to growth accounted for the whole 4%, less a fifth of a percentage point.

Description of Analysis

The county assessor groups parcels together by their primary use while remaining cognizant of their geographic location within the county, therefore one valuation grouping is displayed in the statistical profiles. The majority of the commercial sales in the county occurred in Lincoln.

A review of Lancaster's statistical analysis showed 391 commercial sales. The coefficient of dispersion (COD) indicates a narrow dispersion around the midpoint and the measures of central tendency were in the acceptable range for the commercial class. No extreme outliers were noted by the Division; however, it is worth noting that the price related differential (PRD) is high.

Commercial sales in Lancaster were stratified by occupancy code. This stratification was completed to determine whether any sales trends could be identified in the county. Additionally, as Lancaster values based on primary use, this measurement was the closest to mirroring the county's analysis as was possible. It is important to note that occupancy codes are much more specific than primary use codes. While there are nearly two hundred occupancy codes, Lancaster recognizes twenty-eight primary use codes. In Lancaster, the stratification showed that thirty-nine occupancy codes were represented in the county's qualified sales for the current assessment year. With 96 and 76 sales, respectively, occupancy codes 352, multiple residences, and 344, office buildings, were responsible for 40% of all commercial sales in the county. A review of those two occupancy codes showed measurements in the acceptable range for the commercial class. A further seven occupancy codes reflected at least ten sales for the current study period. Of those occupancy codes, four of them had statistics which fell below the acceptable range. The

2016 Commercial Correlation for Lancaster County

Division further stratified each occupancy code by the assessor location to glean additional information.

Occupancy code 157, maintenance storage, accounted for 4% of the total commercial sales for the current assessment year. When sub-stratified by location, no location grouping had over ten sales. However, the area with the largest amount of maintenance storage sales had a median of 94%. Occupancy code 350, restaurants, accounted for 3% of the total commercial sales for the current assessment year. When sub-stratified by location, no restaurant location had more than five sales. Occupancy code 353, retail stores, also accounted for 3% of the total commercial sales for the current assessment year and had less than five sales when sub-stratified by location. Finally, occupancy code 406, storage warehouses, accounted for 4% of the total commercial sales for the current assessment year. When sub-stratified by location, no location had more than four sales contained within it. Based on the small sample relative to the overall sample size and the fact that primary use codes are much broader than occupancy codes, it has been determined that the occupancy code analysis, while useful to gather information about the county's assessment practices, is insufficient to make a determination with.

The Division initiated an examination of Lancaster's commercial market trends. While there were thirteen less qualified sales in assessment year 2016 than in assessment year 2015, the overall trend observed over the past five years in Lancaster has been one of increased sales. Compared to assessment year 2012, there were almost 25% more sales for assessment year 2016.

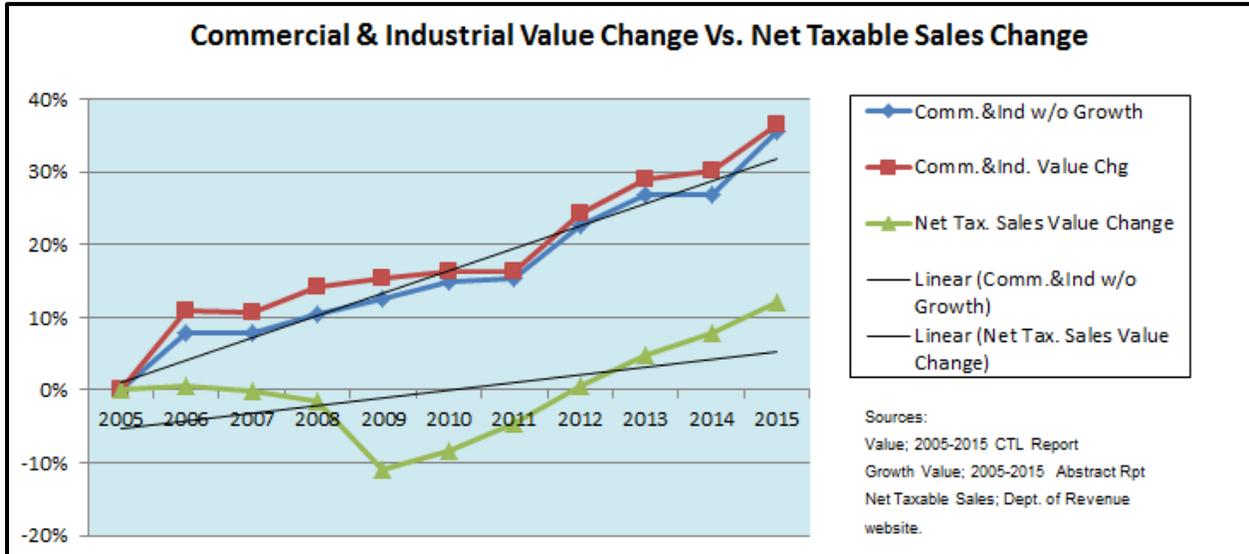
If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the three years of the study period. As evidenced below, while the number of qualified sales in the third year of the study period was the lowest of the three years, the statistics support that the commercial market has steadily increased during the steady period.

Study Yrs						
01-OCT-12 To 30-SEP-13	138	99.34	97.50	85.80	17.30	113.64
01-OCT-13 To 30-SEP-14	141	96.69	91.86	51.74	14.17	177.54
01-OCT-14 To 30-SEP-15	112	94.85	90.29	69.58	20.48	129.76

Based on these observations, while the number of available sales has seen a decrease in the past year, it would appear that the market is still increasing.

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. As can be observed in Chart 2 of Exhibit 4B, the data supports that assessed values have a relationship with the general economic trends in Lancaster.

2016 Commercial Correlation for Lancaster County



Following a downward spike in the net taxable sales value during, and probably related to, an economic downturn in 2009, the assessed values also experienced a downward point when new assessed values were next put on properties in 2011. Since that time, the net tax sales value has steadily climbed, as would be expected given the earlier analyses described in this section. The assessed values have also continued to increase, with a larger increase in 2015, indicative of the latest year that the county put new assessed values on commercial parcels.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in Lancaster. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groupings of the county, and the county's inspection and review processes.

The assessor's office reviews all sales, relying most heavily on the physical inspection to make a qualification determination. While performing that review, a flyer was either attached to the door of the property or provided to a resident at the property, if one was available at the time of inspection. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The assessor's office offered adequate descriptions for sales requiring them that explained the qualification determination reached.

The sales review also included processes to ensure that sales data was timely and accurately submitted to the Division. Due to the volume of sales within the county, historically Lancaster has only provided sales data annually before January 15 and then, again, as part of their Assessed Value Update (AVU) submission. The Division and county have been working together over the

2016 Commercial Correlation for Lancaster County

course of the past year to improve the efficiency and convenience of the sales export process for both the Division and the county. When programming changes are completed by summer 2016, the expectation will be routine and consistent submissions. In a comparison of 521s to sales in the state sales file following county's latest sales file submission, all sales were found in the sales file and the adjusted sale price matched for those sales.

There is only one valuation grouping in Lancaster for the commercial class. The county uses primary use codes in the valuation models, which are then used for automated market modeling and multiple regression analysis. In the review of this process, no evidence was found to warrant any additional valuation groupings in Lancaster.

Lancaster has had a four-year inspection, review, and re-valuation process in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As previously described, the county then updates all values county-wide at the completion of each inspection cycle. The last inspection cycle concluded for assessment year 2015. For assessment year 2016, general reviews happened county-wide, but 92% of those general reviews occurred in the primary use codes of Multi-Family, Retail, and Office. The Division found that Lancaster has a systematic schedule of review that has been followed through numerous cycles.

Equalization and Quality of Assessment

No systematic valuation changes were reported for 2016, however, the statistical measurements were still in the acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	391	97.09	93.40	64.69	17.17	144.38
____ALL____	391	97.09	93.40	64.69	17.17	144.38

Based on a review of all relevant information, the quality of assessment of the commercial class in Lancaster has been determined to be in compliance with accepted general mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of the commercial class of real property in Lancaster County is determined to be 97% of market value.

2016 Agricultural Correlation Section for Lancaster County

Assessment Actions

Within the agricultural class of Lancaster County (County), the physical inspection of agricultural improvements is broken up among the years of the inspection and review cycle. In the current assessment year, almost 400 agricultural parcels were physically reviewed. For the current assessment year, the county spent a significant amount of time and resources on agricultural sales review. Based on this in-depth review, the county concluded that the non-agricultural influences were minimal to nonexistent in sales 70 acres and larger, which are typically located further from metropolitan areas than the smaller agricultural parcels.

The county conducted a market analysis on all arm's length agricultural sales of 70 or more acres from within the county, which was supplemented by sales from comparable counties in the region. Following the market analysis, productivity levels were reviewed and considered before determining value. The county's valuation process is explained in more detail in the Special Value Methodology in the addendum of this report. After concluding this analysis, irrigated land in the county increased approximately 9%, dry land 15%, and grassland 6%.

Description of Analysis

The Division conducted two separate agricultural land analyses in the county; a full statistical profile for each analysis is found in the appendix of this report. The first analysis is the same process that has been used by the Division in recent years, which starts with a query of all qualified agricultural sales, larger than 40 acres, in the uninfluenced areas that are comparable to the county. These counties include Butler, Gage, Johnson, Otoe, Saline, Seward, and the uninfluenced sales from Cass and Saunders counties. Income rental rates, production factors, topography, typical farming practices, proximity, and any other relevant information was considered to determine the areas of general comparability.

After completing that query, individual sales are randomly removed from the sample until it was proportionate among the study period years and representative of the land uses within the county. The county's schedule of agricultural values was applied to sales within the sample and statistics were calculated. The median of the sample calculated to 75% for the overall class and 73% for the dry land subclass, as there were not sufficient sales of irrigated and grassland to consider a point estimate level of value.

The second analysis began with sales from within the county that were considered qualified for measurement purposes by the county assessor. The sample was then expanded to achieve thresholds for proportionality and representativeness as is done for all counties throughout the state. The sales used to meet these thresholds were selected from the sample used in the county's agricultural analysis. When statistics were calculated, the overall agricultural land and the dry

2016 Agricultural Correlation Section for Lancaster County

subclass both had a level of 69% which is within the statutory required level of between 69 to 75%. Again, there wasn't a reliable number of irrigated or grassland sales to measure.

Irrigated and grassland collectively account for about 25% of the agricultural land acres in the county. Comparing the county's values to the adjoining counties shows that values are comparable and at the upper end of the array, supporting that the subclasses have been increased with general market trends.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items include the county's sales verification and qualification process, timely submission of sales, the market areas of the county, and the county's inspection and review processes for both land use and primary use.

For the agricultural class, the county assessor reviews all sales over 70 acres to determine if the sale is an arm's-length transaction. The Division evaluated qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor provided adequate descriptions for sales that were excluded; transactions have been qualified without a bias.

The sales review also included processes to ensure that sales data was timely and accurately submitted to the Division. Due to the volume of sales within the county, historically the county has only provided sales data annually before January 15 and then, again, as part of the Assessed Value Update (AVU) submission. The Division and county worked together over the course of the past year to improve the efficiency and convenience of the sales export process for both the Division and the county. When programming changes are completed by Summer 2016, the expectation will be routine and consistent submissions. In a comparison of the Real Estate Transfer Statements to sales in the state sales file following county's latest sales file submission, all sales were found in the sales file and were verified.

The county annually studies sales to determine market areas. Although there are distinct geographic differences in the county, the county equalizes agricultural property values using the land capability grouping structure.

The county has implemented an inspection and review plan for agricultural land and improvements in the county. The county reviews aerial imagery to aid in the determination of land use changes and the primary use of the parcel. The county physically reviews parcels, as needed. The next aerial imagery will be taken in preparation for assessment year 2017. The

2016 Agricultural Correlation Section for Lancaster County

Division’s review supported that all parcels are inspected no less frequently than every six years as required by statute. Farm home site values are annually established based on market information, and improvements on agricultural parcels are valued similarly to rural residential and other similar property throughout the county.

The majority of the agricultural parcels in the county have applied for special valuation. The county recognizes non-agricultural influences on agricultural land within the county. To establish the special value for the county, both the county’s sales that are larger than 70 acres as well as agricultural sales in counties that have been deemed to comparable are analyzed. Once agricultural values are determined based on that analysis, those values are then applied county-wide.

Equalization

The review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be uniformly assessed at the statutory level. Agricultural values are also equalized, although only the dry subclass has a sufficient sample of sales. Comparison of values to other counties in the region supports that all land uses have been equitably assessed.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	8	68.72	67.61	64.86	11.44	104.24
1	8	68.72	67.61	64.86	11.44	104.24
<u>Dry</u>						
County	56	72.89	73.92	70.06	21.92	105.51
1	56	72.89	73.92	70.06	21.92	105.51
<u>Grass</u>						
County	12	60.87	67.40	60.75	29.98	110.95
1	12	60.87	67.40	60.75	29.98	110.95
<u>ALL</u>						
	122	74.87	77.07	73.69	21.32	104.59

Based on all of the above-mentioned information, the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of value of agricultural land in Lancaster County is 75%.

2016 Agricultural Correlation Section for Lancaster County

Special Valuation

A review of agricultural land value in Lancaster County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in areas of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lancaster County is 75%.

2016 Opinions of the Property Tax Administrator for Lancaster County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	9458	Median	97.61
Total Sales Price	\$1,747,861,839	Mean	96.87
Total Adj. Sales Price	\$1,747,861,839	Wgt. Mean	95.92
Total Assessed Value	\$1,676,484,100	Average Assessed Value of the Base	\$155,995
Avg. Adj. Sales Price	\$184,802	Avg. Assessed Value	\$177,256

Confidence Interval - Current

95% Median C.I	97.44 to 97.76
95% Wgt. Mean C.I	95.67 to 96.16
95% Mean C.I	96.67 to 97.07
% of Value of the Class of all Real Property Value in the	65.16
% of Records Sold in the Study Period	10.12
% of Value Sold in the Study Period	11.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	8,719	100	100.13
2014	8,007	97	96.57
2013	6,589	99	99.13
2012	6,523	99	98.67

2016 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	391	Median	97.09
Total Sales Price	\$366,801,936	Mean	93.40
Total Adj. Sales Price	\$366,801,936	Wgt. Mean	64.69
Total Assessed Value	\$237,287,600	Average Assessed Value of the Base	\$712,426
Avg. Adj. Sales Price	\$938,112	Avg. Assessed Value	\$606,874

Confidence Interval - Current

95% Median C.I	95.84 to 98.61
95% Wgt. Mean C.I	48.58 to 80.80
95% Mean C.I	90.80 to 96.00
% of Value of the Class of all Real Property Value in the County	25.21
% of Records Sold in the Study Period	4.94
% of Value Sold in the Study Period	4.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	404	98	98.20
2014	367	96	96.00
2013	318	98	97.94
2012	297	98	98.26

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RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 9,458
 Total Sales Price : 1,747,861,839
 Total Adj. Sales Price : 1,747,861,839
 Total Assessed Value : 1,676,484,100
 Avg. Adj. Sales Price : 184,802
 Avg. Assessed Value : 177,256

MEDIAN : 98
 WGT. MEAN : 96
 MEAN : 97
 COD : 06.62
 PRD : 100.99

COV : 10.40
 STD : 10.07
 Avg. Abs. Dev : 06.46
 MAX Sales Ratio : 264.84
 MIN Sales Ratio : 04.64

95% Median C.I. : 97.44 to 97.76
 95% Wgt. Mean C.I. : 95.67 to 96.16
 95% Mean C.I. : 96.67 to 97.07

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	974	100.54	100.97	100.35	04.60	100.62	05.81	175.88	100.17 to 100.96	176,248	176,859	
01-JAN-14 To 31-MAR-14	727	100.35	100.81	100.08	04.18	100.73	75.82	188.93	100.06 to 100.71	173,144	173,290	
01-APR-14 To 30-JUN-14	1,430	99.51	99.44	98.96	04.32	100.49	08.91	170.58	99.29 to 99.70	181,834	179,939	
01-JUL-14 To 30-SEP-14	1,314	98.56	98.17	97.40	04.72	100.79	04.64	230.60	98.31 to 98.90	183,528	178,763	
01-OCT-14 To 31-DEC-14	1,062	97.16	97.20	95.74	06.70	101.52	06.56	201.15	96.74 to 97.76	188,666	180,627	
01-JAN-15 To 31-MAR-15	859	96.24	96.09	94.57	07.43	101.61	60.73	201.09	95.66 to 96.96	181,026	171,201	
01-APR-15 To 30-JUN-15	1,632	93.43	93.86	93.10	07.58	100.82	05.20	264.84	92.94 to 93.95	190,091	176,983	
01-JUL-15 To 30-SEP-15	1,460	92.04	92.08	91.26	08.11	100.90	09.47	224.87	91.52 to 92.54	193,871	176,925	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	4,445	99.64	99.62	98.96	04.54	100.67	04.64	230.60	99.51 to 99.77	179,689	177,829	
01-OCT-14 To 30-SEP-15	5,013	94.48	94.43	93.35	07.74	101.16	05.20	264.84	94.23 to 94.76	189,336	176,747	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	4,533	99.08	98.77	97.90	05.04	100.89	04.64	230.60	98.90 to 99.24	182,532	178,693	
<u>ALL</u>	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	4,635	97.57	96.94	96.37	05.96	100.59	53.02	201.15	97.32 to 97.80	162,676	156,769	
02	179	98.19	99.30	97.81	08.53	101.52	74.48	145.33	96.19 to 99.64	67,632	66,153	
03	80	96.38	93.65	94.51	09.72	99.09	63.38	126.11	93.49 to 98.91	297,272	280,964	
04	235	97.83	96.84	95.76	06.42	101.13	61.52	141.20	96.33 to 99.33	512,714	490,964	
05	111	96.86	95.63	94.15	07.95	101.57	65.51	123.78	95.59 to 98.73	286,554	269,784	
06	852	97.53	96.52	95.96	05.15	100.58	68.77	130.12	97.07 to 97.95	310,885	298,327	
07	268	95.49	94.63	93.25	08.94	101.48	60.13	186.33	93.23 to 97.32	303,031	282,574	
08	1,520	97.71	96.62	96.30	05.40	100.33	04.64	148.24	97.36 to 98.08	167,993	161,773	
09	429	97.10	97.12	96.13	07.54	101.03	66.20	158.90	96.16 to 98.09	167,104	160,637	
10	915	97.89	97.50	95.32	10.98	102.29	31.08	264.84	97.11 to 98.78	113,177	107,884	
11	234	99.42	97.79	92.41	07.98	105.82	06.56	179.40	98.50 to 100.00	123,905	114,495	
<u>ALL</u>	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256	

**55 Lancaster
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 Avg. Adj. Sales Price : 184,802
 Avg. Assessed Value : 177,256

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 WGT. MEAN : 96
 MEAN : 97
 COD : 06.62
 PRD : 100.99

COV : 10.40
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 Avg. Abs. Dev : 06.46
 MAX Sales Ratio : 264.84
 MIN Sales Ratio : 04.64

95% Median C.I. : 97.44 to 97.76
 95% Wgt. Mean C.I. : 95.67 to 96.16
 95% Mean C.I. : 96.67 to 97.07

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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	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256
06											
07											
<u>ALL</u>	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256

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											
Less Than 30,000	17	116.27	118.90	118.43	08.53	100.40	96.90	140.57	111.85 to 131.36	25,103	29,729
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256
Greater Than 14,999	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256
Greater Than 29,999	9,441	97.60	96.83	95.91	06.59	100.96	04.64	264.84	97.42 to 97.74	185,090	177,521
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	17	116.27	118.90	118.43	08.53	100.40	96.90	140.57	111.85 to 131.36	25,103	29,729
30,000 TO 59,999	202	104.26	107.81	107.05	16.60	100.71	08.91	264.84	101.46 to 107.09	48,313	51,720
60,000 TO 99,999	985	100.00	100.12	100.02	09.31	100.10	04.64	201.15	99.63 to 100.55	82,833	82,849
100,000 TO 149,999	3,175	98.02	96.83	96.81	06.15	100.02	51.20	143.11	97.74 to 98.27	126,266	122,232
150,000 TO 249,999	3,238	97.12	96.23	96.15	05.46	100.08	31.08	186.33	96.88 to 97.36	190,265	182,933
250,000 TO 499,999	1,700	96.32	95.11	94.97	05.97	100.15	43.36	134.54	95.91 to 96.76	319,993	303,882
500,000 TO 999,999	132	94.65	93.98	93.71	07.34	100.29	61.52	119.30	92.99 to 96.98	635,869	595,891
1,000,000 +	9	86.08	75.65	73.67	18.12	102.69	06.56	99.62	62.48 to 94.32	1,243,333	916,022
<u>ALL</u>	9,458	97.61	96.87	95.92	06.62	100.99	04.64	264.84	97.44 to 97.76	184,802	177,256

55 Lancaster

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 391
 Total Sales Price : 366,801,936
 Total Adj. Sales Price : 366,801,936
 Total Assessed Value : 237,287,600
 Avg. Adj. Sales Price : 938,112
 Avg. Assessed Value : 606,874

MEDIAN : 97
 WGT. MEAN : 65
 MEAN : 93
 COD : 17.17
 PRD : 144.38

COV : 28.05
 STD : 26.20
 Avg. Abs. Dev : 16.67
 MAX Sales Ratio : 253.60
 MIN Sales Ratio : 09.77

95% Median C.I. : 95.84 to 98.61
 95% Wgt. Mean C.I. : 48.58 to 80.80
 95% Mean C.I. : 90.80 to 96.00

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	53	101.62	96.73	80.05	17.96	120.84	13.92	146.09	96.44 to 107.04	754,963	604,345
01-JAN-13 To 31-MAR-13	21	96.40	99.90	95.34	12.49	104.78	77.74	173.23	88.97 to 100.85	480,149	457,776
01-APR-13 To 30-JUN-13	33	97.88	97.60	91.15	14.67	107.08	31.70	167.06	95.75 to 101.60	945,220	861,600
01-JUL-13 To 30-SEP-13	31	99.94	97.07	83.71	21.19	115.96	16.97	253.60	89.41 to 102.37	503,905	421,819
01-OCT-13 To 31-DEC-13	34	97.15	93.71	42.67	15.64	219.62	25.67	148.15	84.56 to 101.15	2,262,988	965,676
01-JAN-14 To 31-MAR-14	37	95.84	91.14	87.53	12.42	104.12	38.89	127.88	83.94 to 98.65	672,017	588,224
01-APR-14 To 30-JUN-14	31	93.54	85.77	38.13	16.31	224.94	24.63	125.70	81.57 to 97.92	2,190,942	835,506
01-JUL-14 To 30-SEP-14	39	98.11	95.79	90.40	12.63	105.96	24.25	159.66	94.76 to 100.57	485,178	438,577
01-OCT-14 To 31-DEC-14	32	96.83	97.22	65.60	15.95	148.20	17.01	214.27	90.16 to 101.59	651,647	427,506
01-JAN-15 To 31-MAR-15	24	94.43	84.55	77.89	22.40	108.55	22.64	139.16	78.56 to 100.30	682,958	531,954
01-APR-15 To 30-JUN-15	28	94.03	89.26	71.93	19.30	124.09	09.77	150.78	87.74 to 100.00	936,321	673,471
01-JUL-15 To 30-SEP-15	28	91.94	88.32	63.13	25.83	139.90	29.04	150.71	74.59 to 106.48	635,158	401,000
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	138	99.34	97.50	85.80	17.30	113.64	13.92	253.60	96.71 to 101.30	702,243	602,557
01-OCT-13 To 30-SEP-14	141	96.69	91.86	51.74	14.17	177.54	24.25	159.66	93.05 to 98.03	1,337,925	692,216
01-OCT-14 To 30-SEP-15	112	94.85	90.29	69.58	20.48	129.76	09.77	214.27	90.16 to 98.88	725,403	504,753
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	119	97.63	96.75	62.73	16.41	154.23	16.97	253.60	96.00 to 99.94	1,124,689	705,508
01-JAN-14 To 31-DEC-14	139	96.00	92.65	59.18	14.28	156.56	17.01	214.27	93.25 to 98.11	953,658	564,386
<u>ALL</u>	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874
<u>ALL</u>	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874
04											
<u>ALL</u>	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874

55 Lancaster
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 391
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MEDIAN : 97
 WGT. MEAN : 65
 MEAN : 93
 COD : 17.17
 PRD : 144.38

COV : 28.05
 STD : 26.20
 Avg. Abs. Dev : 16.67
 MAX Sales Ratio : 253.60
 MIN Sales Ratio : 09.77

95% Median C.I. : 95.84 to 98.61
 95% Wgt. Mean C.I. : 48.58 to 80.80
 95% Mean C.I. : 90.80 to 96.00

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	92.31	94.94	94.70	17.15	100.25	72.50	120.00	N/A	22,000	20,833	
___Ranges Excl. Low \$___												
Greater Than 4,999	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874	
Greater Than 14,999	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874	
Greater Than 29,999	388	97.11	93.39	64.69	17.16	144.37	09.77	253.60	95.86 to 98.61	945,196	611,405	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	92.31	94.94	94.70	17.15	100.25	72.50	120.00	N/A	22,000	20,833	
30,000 TO 59,999	9	100.00	96.72	95.93	06.83	100.82	86.00	113.43	87.43 to 101.10	43,144	41,389	
60,000 TO 99,999	19	109.89	110.42	110.36	10.65	100.05	81.87	150.71	97.05 to 116.13	84,111	92,826	
100,000 TO 149,999	39	97.88	96.99	97.04	08.08	99.95	68.31	117.04	95.30 to 100.75	125,760	122,036	
150,000 TO 249,999	100	99.55	98.29	98.06	13.20	100.23	31.70	214.27	97.47 to 101.15	195,237	191,446	
250,000 TO 499,999	90	98.58	97.59	98.27	13.01	99.31	36.63	173.23	96.00 to 100.00	353,698	347,587	
500,000 TO 999,999	64	93.59	92.04	92.33	23.68	99.69	13.92	253.60	83.82 to 97.63	677,648	625,648	
1,000,000 +	67	79.32	74.35	52.75	29.46	140.95	09.77	167.06	71.13 to 89.87	3,956,998	2,087,472	
___ALL___	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874	

55 Lancaster
COMMERCIAL

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95% Wgt. Mean C.I. : 48.58 to 80.80
95% Mean C.I. : 90.80 to 96.00

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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
157	15	81.01	78.07	58.71	19.07	132.98	09.77	103.24	74.06 to 98.67	271,129	159,193
300	3	113.77	111.36	108.11	03.50	103.01	104.18	116.13	N/A	150,217	162,400
309	3	91.65	118.72	134.84	29.80	88.05	91.29	173.23	N/A	288,831	389,467
319	2	58.83	58.83	61.46	14.33	95.72	50.40	67.25	N/A	7,060,741	4,339,550
323	1	100.70	100.70	100.70	00.00	100.00	100.70	100.70	N/A	300,000	302,100
341	3	95.88	89.64	85.61	10.21	104.71	71.84	101.20	N/A	1,015,000	868,967
343	5	99.57	102.10	102.27	06.53	99.83	90.03	121.57	N/A	1,596,577	1,632,740
344	76	97.36	90.88	42.75	18.49	212.58	22.64	150.71	91.56 to 100.05	1,976,006	844,691
345	1	14.11	14.11	14.11	00.00	100.00	14.11	14.11	N/A	3,600,000	508,100
349	7	89.10	89.72	75.76	29.01	118.43	50.73	150.78	50.73 to 150.78	992,857	752,214
350	10	91.07	93.25	71.77	46.29	129.93	13.92	214.27	29.04 to 159.66	1,049,600	753,320
352	96	99.53	96.67	87.19	08.41	110.87	21.03	127.88	97.92 to 100.32	409,747	357,255
353	12	90.49	90.32	91.90	19.54	98.28	49.82	144.79	71.31 to 107.08	543,750	499,692
358	1	93.23	93.23	93.23	00.00	100.00	93.23	93.23	N/A	415,000	386,900
386	4	88.51	88.49	72.97	17.39	121.27	68.48	108.46	N/A	1,077,161	786,025
391	8	94.48	106.07	107.12	28.15	99.02	67.72	148.15	67.72 to 148.15	233,688	250,325
392	1	253.60	253.60	253.60	00.00	100.00	253.60	253.60	N/A	540,700	1,371,200
406	16	89.82	85.69	68.10	19.44	125.83	39.09	114.86	62.48 to 103.13	1,766,616	1,203,100
407	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,200,000	3,200,000
412	11	96.09	94.94	73.24	24.31	129.63	17.01	167.06	71.38 to 128.07	1,659,818	1,215,727
423	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	300,000	331,500
426	4	98.89	97.38	94.63	07.30	102.91	81.47	110.27	N/A	510,975	483,550
434	3	112.84	107.23	106.17	16.03	101.00	77.28	131.56	N/A	210,417	223,400
435	2	106.16	106.16	104.35	13.05	101.73	92.31	120.00	N/A	23,000	24,000
436	1	108.40	108.40	108.40	00.00	100.00	108.40	108.40	N/A	175,000	189,700
442	3	94.82	93.58	96.53	04.89	96.94	86.00	99.92	N/A	300,667	290,233
444	5	110.42	103.58	106.86	10.23	96.93	73.87	117.32	N/A	340,825	364,200
453	4	70.59	63.98	70.15	21.79	91.20	31.70	83.05	N/A	605,700	424,875
458	1	88.01	88.01	88.01	00.00	100.00	88.01	88.01	N/A	1,178,667	1,037,400
483	2	102.18	102.18	101.98	08.87	100.20	93.12	111.23	N/A	979,000	998,400
490	1	104.58	104.58	104.58	00.00	100.00	104.58	104.58	N/A	349,500	365,500
494	1	86.59	86.59	86.59	00.00	100.00	86.59	86.59	N/A	845,000	731,700
528	4	93.45	91.85	89.82	04.69	102.26	84.04	96.47	N/A	1,647,550	1,479,775
529	1	76.85	76.85	76.85	00.00	100.00	76.85	76.85	N/A	130,000	99,900
531	6	110.39	112.67	117.14	09.26	96.18	98.61	139.16	98.61 to 139.16	420,000	491,983
534	39	94.48	90.07	70.09	16.57	128.51	16.97	138.00	88.16 to 99.29	415,399	291,172
554	34	91.68	91.43	83.20	15.90	109.89	25.32	126.92	82.17 to 99.30	560,313	466,206
595	2	113.98	113.98	105.50	43.19	108.04	64.75	163.21	N/A	1,045,000	1,102,500

55 Lancaster
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 391
 Total Sales Price : 366,801,936
 Total Adj. Sales Price : 366,801,936
 Total Assessed Value : 237,287,600
 Avg. Adj. Sales Price : 938,112
 Avg. Assessed Value : 606,874

MEDIAN : 97
 WGT. MEAN : 65
 MEAN : 93
 COD : 17.17
 PRD : 144.38

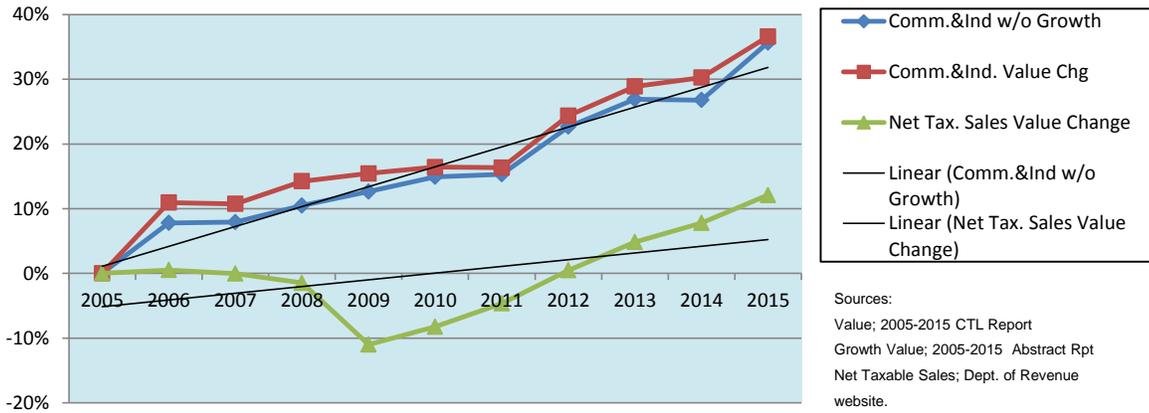
COV : 28.05
 STD : 26.20
 Avg. Abs. Dev : 16.67
 MAX Sales Ratio : 253.60
 MIN Sales Ratio : 09.77

95% Median C.I. : 95.84 to 98.61
 95% Wgt. Mean C.I. : 48.58 to 80.80
 95% Mean C.I. : 90.80 to 96.00

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600	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	2,890,000	2,890,000
ALL	391	97.09	93.40	64.69	17.17	144.38	09.77	253.60	95.84 to 98.61	938,112	606,874

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 3,962,092,279	\$ 120,867,583	3.05%	\$ 3,841,224,696	-	\$ 3,360,670,999	-
2006	\$ 4,395,949,794	\$ 125,533,139	2.86%	\$ 4,270,416,655	7.78%	\$ 3,377,949,365	0.51%
2007	\$ 4,387,573,939	\$ 112,190,306	2.56%	\$ 4,275,383,633	-2.74%	\$ 3,359,519,738	-0.55%
2008	\$ 4,526,411,570	\$ 149,213,971	3.30%	\$ 4,377,197,599	-0.24%	\$ 3,311,146,291	-1.44%
2009	\$ 4,574,088,900	\$ 111,116,094	2.43%	\$ 4,462,972,806	-1.40%	\$ 2,990,749,156	-9.68%
2010	\$ 4,613,036,254	\$ 60,095,754	1.30%	\$ 4,552,940,500	-0.46%	\$ 3,082,602,524	3.07%
2011	\$ 4,609,183,301	\$ 40,632,444	0.88%	\$ 4,568,550,857	-0.96%	\$ 3,204,759,020	3.96%
2012	\$ 4,926,833,720	\$ 67,245,234	1.36%	\$ 4,859,588,486	5.43%	\$ 3,376,426,931	5.36%
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970	2.05%	\$ 3,523,147,197	4.35%
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
Ann %chg	3.17%			Average	1.20%	0.84%	1.24%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	7.78%	10.95%	0.51%
2007	7.91%	10.74%	-0.03%
2008	10.48%	14.24%	-1.47%
2009	12.64%	15.45%	-11.01%
2010	14.91%	16.43%	-8.27%
2011	15.31%	16.33%	-4.64%
2012	22.65%	24.35%	0.47%
2013	26.90%	28.89%	4.83%
2014	26.78%	30.25%	7.78%
2015	35.66%	36.61%	12.09%

County Number: 55
 County Name: Lancaster

55 Lancaster

PAD 2016 R&O Statistics (Using 2016 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 132
 Total Sales Price : 86,187,100
 Total Adj. Sales Price : 86,187,100
 Total Assessed Value : 54,027,989
 Avg. Adj. Sales Price : 652,933
 Avg. Assessed Value : 409,303

MEDIAN : 69
 WGT. MEAN : 63
 MEAN : 69
 COD : 26.04
 PRD : 109.46

COV : 37.70
 STD : 25.87
 Avg. Abs. Dev : 17.97
 MAX Sales Ratio : 178.59
 MIN Sales Ratio : 11.52

95% Median C.I. : 64.12 to 72.18
 95% Wgt. Mean C.I. : 58.31 to 67.06
 95% Mean C.I. : 64.21 to 73.03

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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-12 To 31-DEC-12	26	62.49	62.15	56.03	31.19	110.92	11.52	178.59	54.56 to 73.12	695,490	389,704
01-JAN-13 To 31-MAR-13	7	54.28	62.99	52.15	47.40	120.79	21.41	163.37	21.41 to 163.37	666,852	347,743
01-APR-13 To 30-JUN-13	7	62.50	67.80	46.27	35.78	146.53	15.23	123.04	15.23 to 123.04	760,429	351,843
01-JUL-13 To 30-SEP-13	4	88.81	94.85	80.10	26.66	118.41	56.59	145.19	N/A	629,494	504,200
01-OCT-13 To 31-DEC-13	12	71.10	68.13	66.27	27.19	102.81	30.52	118.93	38.58 to 84.53	691,008	457,911
01-JAN-14 To 31-MAR-14	17	70.28	68.42	64.84	19.75	105.52	38.04	99.53	51.62 to 84.00	621,285	402,842
01-APR-14 To 30-JUN-14	8	70.65	76.99	69.31	18.40	111.08	57.08	141.94	57.08 to 141.94	773,953	536,396
01-JUL-14 To 30-SEP-14	7	79.48	68.04	69.08	23.52	98.49	35.65	91.57	35.65 to 91.57	424,013	292,911
01-OCT-14 To 31-DEC-14	15	69.07	63.17	60.65	18.98	104.15	27.60	85.82	49.19 to 75.24	667,876	405,089
01-JAN-15 To 31-MAR-15	17	66.54	71.38	66.12	20.86	107.96	38.34	113.26	58.34 to 89.52	604,590	399,771
01-APR-15 To 30-JUN-15	11	75.69	75.62	74.16	14.33	101.97	54.55	106.14	58.53 to 91.62	635,052	470,944
01-JUL-15 To 30-SEP-15	1	81.39	81.39	81.39	00.00	100.00	81.39	81.39	N/A	300,000	244,163
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	44	61.95	66.16	55.72	36.76	118.74	11.52	178.59	56.59 to 72.94	695,266	387,414
01-OCT-13 To 30-SEP-14	44	70.29	69.84	66.70	23.02	104.71	30.52	141.94	63.94 to 75.38	636,674	424,654
01-OCT-14 To 30-SEP-15	44	70.61	69.87	66.34	18.93	105.32	27.60	113.26	64.14 to 76.11	626,858	415,841
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	30	63.71	70.42	59.65	39.38	118.06	15.23	163.37	54.28 to 77.18	693,368	413,628
01-JAN-14 To 31-DEC-14	47	70.02	68.15	64.78	20.61	105.20	27.60	141.94	63.94 to 73.60	632,760	409,919
<u>ALL</u>	132	69.02	68.62	62.69	26.04	109.46	11.52	178.59	64.12 to 72.18	652,933	409,303

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	132	69.02	68.62	62.69	26.04	109.46	11.52	178.59	64.12 to 72.18	652,933	409,303
<u>ALL</u>	132	69.02	68.62	62.69	26.04	109.46	11.52	178.59	64.12 to 72.18	652,933	409,303

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	47	64.91	66.52	60.93	22.88	109.17	15.29	178.59	61.14 to 69.85	678,097	413,133
1	47	64.91	66.52	60.93	22.88	109.17	15.29	178.59	61.14 to 69.85	678,097	413,133
<u>Grass</u>											
County	6	48.94	50.63	49.29	14.69	102.72	39.48	62.82	39.48 to 62.82	308,681	152,147
1	6	48.94	50.63	49.29	14.69	102.72	39.48	62.82	39.48 to 62.82	308,681	152,147
<u>ALL</u>	132	69.02	68.62	62.69	26.04	109.46	11.52	178.59	64.12 to 72.18	652,933	409,303

55 Lancaster
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 132
 Total Sales Price : 86,187,100
 Total Adj. Sales Price : 86,187,100
 Total Assessed Value : 54,027,989
 Avg. Adj. Sales Price : 652,933
 Avg. Assessed Value : 409,303

MEDIAN : 69
 WGT. MEAN : 63
 MEAN : 69
 COD : 26.04
 PRD : 109.46

COV : 37.70
 STD : 25.87
 Avg. Abs. Dev : 17.97
 MAX Sales Ratio : 178.59
 MIN Sales Ratio : 11.52

95% Median C.I. : 64.12 to 72.18
 95% Wgt. Mean C.I. : 58.31 to 67.06
 95% Mean C.I. : 64.21 to 73.03

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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	3	75.69	77.37	75.05	16.00	103.09	60.04	96.38	N/A	898,333	674,200
1	3	75.69	77.37	75.05	16.00	103.09	60.04	96.38	N/A	898,333	674,200
_____Dry_____											
County	87	68.96	67.67	60.84	23.25	111.23	11.52	178.59	63.94 to 72.19	680,460	413,987
1	87	68.96	67.67	60.84	23.25	111.23	11.52	178.59	63.94 to 72.19	680,460	413,987
_____Grass_____											
County	8	48.94	54.23	51.28	24.60	105.75	38.47	91.62	38.47 to 91.62	319,936	164,072
1	8	48.94	54.23	51.28	24.60	105.75	38.47	91.62	38.47 to 91.62	319,936	164,072
_____ALL_____											
	132	69.02	68.62	62.69	26.04	109.46	11.52	178.59	64.12 to 72.18	652,933	409,303

55 Lancaster
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 122
Total Sales Price : 73,006,526
Total Adj. Sales Price : 74,004,926
Total Assessed Value : 54,537,077
Avg. Adj. Sales Price : 606,598
Avg. Assessed Value : 447,025

MEDIAN : 75
WGT. MEAN : 74
MEAN : 77
COD : 21.32
PRD : 104.59

COV : 28.10
STD : 21.66
Avg. Abs. Dev : 15.96
MAX Sales Ratio : 163.22
MIN Sales Ratio : 35.03

95% Median C.I. : 72.25 to 78.72
95% Wgt. Mean C.I. : 70.08 to 77.30
95% Mean C.I. : 73.23 to 80.91

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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
Qrtrs											
01-OCT-12 To 31-DEC-12	26	73.98	76.63	69.14	18.82	110.83	47.54	123.94	66.51 to 86.94	675,784	467,230
01-JAN-13 To 31-MAR-13	7	53.88	73.19	78.82	44.64	92.86	43.24	163.22	43.24 to 163.22	834,141	657,510
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	7	72.25	67.09	64.06	14.13	104.73	35.03	88.52	35.03 to 88.52	575,733	368,818
01-OCT-13 To 31-DEC-13	13	82.09	82.57	79.22	12.36	104.23	62.32	126.15	70.93 to 82.69	582,850	461,729
01-JAN-14 To 31-MAR-14	7	74.52	83.64	79.10	15.58	105.74	70.28	128.06	70.28 to 128.06	396,727	313,828
01-APR-14 To 30-JUN-14	14	64.63	70.18	67.34	20.11	104.22	43.89	94.54	56.44 to 89.86	792,424	533,655
01-JUL-14 To 30-SEP-14	6	84.91	89.59	89.56	28.43	100.03	50.62	131.27	50.62 to 131.27	515,654	461,809
01-OCT-14 To 31-DEC-14	13	58.23	65.70	65.19	22.36	100.78	48.58	90.95	50.46 to 81.45	594,170	387,366
01-JAN-15 To 31-MAR-15	11	84.02	87.18	86.21	14.13	101.13	67.63	117.97	70.78 to 104.15	455,963	393,099
01-APR-15 To 30-JUN-15	13	77.93	76.67	75.99	20.70	100.89	44.10	106.14	54.55 to 97.03	506,967	385,231
01-JUL-15 To 30-SEP-15	5	81.39	87.98	88.96	26.33	98.90	45.35	140.63	N/A	538,611	479,131
Study Yrs											
01-OCT-12 To 30-SEP-13	40	72.55	74.36	70.45	22.32	105.55	35.03	163.22	65.16 to 74.94	685,987	483,307
01-OCT-13 To 30-SEP-14	40	76.40	79.47	75.14	19.18	105.76	43.89	131.27	70.73 to 82.64	613,550	461,032
01-OCT-14 To 30-SEP-15	42	78.33	77.37	76.12	20.91	101.64	44.10	140.63	70.78 to 83.82	524,367	399,131
Calendar Yrs											
01-JAN-13 To 31-DEC-13	27	72.85	76.12	75.59	22.58	100.70	35.03	163.22	62.76 to 82.27	646,155	488,399
01-JAN-14 To 31-DEC-14	40	71.83	73.99	70.78	21.83	104.54	43.89	131.27	63.64 to 78.07	617,229	436,865
ALL	122	74.87	77.07	73.69	21.32	104.59	35.03	163.22	72.25 to 78.72	606,598	447,025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	122	74.87	77.07	73.69	21.32	104.59	35.03	163.22	72.25 to 78.72	606,598	447,025
ALL	122	74.87	77.07	73.69	21.32	104.59	35.03	163.22	72.25 to 78.72	606,598	447,025

55 Lancaster
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales : 122
 Total Sales Price : 73,006,526
 Total Adj. Sales Price : 74,004,926
 Total Assessed Value : 54,537,077
 Avg. Adj. Sales Price : 606,598
 Avg. Assessed Value : 447,025

MEDIAN : 75
 WGT. MEAN : 74
 MEAN : 77
 COD : 21.32
 PRD : 104.59

COV : 28.10
 STD : 21.66
 Avg. Abs. Dev : 15.96
 MAX Sales Ratio : 163.22
 MIN Sales Ratio : 35.03

95% Median C.I. : 72.25 to 78.72
 95% Wgt. Mean C.I. : 70.08 to 77.30
 95% Mean C.I. : 73.23 to 80.91

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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	2	64.83	64.83	64.79	02.59	100.06	63.15	66.51	N/A	613,800	397,684
1	2	64.83	64.83	64.79	02.59	100.06	63.15	66.51	N/A	613,800	397,684
_____Dry_____											
County	23	70.28	68.08	65.17	16.46	104.47	35.03	117.97	57.58 to 74.83	751,768	489,924
1	23	70.28	68.08	65.17	16.46	104.47	35.03	117.97	57.58 to 74.83	751,768	489,924
_____Grass_____											
County	10	59.00	66.67	59.87	31.73	111.36	43.24	107.19	44.10 to 90.44	279,945	167,610
1	10	59.00	66.67	59.87	31.73	111.36	43.24	107.19	44.10 to 90.44	279,945	167,610
_____ALL_____	122	74.87	77.07	73.69	21.32	104.59	35.03	163.22	72.25 to 78.72	606,598	447,025

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	8	68.72	67.61	64.86	11.44	104.24	52.88	82.64	52.88 to 82.64	960,276	622,809
1	8	68.72	67.61	64.86	11.44	104.24	52.88	82.64	52.88 to 82.64	960,276	622,809
_____Dry_____											
County	56	72.89	73.92	70.06	21.92	105.51	35.03	140.63	66.46 to 77.93	689,403	483,008
1	56	72.89	73.92	70.06	21.92	105.51	35.03	140.63	66.46 to 77.93	689,403	483,008
_____Grass_____											
County	12	60.87	67.40	60.75	29.98	110.95	43.24	107.19	50.37 to 87.83	295,446	179,474
1	12	60.87	67.40	60.75	29.98	110.95	43.24	107.19	50.37 to 87.83	295,446	179,474
_____ALL_____	122	74.87	77.07	73.69	21.32	104.59	35.03	163.22	72.25 to 78.72	606,598	447,025

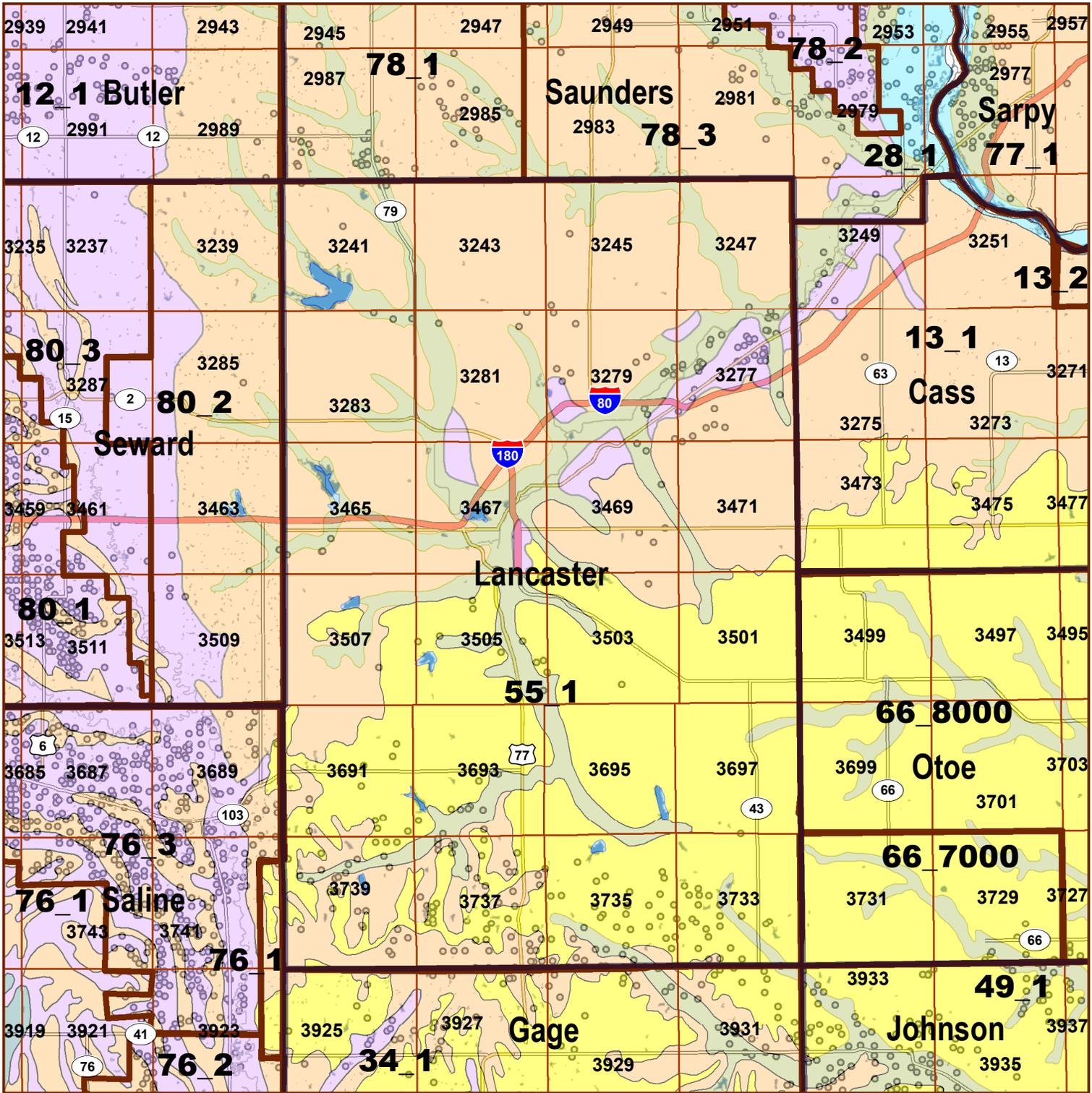
Lancaster County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	6,414
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Cass	1	6,610	6,390	5,125	5,625	3,710	5,105	3,887	4,303	5,316
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	6,410
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	5,248
Otoe	8000	5,600	5,600	5,500	5,500	5,000	5,000	4,200	4,200	5,210
Saline	3	7,248	7,247	7,141	6,893	6,196	5,150	5,144	4,920	6,889
Saunders	1	6,320	6,103	5,844	5,455	5,270	4,870	3,942	3,670	5,006
Saunders	3	6,510	6,285	6,065	5,551	5,390	5,050	4,222	3,810	5,539
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5,990	5,624	5,241	4,871	4,502	3,747	3,377	3,400	4,766
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Cass	1	5,418	5,269	5,144	4,758	4,306	4,649	4,514	3,930	4,872
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	3,688
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	3,171
Otoe	8000	4,600	4,600	4,350	4,300	4,200	4,200	3,600	3,100	4,203
Saline	3	4,693	4,688	4,224	4,140	4,043	3,523	3,517	3,347	4,260
Saunders	1	5,953	5,713	5,509	4,944	4,754	4,312	3,504	3,253	4,335
Saunders	3	6,185	5,954	5,721	5,302	5,086	4,670	3,802	3,570	4,908
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	2,046
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Cass	1	2,300	2,248	2,133	2,065	1,995	2,004	1,719	1,464	1,803
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	1,803
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	1,872
Otoe	8000	2,290	2,250	2,200	2,190	2,050	2,030	1,800	1,600	2,006
Saline	3	1,925	1,950	1,923	1,924	1,875	1,673	1,649	1,548	1,751
Saunders	1	1,863	2,544	2,004	2,400	2,019	2,142	1,758	1,907	1,906
Saunders	3	1,701	2,554	1,867	2,484	2,202	2,164	1,915	1,934	2,090
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



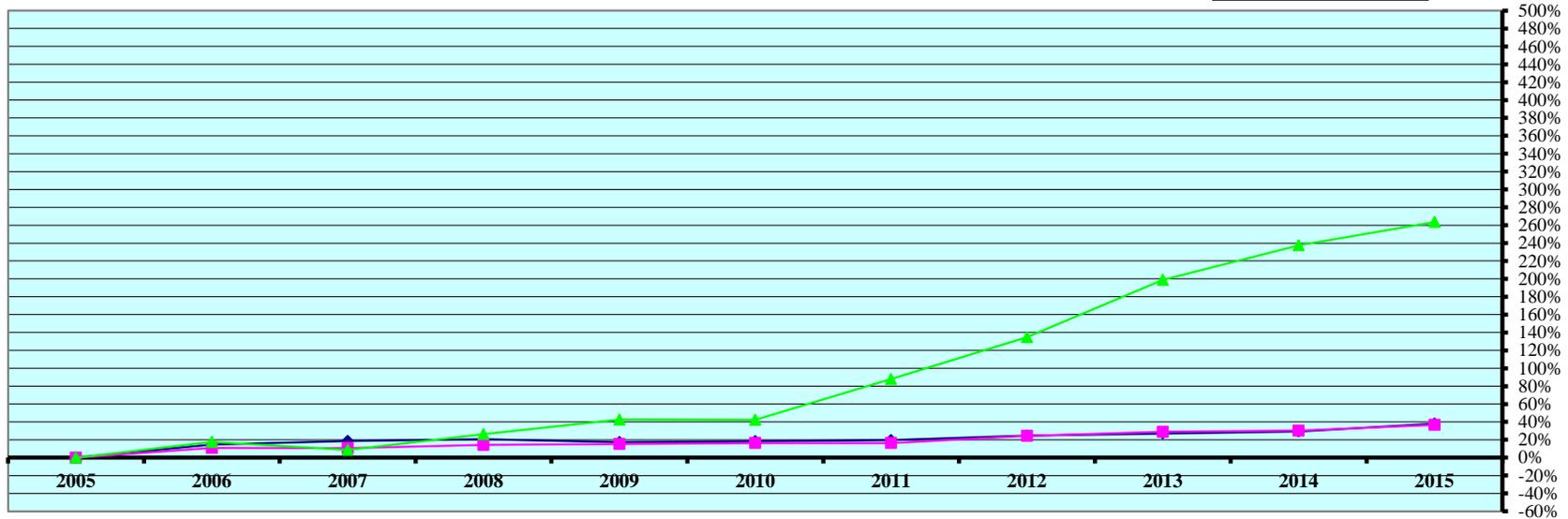
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Lancaster County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	10,359,364,462	--	--	--	3,962,092,279	--	--	--	384,758,451	--	--	--
2006	11,878,778,724	1,519,414,262	14.67%	14.67%	4,395,949,794	433,857,515	10.95%	10.95%	452,089,015	67,330,564	17.50%	17.50%
2007	12,300,635,710	421,856,986	3.55%	18.74%	4,387,573,939	-8,375,855	-0.19%	10.74%	418,181,785	-33,907,230	-7.50%	8.69%
2008	12,498,157,675	197,521,965	1.61%	20.65%	4,526,411,570	138,837,631	3.16%	14.24%	486,146,375	67,964,590	16.25%	26.35%
2009	12,154,404,900	-343,752,775	-2.75%	17.33%	4,574,088,900	47,677,330	1.05%	15.45%	548,663,700	62,517,325	12.86%	42.60%
2010	12,269,636,272	115,231,372	0.95%	18.44%	4,613,036,254	38,947,354	0.85%	16.43%	547,846,400	-817,300	-0.15%	42.39%
2011	12,387,680,348	118,044,076	0.96%	19.58%	4,609,183,301	-3,852,953	-0.08%	16.33%	722,916,600	175,070,200	31.96%	87.89%
2012	12,917,564,759	529,884,411	4.28%	24.69%	4,926,833,720	317,650,419	6.89%	24.35%	903,513,200	180,596,600	24.98%	134.83%
2013	13,169,581,568	252,016,809	1.95%	27.13%	5,106,610,580	179,776,860	3.65%	28.89%	1,149,661,600	246,148,400	27.24%	198.80%
2014	13,392,746,841	223,165,273	1.69%	29.28%	5,160,576,496	53,965,916	1.06%	30.25%	1,298,595,200	148,933,600	12.95%	237.51%
2015	14,300,709,448	907,962,607	6.78%	38.05%	5,412,682,869	252,106,373	4.89%	36.61%	1,399,285,900	100,690,700	7.75%	263.68%

Rate Annual %chg: Residential & Recreational 3.28%

Commercial & Industrial 3.17%

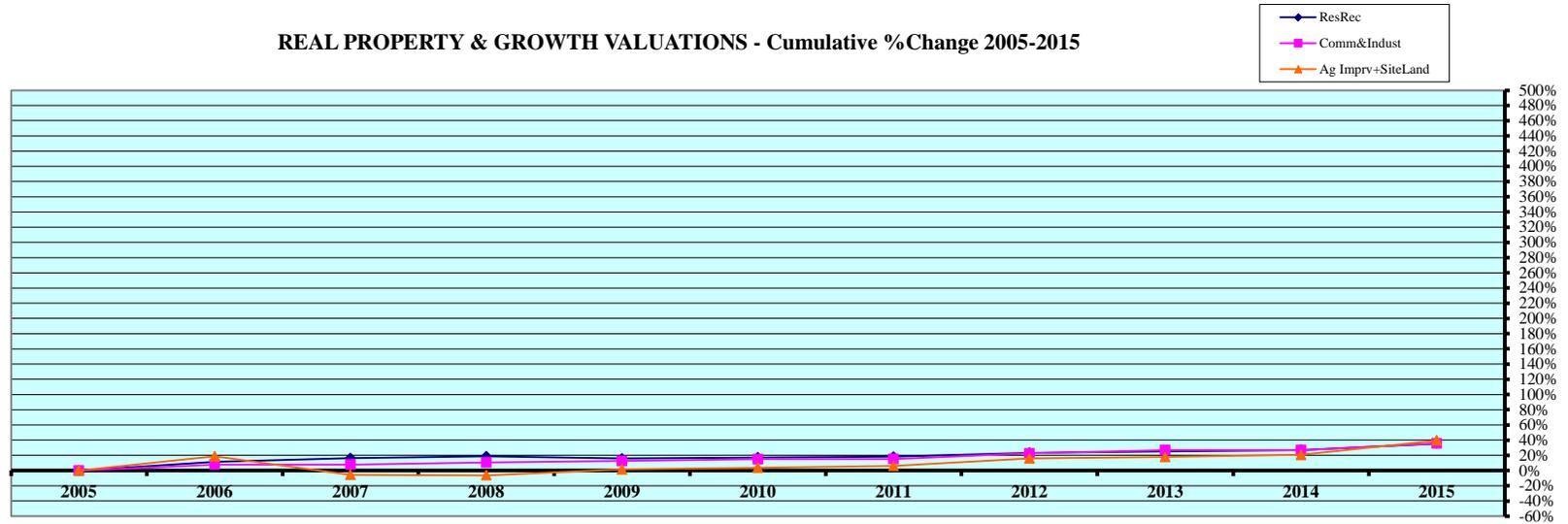
Agricultural Land 13.78%

Cnty# 55
County LANCASTER

CHART 1 EXHIBIT 55B Page 1

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

REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	10,359,364,462	318,240,363	3.07%	10,041,124,099	--	--	3,962,092,279	120,867,583	3.05%	3,841,224,696	--	--	
2006	11,878,778,724	345,967,387	2.91%	11,532,811,337	11.33%	11.33%	4,395,949,794	125,533,139	2.86%	4,270,416,655	7.78%	7.78%	
2007	12,300,635,710	236,945,043	1.93%	12,063,690,667	1.56%	16.45%	4,387,573,939	112,190,306	2.56%	4,275,383,633	-2.74%	7.91%	
2008	12,498,157,675	201,382,699	1.61%	12,296,774,976	-0.03%	18.70%	4,526,411,570	149,213,971	3.30%	4,377,197,599	-0.24%	10.48%	
2009	12,154,404,900	152,668,214	1.26%	12,001,736,686	-3.97%	15.85%	4,574,088,900	111,116,094	2.43%	4,462,972,806	-1.40%	12.64%	
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	-0.15%	17.15%	4,613,036,254	60,095,754	1.30%	4,552,940,500	-0.46%	14.91%	
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	18.21%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	15.31%	
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	23.26%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	22.65%	
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	25.28%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	26.90%	
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	27.09%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	26.78%	
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	35.58%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	35.66%	
Rate Ann%chg	3.28%			Resid & Rec. w/o growth			3.17%			C & I w/o growth			1.20%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	324,380,967	65,294,645	389,675,612	17,550,594	4.50%	372,125,018	--	--
2006	446,883,652	33,874,341	480,757,993	18,576,398	3.86%	462,181,595	18.61%	18.61%
2007	360,020,201	23,894,177	383,914,378	15,996,864	4.17%	367,917,514	-23.47%	-5.58%
2008	347,695,858	29,954,363	377,650,221	12,234,909	3.24%	365,415,312	-4.82%	-6.23%
2009	379,720,000	25,277,800	404,997,800	9,451,067	2.33%	395,546,733	4.74%	1.51%
2010	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	-0.24%	3.69%
2011	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	-0.38%	6.01%
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	6.28%	15.72%
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	17.78%
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	20.61%
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	39.67%
Rate Ann%chg	4.67%	-3.72%	3.63%	Ag Imprv+Site w/o growth			1.41%	

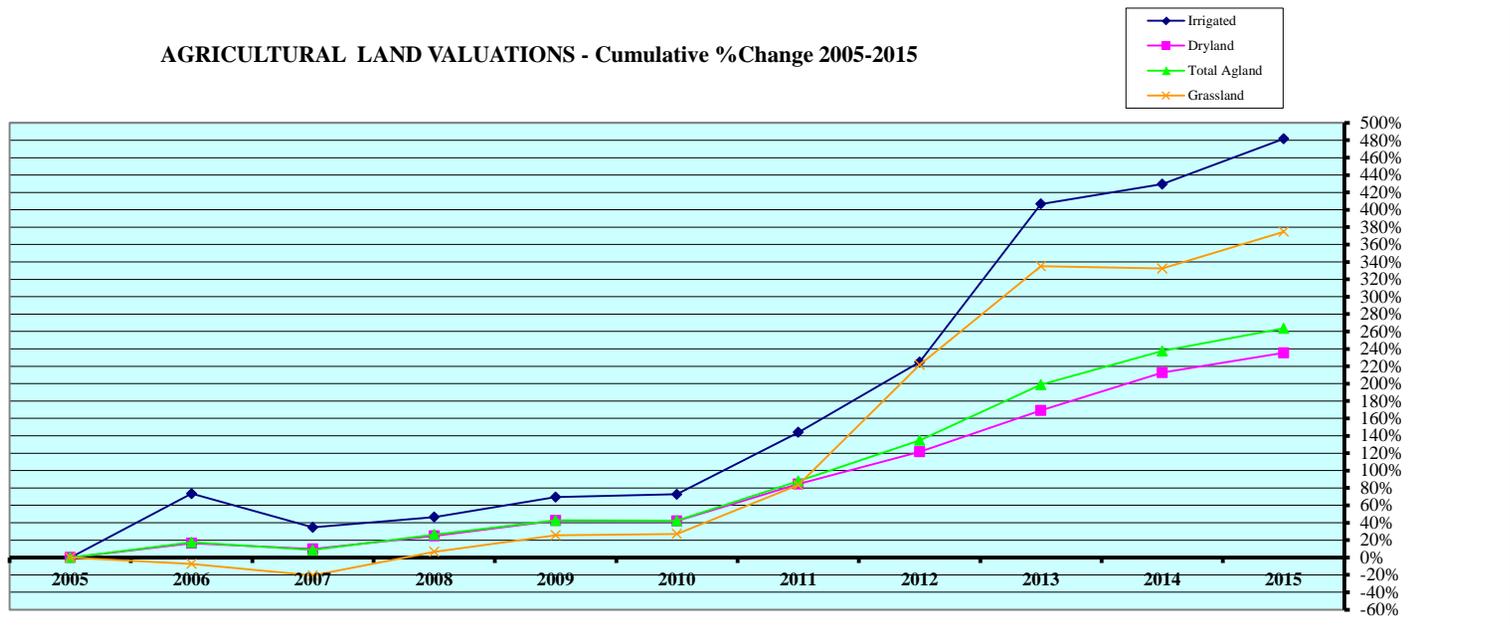
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any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

Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.
NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 55
County LANCASTER

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	19,347,176	--	--	--	333,118,919	--	--	--	31,286,634	--	--	--
2006	33,554,934	14,207,758	73.44%	73.44%	387,503,485	54,384,566	16.33%	16.33%	29,016,331	-2,270,303	-7.26%	-7.26%
2007	26,030,741	-7,524,193	-22.42%	34.55%	365,544,380	-21,959,105	-5.67%	9.73%	24,836,175	-4,180,156	-14.41%	-20.62%
2008	28,350,612	2,319,871	8.91%	46.54%	415,913,578	50,369,198	13.78%	24.85%	33,340,675	8,504,500	34.24%	6.57%
2009	32,757,736	4,407,124	15.55%	69.32%	474,781,091	58,867,513	14.15%	42.53%	39,294,630	5,953,955	17.86%	25.60%
2010	33,412,915	655,179	2.00%	72.70%	472,830,316	-1,950,775	-0.41%	41.94%	39,775,390	480,760	1.22%	27.13%
2011	47,213,106	13,800,191	41.30%	144.03%	614,469,577	141,639,261	29.96%	84.46%	57,404,893	17,629,503	44.32%	83.48%
2012	62,817,573	15,604,467	33.05%	224.69%	738,171,849	123,702,272	20.13%	121.59%	100,639,386	43,234,493	75.31%	221.67%
2013	98,027,389	35,209,816	56.05%	406.68%	896,410,405	158,238,556	21.44%	169.10%	136,096,782	35,457,396	35.23%	335.00%
2014	102,451,744	4,424,355	4.51%	429.54%	1,041,670,226	145,259,821	16.20%	212.70%	135,283,681	-813,101	-0.60%	332.40%
2015	112,549,748	10,098,004	9.86%	481.74%	1,117,128,144	75,457,918	7.24%	235.35%	148,557,800	13,274,119	9.81%	374.83%

Rate Ann.%chg: Irrigated **19.25%** Dryland **12.86%** Grassland **16.86%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	1,005,722	--	--	--	0	--	--	--	384,758,451	--	--	--
2006	2,014,265	1,008,543	100.28%	100.28%	0	0			452,089,015	67,330,564	17.50%	17.50%
2007	1,770,489	-243,776	-12.10%	76.04%	0	0			418,181,785	-33,907,230	-7.50%	8.69%
2008	1,763,489	-7,000	-0.40%	75.35%	6,778,021	6,778,021			486,146,375	67,964,590	16.25%	26.35%
2009	1,830,243	66,754	3.79%	81.98%	0	-6,778,021	-100.00%		548,663,700	62,517,325	12.86%	42.60%
2010	1,827,779	-2,464	-0.13%	81.74%	0	0			547,846,400	-817,300	-0.15%	42.39%
2011	1,849,124	21,345	1.17%	83.86%	1,979,900	1,979,900			722,916,600	175,070,200	31.96%	87.89%
2012	1,884,392	35,268	1.91%	87.37%	0	-1,979,900	-100.00%		903,513,200	180,596,600	24.98%	134.83%
2013	19,127,024	17,242,632	915.02%	1801.82%	0	0			1,149,661,600	246,148,400	27.24%	198.80%
2014	19,189,549	62,525	0.33%	1808.04%	0	0			1,298,595,200	148,933,600	12.95%	237.51%
2015	21,050,208	1,860,659	9.70%	1993.04%	0	0			1,399,285,900	100,690,700	7.75%	263.68%

Cnty# **55**
County **LANCASTER**

Rate Ann.%chg: Total Agric Land **13.78%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	19,571,170	14,212	1,377			330,012,292	309,480	1,066			31,737,445	76,619	414		
2006	33,750,660	16,129	2,093	51.96%	51.96%	392,436,578	305,101	1,286	20.62%	20.62%	28,815,613	60,591	476	14.81%	14.81%
2007	26,148,297	15,742	1,661	-20.62%	20.62%	360,586,013	299,389	1,204	-6.36%	12.95%	26,261,683	58,789	447	-6.07%	7.84%
2008	28,379,640	15,542	1,826	9.93%	32.60%	423,932,584	293,847	1,443	19.78%	35.29%	33,515,557	55,501	604	35.18%	45.79%
2009	32,789,030	15,364	2,134	16.88%	54.98%	474,929,803	294,089	1,615	11.94%	51.44%	38,700,397	56,834	681	12.76%	64.39%
2010	32,588,653	15,262	2,135	0.06%	55.06%	473,565,260	293,779	1,612	-0.18%	51.17%	39,601,221	57,993	683	0.28%	64.85%
2011	47,130,272	17,971	2,623	22.82%	90.45%	615,699,479	293,092	2,101	30.32%	97.00%	57,104,875	56,980	1,002	46.76%	141.95%
2012	62,989,621	18,032	3,493	33.20%	153.67%	739,149,527	279,062	2,649	26.09%	148.39%	100,076,413	71,454	1,401	39.75%	238.12%
2013	98,031,906	17,928	5,468	56.53%	297.08%	897,333,937	274,944	3,264	23.22%	206.06%	135,756,410	75,337	1,802	28.66%	335.03%
2014	102,185,334	18,704	5,463	-0.09%	296.73%	1,043,353,640	273,268	3,818	16.99%	258.05%	136,603,555	75,687	1,805	0.16%	335.72%
2015	112,522,476	19,072	5,900	7.99%	328.44%	1,120,201,903	271,606	4,124	8.02%	286.78%	148,541,012	76,093	1,952	8.16%	371.27%

Rate Annual %chg Average Value/Acre: 15.66%

14.48%

16.77%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	1,074,079	12,963	83			0	0				382,394,986	413,274	925		
2006	2,015,653	25,228	80	-3.57%	-3.57%	0	0				457,018,504	407,049	1,123	21.34%	21.34%
2007	1,841,443	24,571	75	-6.20%	-9.55%	0	0				414,837,436	398,492	1,041	-7.28%	12.51%
2008	1,763,040	23,573	75	-0.20%	-9.74%	0	0				487,590,821	388,464	1,255	20.57%	35.65%
2009	1,810,171	24,174	75	0.12%	-9.63%	0	0				548,229,401	390,460	1,404	11.86%	51.74%
2010	1,831,866	24,327	75	0.56%	-9.12%	0	0				547,587,000	391,360	1,399	-0.35%	51.22%
2011	1,850,474	24,680	75	-0.43%	-9.51%	0	0				721,785,100	392,722	1,838	31.35%	98.63%
2012	1,881,339	25,125	75	-0.13%	-9.63%	0	0				904,096,900	393,672	2,297	24.96%	148.20%
2013	19,152,747	25,557	749	900.83%	804.48%	0	0				1,150,275,000	393,766	2,921	27.20%	215.71%
2014	19,262,171	25,699	750	0.02%	804.63%	0	0				1,301,404,700	393,358	3,308	13.26%	257.56%
2015	21,085,705	26,047	810	8.00%	877.01%	0	0				1,402,351,096	392,818	3,570	7.90%	285.83%

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LANCASTER

Rate Annual %chg Average Value/Acre: 14.46%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
285,407	LANCASTER	727,173,931	164,483,708	179,247,092	14,300,709,448	5,044,230,933	368,451,936	0	1,399,285,900	512,050,100	44,707,800	0	22,740,340,848
cnty.sector.value % of total value:		3.20%	0.72%	0.79%	62.89%	22.18%	1.62%		6.15%	2.25%	0.20%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNET	1,072,589	305,858	50,031	43,985,900	3,990,900	0	0	0	0	0	0	49,405,278
0.25%	%sector of county sector	0.15%	0.19%	0.03%	0.31%	0.08%							0.22%
	%sector of municipality	2.17%	0.62%	0.10%	89.03%	8.08%							100.00%
154	DAVEY	84,465	61,382	13,172	6,576,900	858,600	20,800	0	0	0	0	0	7,615,319
0.05%	%sector of county sector	0.01%	0.04%	0.01%	0.05%	0.02%	0.01%						0.03%
	%sector of municipality	1.11%	0.81%	0.17%	86.36%	11.27%	0.27%						100.00%
190	DENTON	69,890	232,152	566,181	8,874,800	932,600	0	0	0	0	0	0	10,675,623
0.07%	%sector of county sector	0.01%	0.14%	0.32%	0.06%	0.02%							0.05%
	%sector of municipality	0.65%	2.17%	5.30%	83.13%	8.74%							100.00%
590	FIRTH	275,245	252,528	411,169	22,334,300	4,026,000	0	0	0	0	0	0	27,299,242
0.21%	%sector of county sector	0.04%	0.15%	0.23%	0.16%	0.08%							0.12%
	%sector of municipality	1.01%	0.93%	1.51%	81.81%	14.75%							100.00%
213	HALLAM	1,182,612	115,054	19,146	12,253,600	2,873,700	0	0	0	0	0	0	16,444,112
0.07%	%sector of county sector	0.16%	0.07%	0.01%	0.09%	0.06%							0.07%
	%sector of municipality	7.19%	0.70%	0.12%	74.52%	17.48%							100.00%
1,657	HICKMAN	666,366	662,690	1,300,624	113,362,900	6,537,250	0	0	0	0	0	0	122,529,830
0.58%	%sector of county sector	0.09%	0.40%	0.73%	0.79%	0.13%							0.54%
	%sector of municipality	0.54%	0.54%	1.06%	92.52%	5.34%							100.00%
258,473	LINCOLN	619,231,907	115,089,680	109,993,071	12,352,369,248	4,925,371,283	339,250,151	0	769,400	483,000	3,400	0	18,462,561,140
90.56%	%sector of county sector	85.16%	69.97%	61.36%	86.36%	97.64%	92.07%		0.05%	0.09%	0.01%		81.19%
	%sector of municipality	3.35%	0.62%	0.60%	66.90%	26.68%	1.84%		0.00%	0.00%	0.00%		100.00%
382	MALCOLM	448,436	90,342	19,386	17,905,500	1,702,000	0	0	0	0	0	0	20,165,664
0.13%	%sector of county sector	0.06%	0.05%	0.01%	0.13%	0.03%							0.09%
	%sector of municipality	2.22%	0.45%	0.10%	88.79%	8.44%							100.00%
256	PANAMA	34,939	122,876	20,689	12,101,800	967,400	0	0	0	0	0	0	13,247,704
0.09%	%sector of county sector	0.00%	0.07%	0.01%	0.08%	0.02%							0.06%
	%sector of municipality	0.26%	0.93%	0.16%	91.35%	7.30%							100.00%
167	RAYMOND	335,741	153,084	354,627	7,190,600	751,800	0	0	0	0	0	0	8,785,852
0.06%	%sector of county sector	0.05%	0.09%	0.20%	0.05%	0.01%							0.04%
	%sector of municipality	3.82%	1.74%	4.04%	81.84%	8.56%							100.00%
220	ROCA	79,176	102,865	405,658	10,007,500	1,340,700	0	0	0	0	0	0	11,935,899
0.08%	%sector of county sector	0.01%	0.06%	0.23%	0.07%	0.03%							0.05%
	%sector of municipality	0.66%	0.86%	3.40%	83.84%	11.23%							100.00%
142	SPRAGUE	284,674	69,803	14,979	6,164,900	394,800	0	0	0	0	0	0	6,929,156
0.05%	%sector of county sector	0.04%	0.04%	0.01%	0.04%	0.01%							0.03%
	%sector of municipality	4.11%	1.01%	0.22%	88.97%	5.70%							100.00%
3277	WAVERLY	19,995,201	771,497	890,558	180,760,300	32,022,100	14,413,485	0	0	0	0	0	248,853,141
1.15%	%sector of county sector	2.75%	0.47%	0.50%	1.26%	0.63%	3.91%						1.09%
	%sector of municipality	8.03%	0.31%	0.36%	72.64%	12.87%	5.79%						100.00%
266,440	Total Municipalities	643,761,241	118,029,811	114,059,291	12,793,888,248	4,981,769,133	353,684,436	0	769,400	483,000	3,400	0	19,006,447,960
93.35%	%all municip.sect of cnty	88.53%	71.76%	63.63%	89.46%	98.76%	95.99%		0.05%	0.09%	0.01%		83.58%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
55	LANCASTER

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 108,359	Value : 22,382,817,878	Growth 470,133,520	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	4,721	168,582,761	0	0	14	409,900	4,735	168,992,661	
02. Res Improve Land	88,657	3,249,772,398	0	0	104	6,606,600	88,761	3,256,378,998	
03. Res Improvements	88,657	11,134,221,193	0	0	104	25,296,000	88,761	11,159,517,193	
04. Res Total	93,378	14,552,576,352	0	0	118	32,312,500	93,496	14,584,888,852	250,776,578
% of Res Total	99.87	99.78	0.00	0.00	0.13	0.22	86.28	65.16	53.34
05. Com UnImp Land	1,631	275,842,300	0	0	2	460,400	1,633	276,302,700	
06. Com Improve Land	6,076	1,335,401,706	0	0	2	38,800	6,078	1,335,440,506	
07. Com Improvements	6,076	3,649,864,585	0	0	2	29,700	6,078	3,649,894,285	
08. Com Total	7,707	5,261,108,591	0	0	4	528,900	7,711	5,261,637,491	196,204,977
% of Com Total	99.95	99.99	0.00	0.00	0.05	0.01	7.12	23.51	41.73
09. Ind UnImp Land	10	2,134,600	0	0	0	0	10	2,134,600	
10. Ind Improve Land	200	107,596,785	0	0	0	0	200	107,596,785	
11. Ind Improvements	200	271,758,950	0	0	0	0	200	271,758,950	
12. Ind Total	210	381,490,335	0	0	0	0	210	381,490,335	10,004,750
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.19	1.70	2.13
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	93,378	14,552,576,352	0	0	118	32,312,500	93,496	14,584,888,852	250,776,578
% of Res & Rec Total	99.87	99.78	0.00	0.00	0.13	0.22	86.28	65.16	53.34
Com & Ind Total	7,917	5,642,598,926	0	0	4	528,900	7,921	5,643,127,826	206,209,727
% of Com & Ind Total	99.95	99.99	0.00	0.00	0.05	0.01	7.31	25.21	43.86
17. Taxable Total	101,295	20,195,175,278	0	0	122	32,841,400	101,417	20,228,016,678	456,986,305
% of Taxable Total	99.88	99.84	0.00	0.00	0.12	0.16	93.59	90.37	97.20

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	311	14,898,752	34,293,048	0	0	0
19. Commercial	303	156,848,591	367,994,209	0	0	0
20. Industrial	15	6,041,035	28,165,765	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	311	14,898,752	34,293,048
19. Commercial	0	0	0	303	156,848,591	367,994,209
20. Industrial	0	0	0	15	6,041,035	28,165,765
21. Other	0	0	0	0	0	0
22. Total Sch II				629	177,788,378	430,453,022

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	2,955	0	10	2,965

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	4,296	1,110,689,600	4,296	1,110,689,600
28. Ag-Improved Land	0	0	0	0	2,646	571,601,700	2,646	571,601,700
29. Ag Improvements	0	0	0	0	2,646	472,509,900	2,646	472,509,900
30. Ag Total							6,942	2,154,801,200

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	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	36.99	239,600	7	36.99	239,600	
32. HomeSite Improv Land	2,281	7,342.06	89,399,300	2,281	7,342.06	89,399,300	
33. HomeSite Improvements	2,281	0.00	436,989,600	2,281	0.00	436,989,600	12,657,745
34. HomeSite Total				2,288	7,379.05	526,628,500	
35. FarmSite UnImp Land	60	79.44	1,737,600	60	79.44	1,737,600	
36. FarmSite Improv Land	1,815	755.40	5,042,000	1,815	755.40	5,042,000	
37. FarmSite Improvements	1,815	0.00	35,520,300	1,815	0.00	35,520,300	489,470
38. FarmSite Total				1,875	834.84	42,299,900	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				4,163	8,213.89	568,928,400	13,147,215

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	16	1,357.99	2,866,100	16	1,357.99	2,866,100

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	6,942	392,064.05	2,154,801,200	6,942	392,064.05	2,154,801,200
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	2,077.41	10.86%	15,579,581	12.69%	7,499.52
46. 1A	5,340.51	27.91%	38,045,144	30.99%	7,123.88
47. 2A1	1,459.03	7.62%	9,816,314	8.00%	6,727.97
48. 2A	4,885.98	25.53%	31,111,604	25.35%	6,367.53
49. 3A1	2,723.94	14.23%	15,317,988	12.48%	5,623.47
50. 3A	377.24	1.97%	1,964,119	1.60%	5,206.55
51. 4A1	1,856.23	9.70%	9,039,027	7.36%	4,869.56
52. 4A	417.28	2.18%	1,876,368	1.53%	4,496.66
53. Total	19,137.62	100.00%	122,750,145	100.00%	6,414.08
Dry					
54. 1D1	18,133.92	6.72%	108,625,040	8.44%	5,990.16
55. 1D	57,296.27	21.23%	322,252,332	25.05%	5,624.32
56. 2D1	11,240.56	4.16%	58,914,441	4.58%	5,241.24
57. 2D	60,368.09	22.36%	294,044,051	22.85%	4,870.85
58. 3D1	71,259.83	26.40%	320,798,290	24.93%	4,501.81
59. 3D	20,425.43	7.57%	76,527,498	5.95%	3,746.68
60. 4D1	27,406.70	10.15%	92,548,418	7.19%	3,376.85
61. 4D	3,808.61	1.41%	12,949,853	1.01%	3,400.15
62. Total	269,939.41	100.00%	1,286,659,923	100.00%	4,766.48
Grass					
63. 1G1	1,808.06	2.36%	4,849,066	3.09%	2,681.92
64. 1G	7,386.24	9.64%	21,508,037	13.71%	2,911.91
65. 2G1	3,024.62	3.95%	8,444,230	5.38%	2,791.83
66. 2G	9,686.90	12.64%	24,417,694	15.57%	2,520.69
67. 3G1	24,552.93	32.03%	53,631,485	34.19%	2,184.32
68. 3G	3,669.99	4.79%	6,667,241	4.25%	1,816.69
69. 4G1	16,251.49	21.20%	23,283,779	14.84%	1,432.72
70. 4G	10,276.66	13.41%	14,069,333	8.97%	1,369.06
71. Total	76,656.89	100.00%	156,870,865	100.00%	2,046.40
Irrigated Total					
Irrigated Total	19,137.62	4.88%	122,750,145	7.74%	6,414.08
Dry Total					
Dry Total	269,939.41	68.86%	1,286,659,923	81.13%	4,766.48
Grass Total					
Grass Total	76,656.89	19.56%	156,870,865	9.89%	2,046.40
72. Waste	26,270.94	6.70%	19,691,338	1.24%	749.55
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,053.01	0.52%	0	0.00%	0.00
75. Market Area Total	392,004.86	100.00%	1,585,972,271	100.00%	4,045.80

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	19,137.62	122,750,145	19,137.62	122,750,145
77. Dry Land	0.00	0	0.00	0	269,939.41	1,286,659,923	269,939.41	1,286,659,923
78. Grass	0.00	0	0.00	0	76,656.89	156,870,865	76,656.89	156,870,865
79. Waste	0.00	0	0.00	0	26,270.94	19,691,338	26,270.94	19,691,338
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	2,053.01	0	2,053.01	0
82. Total	0.00	0	0.00	0	392,004.86	1,585,972,271	392,004.86	1,585,972,271

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	19,137.62	4.88%	122,750,145	7.74%	6,414.08
Dry Land	269,939.41	68.86%	1,286,659,923	81.13%	4,766.48
Grass	76,656.89	19.56%	156,870,865	9.89%	2,046.40
Waste	26,270.94	6.70%	19,691,338	1.24%	749.55
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,053.01	0.52%	0	0.00%	0.00
Total	392,004.86	100.00%	1,585,972,271	100.00%	4,045.80

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 ** Unknown **	4,735	168,992,661	88,761	3,256,378,998	88,761	11,159,517,193	93,496	14,584,888,852	250,776,578
84 Residential Total	4,735	168,992,661	88,761	3,256,378,998	88,761	11,159,517,193	93,496	14,584,888,852	250,776,578

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,643	278,437,300	6,278	1,443,037,291	6,278	3,921,653,235	7,921	5,643,127,826	206,209,727
86 Commercial Total	1,643	278,437,300	6,278	1,443,037,291	6,278	3,921,653,235	7,921	5,643,127,826	206,209,727

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,808.06	2.36%	4,849,066	3.09%	2,681.92
88. 1G	7,386.24	9.64%	21,508,037	13.71%	2,911.91
89. 2G1	3,024.62	3.95%	8,444,230	5.38%	2,791.83
90. 2G	9,686.90	12.64%	24,417,694	15.57%	2,520.69
91. 3G1	24,552.93	32.03%	53,631,485	34.19%	2,184.32
92. 3G	3,669.99	4.79%	6,667,241	4.25%	1,816.69
93. 4G1	16,251.49	21.20%	23,283,779	14.84%	1,432.72
94. 4G	10,276.66	13.41%	14,069,333	8.97%	1,369.06
95. Total	76,656.89	100.00%	156,870,865	100.00%	2,046.40
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	76,656.89	100.00%	156,870,865	100.00%	2,046.40
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	76,656.89	100.00%	156,870,865	100.00%	2,046.40

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

55 Lancaster

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	14,300,709,448	14,584,888,852	284,179,404	1.99%	250,776,578	0.23%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	512,050,100	526,628,500	14,578,400	2.85%	12,657,745	0.38%
04. Total Residential (sum lines 1-3)	14,812,759,548	15,111,517,352	298,757,804	2.02%	263,434,323	0.24%
05. Commercial	5,044,230,933	5,261,637,491	217,406,558	4.31%	196,204,977	0.42%
06. Industrial	368,451,936	381,490,335	13,038,399	3.54%	10,004,750	0.82%
07. Ag-Farmsite Land, Outbuildings	44,707,800	42,299,900	-2,407,900	-5.39%	489,470	-6.48%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	5,457,390,669	5,685,427,726	228,037,057	4.18%	206,699,197	0.39%
10. Total Non-Agland Real Property	20,270,150,217	20,796,945,078	526,794,861	2.60%	470,133,520	0.28%
11. Irrigated	112,549,748	122,750,145	10,200,397	9.06%		
12. Dryland	1,117,128,144	1,286,659,923	169,531,779	15.18%		
13. Grassland	148,557,800	156,870,865	8,313,065	5.60%		
14. Wasteland	21,050,208	19,691,338	-1,358,870	-6.46%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	1,399,285,900	1,585,972,271	186,686,371	13.34%		
17. Total Value of all Real Property (Locally Assessed)	21,669,436,117	22,382,817,878	713,381,761	3.29%	470,133,520	1.12%

2016 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	13
3.	Other full-time employees:
	25 includes 6 ROD
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,050,108
7.	Adopted budget, or granted budget if different from above:
	\$3,949,466
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$130,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$13,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$23,154

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	GIS electronic maps
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; http://lincoln.ne.gov/gis/gisviewer/index.html
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	Orion

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All cities and incorporated villages are zoned
4.	When was zoning implemented?
	Approximately 30+ years ago

D. Contracted Services

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

E. Appraisal /Listing Services

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

2016 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:																										
	Assessor's appraisal staff																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</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>Average-City of Lincoln intermediate valued dwellings</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Hi-rise-Condominiums</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Hi-riseDT</td> </tr> <tr> <td style="text-align: center;">4</td> <td>High-High end dwellings approximately values of 350,000 and up</td> </tr> <tr> <td style="text-align: center;">5</td> <td>HighOld</td> </tr> <tr> <td style="text-align: center;">6</td> <td>IntlHigh</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural-Acreages and Ag dwellings</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Townhouses</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Villages-Small towns surrounding Lincoln</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Low-low end properties in City of Lincoln (mostly older, pre-WWII)</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Multi-Multi-family dwellings</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Average-City of Lincoln intermediate valued dwellings	2	Hi-rise-Condominiums	3	Hi-riseDT	4	High-High end dwellings approximately values of 350,000 and up	5	HighOld	6	IntlHigh	7	Rural-Acreages and Ag dwellings	8	Townhouses	9	Villages-Small towns surrounding Lincoln	10	Low-low end properties in City of Lincoln (mostly older, pre-WWII)	11	Multi-Multi-family dwellings	Ag	Agricultural outbuildings and improvements
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11	Multi-Multi-family dwellings																										
Ag	Agricultural outbuildings and improvements																										
3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Market comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.																										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																										
	The Cost approach is available in the counties CAMA program but is not a secondary approach given little weight for assessment purposes.																										
5.	Are individual depreciation tables developed for each valuation grouping?																										
	No, the County gives minimal weight to the cost approach in determining market value.																										
6.	Describe the methodology used to determine the residential lot values?																										
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.																										
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																										

Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2015	2014	2015	2010-2015
2	2015	2014	2015	2010-2015
3	2015	2014	2015	2010-2015
4	2015	2014	2015	2010-2015
5	2015	2014	2015	2010-2015
6	2015	2014	2015	2010-2015
7	2015	2014	2015	2010-2015
8	2015	2014	2015	2010-2015
9	2015	2014	2015	2010-2015
10	2015	2014	2015	2010-2015
11	2015	2014	2015	2010-2015
Ag	2015	2014	2015	2010-2015

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2016 Commercial Assessment Survey for Lancaster County

1.	Valuation data collection done by:				
	The assessors appraisal staff				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	01	Lancaster County is considered one valuation group.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Lancaster County uses the cost and income approaches for the valuation of all commercial properties.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county relies on appraisers in their office that have the experience to value the unique properties in the County.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	The county develops a depreciation model during each reappraisal cycle.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No				
6.	Describe the methodology used to determine the commercial lot values.				
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2015	2014	2015	2012-2016
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. In Lancaster, all commercial parcels have similar characteristics in that they converge in and around the commercial hub of Lincoln. The County uses Primary use instead of valuation groupings, a characteristic not captured in the sales file, though occupancy codes are.				

2016 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:							
	Assessor's appraisal staff							
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="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The agricultural special value land is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The agricultural special value land is one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The agricultural special value land is one market area.	2016						
3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Present use of the parcel is the deciding factor in determining the differences.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Market sales.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	6942							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	The County continually reviews and verifies sales to determine if there are influences other than for agricultural use. The County then compares the sales to similar sales from non-influenced counties with the same general land capabilities. See special value methodology.							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	Housing developments, commercial and industrial development as well as futures investment to place money in a safe commodity i.e.(land to hold wealth) for family portfolio management.							
7d.	Where is the influenced area located within the county?							
	The entire county							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							

Market approach utilizing the sales 70 acres or greater inside and outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.
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Lancaster County's Three Year Assessment Plan

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

Introduction

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

Tax Year 2016

We anticipate this to be a “clean up” year. In addition to the routine annual work, we will be focusing on properties that may have slipped through the cracks, as well as conduct a close review of the 2015 protests to see if we concur with changes made by the referees. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property every third year, and monitor market and ratio trends for all classes on an annual basis. We will continue to monitor Agricultural land sales both internal and external to Lancaster County.

Tax Year 2017

A complete reappraisal of all property will be initiated this year for application in 2018. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property every third year, and monitor market and ratio trends for all classes during the intervening years.

Tax Year 2018

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

2016 Special Value Methodology for Lancaster County:

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

We continue to communicate with the Department of Revenue Property Assessment Division on using sales from what we consider influenced counties of Cass, Saunders and Seward Counties. These counties reside in the Omaha or Lincoln Metropolitan statistical areas as identified by the Federal Government Census. These areas are strongly influenced by other than agricultural influences based on the growth of non-agricultural uses in these Counties. They reflect similar non-agricultural influences as we have found in Lancaster County. We have worked with the Division to find what we see as a solution to the nonagricultural influences to Agricultural land.

Based on additional analysis of sales consisting of 70 acres or more we have concluded that sales of 70 acres or more generally do not indicate any influence from other than agricultural uses. We supplied these sales to the Nebraska Department of Revenue, Property Assessment Division for review in October of 2015. As a result of their review and our analysis, we have utilized all valid agricultural land sales 70 acres or more from within Lancaster and in all the counties surrounding Lancaster County to establish our agricultural land values. (Butler, Cass, Gage, Johnson, Jefferson, Otoe, Pawnee, Richardson, Saline, Saunders, and Seward)

We still consider there to be influences other than Agricultural within Lancaster County and in surrounding counties. However, we conclude that using sales 70 acres or more removes any significant nonagricultural influences. The sales used are being supplied as an addendum to our sales file submission for the 2016 abstract.