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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 9, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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 mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

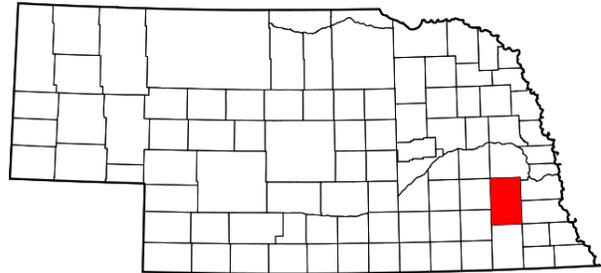
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

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

**Further information may be found in Exhibit 94*

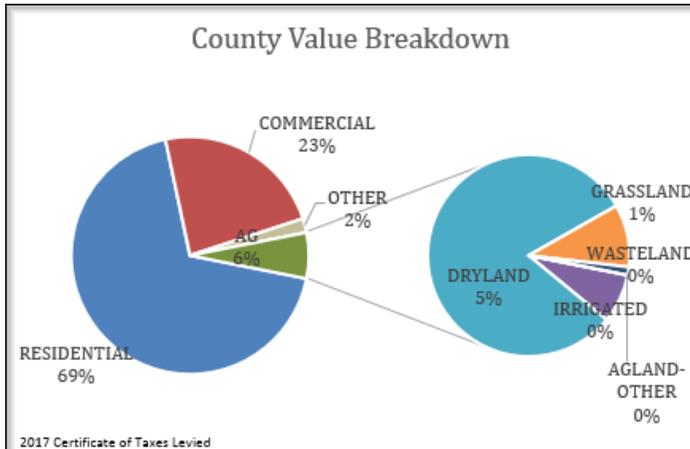
County Overview

With a total area of 838 miles, Lancaster County had 309,637 residents, per the Census Bureau Quick Facts for 2016, a 9% population increase over the 2010 U.S. Census. Reports indicated that 59% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Lancaster County are located in and around Lincoln, the county seat and state capital. According to the latest information available from the

U.S. Census Bureau, there were 8,299 employer establishments with total employment of 133,714.



While the majority of Lancaster’s value comes from sources other than agriculture, an agricultural presence is still felt in the county. Dry land makes up the majority of the land in the county. Lancaster is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Lancaster County ranks first in soybeans. (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BENNET	570	719	26.1%
DAVEY	153	154	0.7%
DENTON	189	190	0.5%
FIRTH	564	590	4.6%
HALLAM	276	213	-22.8%
HICKMAN	1,111	1,657	49.1%
LINCOLN	226,451	258,614	14.2%
MALCOLM	413	382	-7.5%
PANAMA	253	256	1.2%
RAYMOND	186	167	-10.2%
ROCA	220	220	0.0%
SPRAGUE	146	142	-2.7%
WAVERLY	2,448	3,277	33.9%

2018 Residential Correlation for Lancaster County

Assessment Actions

A lot study was conducted throughout the county and lot prices were either adjusted or affirmed. All pick up work was completed in a timely manner. An analysis of the sales was completed, and it was determined no other assessment actions were necessary.

The county continued its general review cycle. The physical inspection of residential properties is assigned to staff appraisers who each have a specific neighborhood. An average of one-fourth of the properties in the appraiser's designated area is physically inspected every year. Physical inspections include identifying new construction, confirming existing measurements, taking new photos and documenting the current condition of the property.

Comparing the 2018 real property abstract with the 2017 Certificate of Taxes Levied there was an increase of 2.56%, but when excluding growth the percent change is only 0.64%. This reflects the reported assessment actions of the county.

Description of Analysis

Residential parcels are stratified into four valuation groups. These groups are based on geographic areas within the City of Lincoln plus one group for the rural non-agricultural areas of the county. The statistical profile consists of 9,866 qualified residential sales. Of these sales, nearly 94% are within the City of Lincoln.

Valuation Grouping	Assessor Location/Market Area
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

All measures of central tendency are in the acceptable range and show strong support for one another. The quality statistics are also well within the recommended range and indicate the residential class is valued in a uniform manner. The statistical profile for each of the valuation groups show all three measures of central tendency to be within the range, with the quality statistics in the range as well.

The increase in the residential base excluding growth was 0.64%. The small increase in the residential base is attributable to the lot valuation updates and pick up work from permits or unreported construction. The general movement of the residential base affirms the limited assessment actions reported by the county.

2018 Residential Correlation for Lancaster County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. While performing that review, a flyer is provided to the resident at the property or if no one is home, it is left as a door hanger. The sales review also included processes to ensure that sales data was timely and accurately submitted to the state sales file. Currently sales are exported to the state sales file on a quarterly basis. The county has supplied information for the Division to review the sales and conduct sufficient analysis. The county is transparent with their valuation methodology, and the application of a valuation model consistently provides equalized results.

The county's inspection and review cycle for all real property was discussed with the county assessor, as they appear to comply with the requirement to inspect all properties in the county no less frequently than once every six years. A concern was raised by the county about their ability to stay current with inspections and they feel they may begin to lag in that effort.

Valuation groups are examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. The county is working with the Division on updating these as well as the sales data export.

The county assessor meets all of the statutory reporting schedules by the statutory date.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,311	97.45	96.27	95.72	06.77	100.57
16	2,801	97.68	96.78	96.47	05.40	100.32
17	3,123	96.81	95.76	95.27	06.92	100.51
26	631	95.86	95.04	94.30	07.54	100.78
____ALL____	9,866	97.25	96.17	95.76	06.49	100.43

2018 Residential Correlation for Lancaster County

Level of Value

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

2018 Commercial Correlation for Lancaster County

Assessment Actions

For the current assessment year, Lancaster County completed the inspection, review and revaluation of the entire commercial class of property. This included a lot study where lot values were updated or affirmed. On-site inspections took place, with new photos taken and sketching updated. Cost and depreciation tables were updated to 2017. All pick up work was completed in a timely manner.

The update for commercial properties increased the value for commercial and industrial properties by 10.25%, excluding new construction. The increase for commercial values overall was 13.77%.

Description of Analysis

Commercial parcels are stratified into two valuation groups. One valuation grouping represents Lincoln and the other consists of the small towns and rural areas of the county. The calculated statistical profile consists of 384 commercial sales. The vast majority of these are in the city of Lincoln, approximately 94% of the sample.

Valuation Grouping	Assessor Location/Market Area
1	Lincoln
26	Small towns and Rural areas

All three measures of central tendency fall within the acceptable range and show moderate support of one another. As for the quality statistics, the COD is in the range, while the PRD is slightly above the range. Each of the value groups display a calculated median within the acceptable range.

A comparison of the change in value from the 2017 Certificate of Taxes Levied to the 2018 Abstract of Assessment indicates an increase of almost 14% in the commercial base when growth is excluded. This increase in the commercial valuation base affirms the assessment actions of the county that the commercial class of properties were revalued and lot prices were adjusted or affirmed. The change in the calculated median from the preliminary statistics to the final statistics confirms that the changes to the assessed values on the sold properties mirrors the change in the base of commercial properties.

In reviewing the strata by occupancy code, occupancy codes 534 and 344 have sufficient sales and a calculated median outside the required 92-100% range. Upon further examination, the sales in these occupancy codes are situated across the two value groups, but most notably, the median ratios for the most current quarter of the study period are within the acceptable range. The trends in the increasing market also suggest assessments in these areas are acceptable. In the assessment

2018 Commercial Correlation for Lancaster County

model of the county, values are produced by primary use instead of the occupancy code of the parcel, which can also cause any measurement by strictly occupancy codes to be suspect. The sale amounts for office buildings, Occupancy Code 344, range from \$58,000 to over ten million dollars.

Based on the analysis of the commercial assessments and commercial market, values are considered to be acceptable.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. The sales review also included processes to ensure that sales data was timely and accurately submitted to the state sales file. Currently, sales are exported to the state sales file on a quarterly basis. The county has supplied information for the Division to be able to review and analyze the sales.

The county's inspection and review cycle for all real property was discussed with the county assessor, as they appear to comply with the requirement to inspect all properties in the county no less frequently than once every six years.

Valuation groups are examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. The county is working with the Division on updating these as well as the sales data export.

The county assessor meets all of statutory reporting schedules by the statutory date.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	380	99.17	97.57	93.42	09.00	104.44
26	24	97.10	98.01	102.10	13.45	95.99
____ALL____	384	99.05	97.59	93.64	09.29	104.22

2018 Commercial Correlation for Lancaster County

Level of Value

Based on analysis of all available information, the level of value of the commercial class of property in Lancaster County is determined to be at 99%.

2018

Agricultural Correlation for Lancaster County

Assessment Actions

The County utilizes Special Valuation on all agricultural properties for the agricultural land portion of the parcel. The county analyzed sales from within the county, concentrating on sales greater than 70 acres. The county assessor believes that these sales have no other influence than those in the typical agricultural market with typical agricultural market influences. The county also analyzed sales from adjoining counties with the same agricultural market influences. The county continuously updates land use in the agricultural land class from aerial imagery, Farm Service Agency maps, and physical inspections. The county did not change the schedule of agricultural land values for this year, the overall decrease for agricultural land values was -0.24%, which was the result of land use changes within the agricultural land class and use changes to other property types. The county completed permit and pickup work for the agricultural land class of property.

Description of Analysis

The statistical calculated profile displayed for the agricultural class consists of 71 sales. The sales are all greater than 70 acres, 13 of the sales are from within Lancaster County with the remainder coming from the surrounding counties and all from within six miles of Lancaster County. They are considered to be impacted by generally the same agricultural market. These statistics demonstrate a level of value of the county as a whole as being within the acceptable range with a calculated median of 72. Both the weighted mean and the mean are also within the acceptable range and provide support for each other.

In reviewing the comparison table of values of adjoining counties, the values used by the county are clearly within the range for all majority land uses in the county. It is evident that the values utilized by the county reflect the current agricultural market and are equalized with the adjoining counties.

Assessment Practice Review

Annually a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any areas of concern are noted and discussed with the county assessor for further action.

One of the assessment practices reviewed is that of sales qualification and verification. For the agricultural land 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. The county assessor provided adequate descriptions for sales that were excluded; transactions have been qualified without a bias. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented; all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural

2018 Agricultural Correlation for Lancaster County

influences or special factors that would cause a premium to be paid for the land. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length transaction. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

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 warranted. Within the agricultural class, rural dwellings and outbuildings are reviewed similarly as the rural residential parcels. The county is addressing the listing of agricultural improvements, while the contributory value of those improvements has been discussed with the county assessor; they are currently reviewing the listings of the agricultural parcels and updating those parcels. When reviewing similar sized counties in the area when combining the Ag-Farm site Land, and Outbuildings the overall values are similar.

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Equalization

The review of agricultural improvements and site acres indicates that these parcels are inspected 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.

Comparison of values to adjoining counties supports that all land uses have been equitably assessed. Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Lancaster County complies with professionally accepted mass appraisal standards.

2018 Agricultural Correlation for Lancaster County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	3	83.23	91.79	87.91	19.81	104.41
1	3	83.23	91.79	87.91	19.81	104.41
<u> Dry </u>						
County	40	72.16	75.28	69.86	20.47	107.76
1	40	72.16	75.28	69.86	20.47	107.76
<u> Grass </u>						
County	8	47.68	53.77	51.91	18.88	103.58
1	8	47.68	53.77	51.91	18.88	103.58
<u> ALL </u>						
10/01/2014 To 09/30/2017	71	71.82	72.50	70.42	21.41	102.95

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Lancaster County is 72%.

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 the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the PTA that the level of value for Special Valuation of agricultural land in Lancaster County is 72%.

2018 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	72	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 9th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	9866	Median	97.25
Total Sales Price	\$2,029,795,021	Mean	96.17
Total Adj. Sales Price	\$2,029,795,021	Wgt. Mean	95.76
Total Assessed Value	\$1,943,761,400	Average Assessed Value of the Base	\$174,601
Avg. Adj. Sales Price	\$205,736	Avg. Assessed Value	\$197,016

Confidence Interval - Current

95% Median C.I	97.06 to 97.42
95% Wgt. Mean C.I	95.58 to 95.94
95% Mean C.I	96.00 to 96.34
% of Value of the Class of all Real Property Value in the County	65.54
% of Records Sold in the Study Period	10.32
% of Value Sold in the Study Period	11.64

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	9,219	100	100.31
2016	9,458	98	97.61
2015	8,719	100	100.13
2014	8,007	97	96.57

2018 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	384	Median	99.05
Total Sales Price	\$235,963,677	Mean	97.59
Total Adj. Sales Price	\$235,963,677	Wgt. Mean	93.64
Total Assessed Value	\$220,961,200	Average Assessed Value of the Base	\$834,058
Avg. Adj. Sales Price	\$614,489	Avg. Assessed Value	\$575,420

Confidence Interval - Current

95% Median C.I	98.17 to 99.76
95% Wgt. Mean C.I	90.61 to 96.68
95% Mean C.I	96.22 to 98.96
% of Value of the Class of all Real Property Value in the County	25.69
% of Records Sold in the Study Period	4.90
% of Value Sold in the Study Period	3.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	312	96	96.14
2016	391	97	97.09
2015	404	98	98.20
2014	367	96	96.00

**55 Lancaster
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 9,866
 Total Sales Price : 2,029,795,021
 Total Adj. Sales Price : 2,029,795,021
 Total Assessed Value : 1,943,761,400
 Avg. Adj. Sales Price : 205,736
 Avg. Assessed Value : 197,016

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 96
 COD : 06.49
 PRD : 100.43

COV : 09.08
 STD : 08.73
 Avg. Abs. Dev : 06.31
 MAX Sales Ratio : 198.75
 MIN Sales Ratio : 44.26

95% Median C.I. : 97.06 to 97.42
 95% Wgt. Mean C.I. : 95.58 to 95.94
 95% Mean C.I. : 96.00 to 96.34

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	991	100.75	101.11	100.28	04.49	100.83	81.44	177.56	100.37 to 101.19	200,014	200,575
01-JAN-16 To 31-MAR-16	880	100.27	100.26	99.71	03.93	100.55	72.04	123.48	100.00 to 100.63	193,318	192,761
01-APR-16 To 30-JUN-16	1,489	99.33	98.93	98.46	03.96	100.48	76.80	128.14	99.03 to 99.58	202,066	198,959
01-JUL-16 To 30-SEP-16	1,394	98.67	98.26	97.93	04.09	100.34	66.25	125.18	98.38 to 98.93	204,105	199,872
01-OCT-16 To 31-DEC-16	1,136	96.92	96.32	96.10	06.45	100.23	66.81	190.00	96.50 to 97.32	206,766	198,696
01-JAN-17 To 31-MAR-17	963	95.56	95.15	94.91	07.26	100.25	57.45	180.00	94.74 to 96.17	200,116	189,931
01-APR-17 To 30-JUN-17	1,601	92.28	91.70	91.59	07.67	100.12	44.26	198.75	91.79 to 92.76	215,091	196,995
01-JUL-17 To 30-SEP-17	1,412	90.87	90.86	90.92	07.95	99.93	52.37	141.92	90.35 to 91.54	215,371	195,807
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4,754	99.67	99.43	98.90	04.16	100.54	66.25	177.56	99.52 to 99.84	200,617	198,416
01-OCT-16 To 30-SEP-17	5,112	93.46	93.14	92.98	07.69	100.17	44.26	198.75	93.21 to 93.77	210,497	195,714
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4,899	99.00	98.37	97.96	04.66	100.42	66.25	190.00	98.83 to 99.16	202,165	198,045
<u>ALL</u>	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
11	3,311	97.45	96.27	95.72	06.77	100.57	44.26	190.00	97.11 to 97.77	184,505	176,608
16	2,801	97.68	96.78	96.47	05.40	100.32	57.45	140.47	97.31 to 98.01	259,772	250,614
17	3,123	96.81	95.76	95.27	06.92	100.51	45.89	198.75	96.47 to 97.18	171,346	163,236
26	631	95.86	95.04	94.30	07.54	100.78	52.73	137.93	94.94 to 96.69	247,488	233,368
<u>ALL</u>	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016
06											
07											
<u>ALL</u>	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016

**55 Lancaster
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 9,866
 Total Sales Price : 2,029,795,021
 Total Adj. Sales Price : 2,029,795,021
 Total Assessed Value : 1,943,761,400
 Avg. Adj. Sales Price : 205,736
 Avg. Assessed Value : 197,016

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 96
 COD : 06.49
 PRD : 100.43

COV : 09.08
 STD : 08.73
 Avg. Abs. Dev : 06.31
 MAX Sales Ratio : 198.75
 MIN Sales Ratio : 44.26

95% Median C.I. : 97.06 to 97.42
 95% Wgt. Mean C.I. : 95.58 to 95.94
 95% Mean C.I. : 96.00 to 96.34

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	8	101.05	109.43	107.76	14.97	101.55	80.00	180.00	80.00 to 180.00	25,925	27,938	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016	
Greater Than 14,999	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016	
Greater Than 29,999	9,858	97.24	96.16	95.76	06.48	100.42	44.26	198.75	97.05 to 97.42	205,882	197,153	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	8	101.05	109.43	107.76	14.97	101.55	80.00	180.00	80.00 to 180.00	25,925	27,938	
30,000 TO 59,999	124	100.92	104.63	103.98	12.30	100.63	58.30	198.75	99.41 to 103.13	48,738	50,678	
60,000 TO 99,999	667	99.75	98.94	98.75	08.56	100.19	45.89	141.92	98.86 to 100.00	83,570	82,529	
100,000 TO 149,999	2,652	97.35	96.12	96.06	06.90	100.06	44.26	134.37	96.89 to 97.73	128,019	122,970	
150,000 TO 249,999	3,913	97.11	95.80	95.85	05.99	99.95	59.10	135.81	96.86 to 97.34	191,196	183,267	
250,000 TO 499,999	2,289	97.01	95.79	95.62	05.63	100.18	52.73	137.28	96.70 to 97.29	325,696	311,428	
500,000 TO 999,999	207	95.05	93.93	94.03	06.86	99.89	58.71	121.59	93.78 to 96.36	612,179	575,623	
1,000,000 +	6	90.27	87.95	87.93	09.65	100.02	61.75	105.86	61.75 to 105.86	1,317,908	1,158,817	
<u>ALL</u>	9,866	97.25	96.17	95.76	06.49	100.43	44.26	198.75	97.06 to 97.42	205,736	197,016	

55 Lancaster
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 384
Total Sales Price : 235,963,677
Total Adj. Sales Price : 235,963,677
Total Assessed Value : 220,961,200
Avg. Adj. Sales Price : 614,489
Avg. Assessed Value : 575,420

MEDIAN : 99
WGT. MEAN : 94
MEAN : 98
COD : 09.29
PRD : 104.22

COV : 14.00
STD : 13.66
Avg. Abs. Dev : 09.20
MAX Sales Ratio : 145.19
MIN Sales Ratio : 43.49

95% Median C.I. : 98.17 to 99.76
95% Wgt. Mean C.I. : 90.61 to 96.68
95% Mean C.I. : 96.22 to 98.96

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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-14 To 31-DEC-14	34	101.53	102.92	101.03	06.99	101.87	80.46	139.40	99.04 to 106.21	545,212	550,806	
01-JAN-15 To 31-MAR-15	31	104.11	103.96	104.81	07.13	99.19	72.97	144.12	100.90 to 105.98	477,952	500,939	
01-APR-15 To 30-JUN-15	34	103.14	100.41	87.55	08.76	114.69	62.85	121.03	98.14 to 106.01	762,264	667,341	
01-JUL-15 To 30-SEP-15	31	101.69	98.48	82.45	09.99	119.44	43.49	134.56	98.91 to 103.27	441,118	363,694	
01-OCT-15 To 31-DEC-15	34	99.06	96.37	90.86	08.09	106.06	62.25	114.82	94.38 to 102.10	651,633	592,062	
01-JAN-16 To 31-MAR-16	24	99.51	101.22	99.51	11.36	101.72	72.27	142.88	92.46 to 108.24	717,210	713,671	
01-APR-16 To 30-JUN-16	24	95.57	95.37	90.19	08.90	105.74	68.00	126.22	90.65 to 97.19	676,862	610,433	
01-JUL-16 To 30-SEP-16	30	100.53	98.55	97.54	07.53	101.04	76.36	123.60	95.97 to 101.72	723,339	705,540	
01-OCT-16 To 31-DEC-16	37	95.18	92.94	92.80	09.62	100.15	50.63	127.40	92.40 to 98.88	894,529	830,124	
01-JAN-17 To 31-MAR-17	36	96.88	93.29	92.12	13.35	101.27	45.07	145.19	87.71 to 99.76	601,929	554,486	
01-APR-17 To 30-JUN-17	41	98.71	95.79	95.16	06.84	100.66	68.21	123.12	96.40 to 100.07	407,631	387,902	
01-JUL-17 To 30-SEP-17	28	96.10	93.27	91.99	07.69	101.39	70.94	109.25	91.04 to 99.72	508,036	467,346	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	130	101.81	101.45	93.52	08.32	108.48	43.49	144.12	100.92 to 103.82	561,118	524,774	
01-OCT-15 To 30-SEP-16	112	97.58	97.78	94.52	09.25	103.45	62.25	142.88	95.62 to 100.08	690,298	652,454	
01-OCT-16 To 30-SEP-17	142	97.04	93.92	92.95	09.44	101.04	45.07	145.19	95.32 to 98.38	603,556	561,027	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	130	101.43	99.74	90.94	08.72	109.68	43.49	144.12	99.45 to 102.82	588,951	535,564	
01-JAN-16 To 31-DEC-16	115	96.30	96.64	94.79	09.75	101.95	50.63	142.88	94.88 to 99.37	767,439	727,472	
<u>ALL</u>	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	360	99.17	97.57	93.42	09.00	104.44	43.49	145.19	98.17 to 100.00	638,442	596,412	
26	24	97.10	98.01	102.10	13.45	95.99	68.00	144.12	87.71 to 105.45	255,188	260,538	
<u>ALL</u>	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	
04												
<u>ALL</u>	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	

55 Lancaster
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 384
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MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 98
 COD : 09.29
 PRD : 104.22

COV : 14.00
 STD : 13.66
 Avg. Abs. Dev : 09.20
 MAX Sales Ratio : 145.19
 MIN Sales Ratio : 43.49

95% Median C.I. : 98.17 to 99.76
 95% Wgt. Mean C.I. : 90.61 to 96.68
 95% Mean C.I. : 96.22 to 98.96

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	103.85	103.14	103.60	02.83	99.56	98.38	107.20	N/A	23,167	24,000	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	
Greater Than 14,999	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	
Greater Than 29,999	381	99.04	97.55	93.64	09.32	104.18	43.49	145.19	97.93 to 99.76	619,145	579,762	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	103.85	103.14	103.60	02.83	99.56	98.38	107.20	N/A	23,167	24,000	
30,000 TO 59,999	10	100.45	98.33	98.09	07.55	100.24	68.00	119.28	89.39 to 105.45	44,430	43,580	
60,000 TO 99,999	16	104.53	104.55	104.52	09.25	100.03	80.00	134.56	94.38 to 108.45	83,239	87,000	
100,000 TO 149,999	27	100.07	101.01	101.06	09.89	99.95	76.36	128.16	94.17 to 107.74	126,302	127,644	
150,000 TO 249,999	113	99.43	98.92	98.93	07.49	99.99	59.87	139.40	98.77 to 100.70	196,298	194,207	
250,000 TO 499,999	95	97.50	96.52	96.37	08.11	100.16	50.63	125.30	96.40 to 100.22	322,420	310,703	
500,000 TO 999,999	67	97.41	97.62	98.02	10.43	99.59	64.20	144.12	93.72 to 101.42	700,989	687,134	
1,000,000 +	53	95.32	92.38	90.21	13.76	102.41	43.49	145.19	90.34 to 101.07	2,470,378	2,228,581	
<u>ALL</u>	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420	

55 Lancaster
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 384
 Total Sales Price : 235,963,677
 Total Adj. Sales Price : 235,963,677
 Total Assessed Value : 220,961,200
 Avg. Adj. Sales Price : 614,489
 Avg. Assessed Value : 575,420

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 98
 COD : 09.29
 PRD : 104.22

COV : 14.00
 STD : 13.66
 Avg. Abs. Dev : 09.20
 MAX Sales Ratio : 145.19
 MIN Sales Ratio : 43.49

95% Median C.I. : 98.17 to 99.76
 95% Wgt. Mean C.I. : 90.61 to 96.68
 95% Mean C.I. : 96.22 to 98.96

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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	25	92.08	89.95	85.55	13.37	105.14	57.38	125.30	80.40 to 97.86	279,035	238,720
300	6	100.19	99.90	102.50	02.58	97.46	94.17	103.40	94.17 to 103.40	1,172,583	1,201,933
319	1	72.01	72.01	72.01	00.00	100.00	72.01	72.01	N/A	9,270,482	6,675,300
326	2	91.44	91.44	86.13	08.71	106.17	83.48	99.40	N/A	150,000	129,200
341	2	97.26	97.26	98.66	04.99	98.58	92.41	102.10	N/A	1,162,500	1,146,950
343	5	112.94	113.84	118.43	21.22	96.12	68.21	145.19	N/A	796,399	943,180
344	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242
349	7	101.42	93.77	88.74	16.08	105.67	45.07	123.60	45.07 to 123.60	817,143	725,114
350	5	95.35	86.51	66.95	15.01	129.22	43.49	105.98	N/A	1,298,500	869,360
352	112	99.08	98.20	92.97	04.39	105.63	71.14	126.22	97.69 to 99.88	495,651	460,792
353	15	91.20	89.61	89.60	11.24	100.01	50.63	136.44	80.46 to 93.57	573,767	514,120
381	3	87.37	85.68	85.42	02.19	100.30	81.97	87.71	N/A	271,667	232,067
384	1	89.29	89.29	89.29	00.00	100.00	89.29	89.29	N/A	140,000	125,000
386	2	100.01	100.01	100.20	00.74	99.81	99.27	100.75	N/A	202,500	202,900
391	3	103.53	112.16	108.83	11.65	103.06	98.38	134.56	N/A	169,500	184,467
406	14	87.37	84.24	76.35	16.34	110.33	60.80	116.95	68.00 to 99.04	539,416	411,821
407	2	111.53	111.53	109.45	06.01	101.90	104.83	118.22	N/A	2,444,116	2,675,100
412	9	96.91	98.66	98.26	08.70	100.41	81.56	127.40	86.89 to 102.73	1,582,972	1,555,400
426	3	101.86	101.16	101.28	04.68	99.88	93.66	107.97	N/A	746,333	755,867
435	2	105.53	105.53	105.49	01.59	100.04	103.85	107.20	N/A	25,500	26,900
442	4	99.60	103.48	97.47	15.38	106.17	81.94	132.77	N/A	235,000	229,050
444	6	104.22	108.53	107.87	07.45	100.61	95.51	125.74	95.51 to 125.74	454,434	490,183
453	2	102.44	102.44	102.99	00.99	99.47	101.43	103.45	N/A	1,139,309	1,173,350
458	1	103.84	103.84	103.84	00.00	100.00	103.84	103.84	N/A	1,178,667	1,223,900
468	1	93.85	93.85	93.85	00.00	100.00	93.85	93.85	N/A	69,900	65,600
483	2	106.25	106.25	103.04	05.85	103.12	100.03	112.46	N/A	1,979,000	2,039,200
490	1	106.01	106.01	106.01	00.00	100.00	106.01	106.01	N/A	349,500	370,500
492	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	265,000	271,500
494	2	94.78	94.78	97.83	14.23	96.88	81.29	108.26	N/A	898,682	879,200
528	6	89.70	86.81	75.55	17.70	114.90	59.94	104.94	59.94 to 104.94	435,109	328,733
531	6	108.81	103.95	107.80	16.23	96.43	72.99	144.12	72.99 to 144.12	489,653	527,850
534	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196
554	26	97.22	98.20	97.13	10.85	101.10	73.82	139.40	91.14 to 103.35	343,008	333,173
582	1	99.05	99.05	99.05	00.00	100.00	99.05	99.05	N/A	42,000	41,600
588	1	92.84	92.84	92.84	00.00	100.00	92.84	92.84	N/A	4,250,000	3,945,600
595	2	104.13	104.13	104.86	03.95	99.30	100.02	108.24	N/A	2,213,449	2,321,000
600	1	80.99	80.99	80.99	00.00	100.00	80.99	80.99	N/A	3,568,361	2,890,000

55 Lancaster
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 384
 Total Sales Price : 235,963,677
 Total Adj. Sales Price : 235,963,677
 Total Assessed Value : 220,961,200
 Avg. Adj. Sales Price : 614,489
 Avg. Assessed Value : 575,420

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 98
 COD : 09.29
 PRD : 104.22

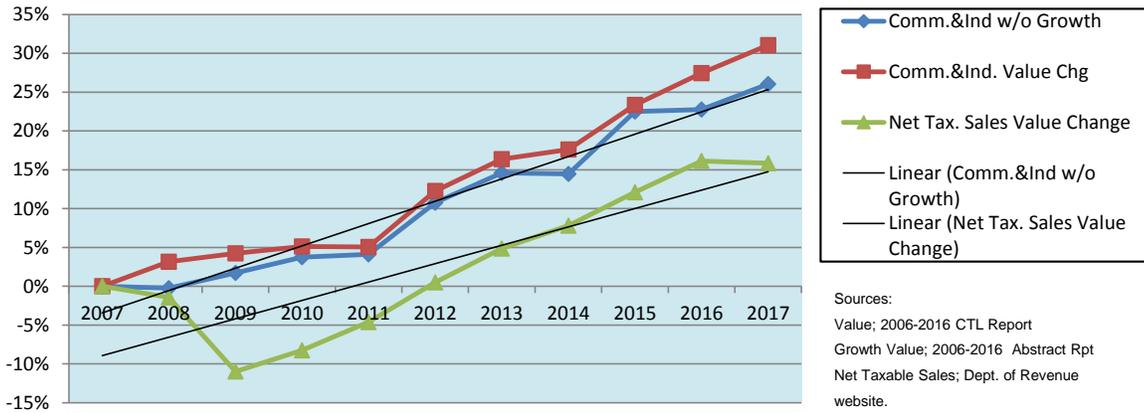
COV : 14.00
 STD : 13.66
 Avg. Abs. Dev : 09.20
 MAX Sales Ratio : 145.19
 MIN Sales Ratio : 43.49

95% Median C.I. : 98.17 to 99.76
 95% Wgt. Mean C.I. : 90.61 to 96.68
 95% Mean C.I. : 96.22 to 98.96

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ALL	384	99.05	97.59	93.64	09.29	104.22	43.49	145.19	98.17 to 99.76	614,489	575,420
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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
2007	\$ 4,387,573,939	\$ 112,190,306	2.56%	\$ 4,275,383,633	-	\$ 3,359,519,738	-
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%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
2017	\$ 5,750,454,278	\$ 220,214,014	3.83%	\$ 5,530,240,264	-1.11%	\$ 3,892,522,238	-0.23%
Ann %chg	2.74%			Average	0.53%	1.68%	1.58%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.24%	3.16%	-1.44%
2009	1.72%	4.25%	-10.98%
2010	3.77%	5.14%	-8.24%
2011	4.12%	5.05%	-4.61%
2012	10.76%	12.29%	0.50%
2013	14.59%	16.39%	4.87%
2014	14.49%	17.62%	7.82%
2015	22.51%	23.36%	12.13%
2016	22.76%	27.46%	16.13%
2017	26.04%	31.06%	15.87%

County Number	55
County Name	Lancaster

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	74	Median :	102	COV :	11.62	95% Median C.I. :	98.83 to 104.73
Total Sales Price :	51,197,476	Wgt. Mean :	97	STD :	11.75	95% Wgt. Mean C.I. :	92.41 to 101.05
Total Adj. Sales Price :	51,197,476	Mean :	101	Avg. Abs.Dev :	08.80	95% Mean C.I. :	98.44 to 103.80
Total Assessed Value :	49,523,900						
Avg. Adj. Sales Price :	691,858	COD :	08.63	MAX Sales Ratio :	128.16		
Avg. Assessed Value :	669,242	PRD :	104.54	MIN Sales Ratio :	62.85		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	7	104.73	101.96	96.66	07.48	105.48	87.56	117.72	87.56 to 117.72	562,059	543,271
01/01/2015 To 03/31/2015	5	105.37	100.95	103.53	08.22	97.51	72.97	111.28	N/A	1,061,900	1,099,420
04/01/2015 To 06/30/2015	10	110.80	105.63	90.01	08.69	117.35	62.85	121.03	94.45 to 118.84	590,350	531,380
07/01/2015 To 09/30/2015	7	103.48	109.49	107.83	06.68	101.54	102.10	128.16	102.10 to 128.16	224,964	242,571
10/01/2015 To 12/31/2015	6	108.58	107.03	103.96	06.02	102.95	97.50	114.82	97.50 to 114.82	379,186	394,183
01/01/2016 To 03/31/2016	5	101.28	98.94	102.94	08.73	96.11	83.49	113.91	N/A	323,500	333,020
04/01/2016 To 06/30/2016	3	96.22	100.85	96.82	06.74	104.16	93.44	112.90	N/A	409,783	396,733
07/01/2016 To 09/30/2016	5	99.98	98.06	96.84	06.92	101.26	88.86	111.95	N/A	455,170	440,780
10/01/2016 To 12/31/2016	5	96.24	95.27	94.03	07.00	101.32	81.70	105.09	N/A	2,738,500	2,574,960
01/01/2017 To 03/31/2017	4	90.22	90.69	91.44	09.29	99.18	81.42	100.91	N/A	822,500	752,125
04/01/2017 To 06/30/2017	12	99.02	99.16	98.89	07.23	100.27	71.60	123.12	94.38 to 104.07	587,000	580,492
07/01/2017 To 09/30/2017	5	97.93	96.64	96.32	02.16	100.33	92.02	99.72	N/A	610,200	587,720
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	29	106.21	104.87	97.55	08.37	107.50	62.85	128.16	102.82 to 111.38	576,626	562,476
10/01/2015 To 09/30/2016	19	100.51	101.57	100.36	07.98	101.21	83.49	114.82	93.44 to 112.04	389,359	390,753
10/01/2016 To 09/30/2017	26	98.08	96.62	95.24	06.67	101.45	71.60	123.12	94.38 to 100.91	1,041,442	991,838
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	28	108.64	106.06	98.75	07.85	107.40	62.85	128.16	103.48 to 112.29	537,959	531,214
01/01/2016 To 12/31/2016	18	98.11	98.00	95.32	07.97	102.81	81.70	113.91	91.10 to 104.90	1,045,289	996,333

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	74	Median :	102	COV :	11.62	95% Median C.I. :	98.83 to 104.73
Total Sales Price :	51,197,476	Wgt. Mean :	97	STD :	11.75	95% Wgt. Mean C.I. :	92.41 to 101.05
Total Adj. Sales Price :	51,197,476	Mean :	101	Avg. Abs. Dev :	08.80	95% Mean C.I. :	98.44 to 103.80
Total Assessed Value :	49,523,900						
Avg. Adj. Sales Price :	691,858	COD :	08.63	MAX Sales Ratio :	128.16		
Avg. Assessed Value :	669,242	PRD :	104.54	MIN Sales Ratio :	62.85		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	69	101.82	100.93	96.50	08.38	104.59	62.85	123.12	98.71 to 104.73	705,978	681,246
26	5	106.21	103.82	101.32	10.90	102.47	81.70	128.16	N/A	497,000	503,580

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242
04											

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	74	Median :	102	COV :	11.62	95% Median C.I. :	98.83 to 104.73
Total Sales Price :	51,197,476	Wgt. Mean :	97	STD :	11.75	95% Wgt. Mean C.I. :	92.41 to 101.05
Total Adj. Sales Price :	51,197,476	Mean :	101	Avg. Abs. Dev :	08.80	95% Mean C.I. :	98.44 to 103.80
Total Assessed Value :	49,523,900						
Avg. Adj. Sales Price :	691,858	COD :	08.63	MAX Sales Ratio :	128.16		
Avg. Assessed Value :	669,242	PRD :	104.54	MIN Sales Ratio :	62.85		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242
Greater Than 15,000	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242
Greater Than 30,000	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	97.93	97.93	97.93		100.00	97.93	97.93	N/A	58,000	56,800
60,000 TO 99,999	1	96.22	96.22	96.22		100.00	96.22	96.22	N/A	92,500	89,000
100,000 TO 149,999	6	110.15	108.19	108.01	08.67	100.17	81.70	128.16	81.70 to 128.16	135,833	146,717
150,000 TO 249,999	22	104.43	105.04	104.41	08.91	100.60	81.42	123.12	98.71 to 113.87	195,539	204,168
250,000 TO 499,999	16	101.31	100.67	100.63	06.83	100.04	71.60	117.72	96.24 to 105.07	339,988	342,138
500,000 TO 999,999	16	98.54	98.37	98.30	06.85	100.07	72.97	113.91	93.44 to 105.25	731,657	719,200
1,000,000 +	12	98.36	95.38	93.89	09.50	101.59	62.85	111.28	87.56 to 105.09	2,398,651	2,252,058

what IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	74	101.96	101.12	96.73	08.63	104.54	62.85	128.16	98.83 to 104.73	691,858	669,242

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	344	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	28	Median :	102	COV :	11.52	95% Median C.I. :	96.72 to 103.48
Total Sales Price :	7,382,414	Wgt. Mean :	96	STD :	11.32	95% Wgt. Mean C.I. :	89.67 to 101.63
Total Adj. Sales Price :	7,382,414	Mean :	98	Avg. Abs.Dev :	07.29	95% Mean C.I. :	93.85 to 102.63
Total Assessed Value :	7,061,500						
Avg. Adj. Sales Price :	263,658	COD :	07.17	MAX Sales Ratio :	119.28		
Avg. Assessed Value :	252,196	PRD :	102.71	MIN Sales Ratio :	59.87		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	4	103.99	106.50	103.77	06.14	102.63	98.73	119.28	N/A	82,825	85,950
01/01/2015 To 03/31/2015	3	104.11	103.55	106.06	04.20	97.63	96.72	109.82	N/A	343,167	363,967
04/01/2015 To 06/30/2015	1	99.44	99.44	99.44		100.00	99.44	99.44	N/A	107,000	106,400
07/01/2015 To 09/30/2015	1	98.91	98.91	98.91		100.00	98.91	98.91	N/A	110,000	108,800
10/01/2015 To 12/31/2015	1	75.31	75.31	75.31		100.00	75.31	75.31	N/A	540,000	406,700
01/01/2016 To 03/31/2016	1	92.01	92.01	92.01		100.00	92.01	92.01	N/A	238,900	219,800
04/01/2016 To 06/30/2016	2	100.03	100.03	97.44	04.41	102.66	95.62	104.43	N/A	169,750	165,400
07/01/2016 To 09/30/2016	5	102.58	97.73	92.54	05.73	105.61	88.67	104.30	N/A	517,743	479,120
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	5	102.39	91.78	97.77	12.99	93.87	59.87	108.02	N/A	300,700	294,000
04/01/2017 To 06/30/2017	3	101.75	101.21	101.21	00.57	100.00	100.07	101.81	N/A	130,000	131,567
07/01/2017 To 09/30/2017	2	98.54	98.54	94.61	07.01	104.15	91.63	105.45	N/A	102,000	96,500
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	9	101.50	103.89	104.63	05.02	99.29	96.72	119.28	98.73 to 109.82	175,311	183,433
10/01/2015 To 09/30/2016	9	95.62	95.11	90.45	08.03	105.15	75.31	104.43	88.67 to 104.30	411,902	372,544
10/01/2016 To 09/30/2017	10	101.78	95.96	98.10	08.13	97.82	59.87	108.02	85.12 to 105.45	209,750	205,770
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	6	99.18	97.39	95.93	07.13	101.52	75.31	109.82	75.31 to 109.82	297,750	285,633
01/01/2016 To 12/31/2016	8	99.10	97.59	93.02	06.16	104.91	88.67	104.43	88.67 to 104.43	395,889	368,275

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	28	Median :	102	COV :	11.52	95% Median C.I. :	96.72 to 103.48
Total Sales Price :	7,382,414	Wgt. Mean :	96	STD :	11.32	95% Wgt. Mean C.I. :	89.67 to 101.63
Total Adj. Sales Price :	7,382,414	Mean :	98	Avg. Abs. Dev :	07.29	95% Mean C.I. :	93.85 to 102.63
Total Assessed Value :	7,061,500						
Avg. Adj. Sales Price :	263,658	COD :	07.17	MAX Sales Ratio :	119.28		
Avg. Assessed Value :	252,196	PRD :	102.71	MIN Sales Ratio :	59.87		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	27	101.50	97.97	95.59	07.30	102.49	59.87	119.28	95.62 to 103.48	271,793	259,819
26	1	105.45	105.45	105.45		100.00	105.45	105.45	N/A	44,000	46,400

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196
04											

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	28	Median :	102	COV :	11.52	95% Median C.I. :	96.72 to 103.48
Total Sales Price :	7,382,414	Wgt. Mean :	96	STD :	11.32	95% Wgt. Mean C.I. :	89.67 to 101.63
Total Adj. Sales Price :	7,382,414	Mean :	98	Avg. Abs. Dev :	07.29	95% Mean C.I. :	93.85 to 102.63
Total Assessed Value :	7,061,500						
Avg. Adj. Sales Price :	263,658	COD :	07.17	MAX Sales Ratio :	119.28		
Avg. Assessed Value :	252,196	PRD :	102.71	MIN Sales Ratio :	59.87		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196
Greater Than 15,000	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196
Greater Than 30,000	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	103.60	107.00	106.67	05.18	100.31	101.50	119.28	N/A	40,075	42,750
60,000 TO 99,999	2	106.23	106.23	106.53	01.69	99.72	104.43	108.02	N/A	84,250	89,750
100,000 TO 149,999	8	99.76	98.39	97.96	05.36	100.44	85.12	106.48	85.12 to 106.48	113,313	111,000
150,000 TO 249,999	7	98.73	92.84	93.86	09.28	98.91	59.87	103.45	59.87 to 103.45	184,843	173,486
250,000 TO 499,999	3	96.72	98.31	98.29	02.40	100.02	95.62	102.58	N/A	259,833	255,400
500,000 TO 999,999	3	103.48	96.20	98.43	11.11	97.73	75.31	109.82	N/A	721,667	710,367
1,000,000 +	1	89.66	89.66	89.66		100.00	89.66	89.66	N/A	1,908,714	1,711,300

what IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
534	28	101.63	98.24	95.65	07.17	102.71	59.87	119.28	96.72 to 103.48	263,658	252,196

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	534	Total	Increase	0%

What IF

Type : Qualified

Number of Sales :	71	Median :	72	COV :	27.39	95% Median C.I. :	66.96 to 75.54
Total Sales Price :	40,891,190	Wgt. Mean :	70	STD :	19.86	95% Wgt. Mean C.I. :	66.08 to 74.76
Total Adj. Sales Price :	40,891,190	Mean :	73	Avg. Abs. Dev :	15.38	95% Mean C.I. :	67.88 to 77.12
Total Assessed Value :	28,796,100						
Avg. Adj. Sales Price :	575,932	COD :	21.41	MAX Sales Ratio :	120.80		
Avg. Assessed Value :	405,579	PRD :	102.95	MIN Sales Ratio :	26.14		

Printed : 04/09/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	12	63.53	60.99	59.52	17.83	102.47	26.14	77.61	50.55 to 74.07	648,965	386,286
01/01/2015 To 03/31/2015	14	65.68	64.46	61.92	18.54	104.10	37.75	88.91	50.00 to 74.14	502,373	311,063
04/01/2015 To 06/30/2015	6	74.22	69.71	70.26	14.27	99.22	44.40	89.84	44.40 to 89.84	556,509	390,987
07/01/2015 To 09/30/2015	2	81.22	81.22	81.13	02.52	100.11	79.17	83.26	N/A	422,500	342,758
10/01/2015 To 12/31/2015	4	49.96	51.95	54.78	06.14	94.83	48.37	59.49	N/A	497,710	272,662
01/01/2016 To 03/31/2016	4	79.72	76.53	74.41	06.57	102.85	63.44	83.23	N/A	741,200	551,514
04/01/2016 To 06/30/2016	3	67.84	80.72	74.73	19.84	108.02	66.96	107.35	N/A	1,036,198	774,360
07/01/2016 To 09/30/2016	3	88.23	86.76	81.63	12.48	106.28	69.51	102.55	N/A	468,344	382,320
10/01/2016 To 12/31/2016	8	77.44	77.78	75.32	29.00	103.27	45.96	113.76	45.96 to 113.76	442,101	332,975
01/01/2017 To 03/31/2017	4	82.85	87.93	86.66	23.73	101.47	65.21	120.80	N/A	824,515	714,555
04/01/2017 To 06/30/2017	8	85.04	86.82	80.55	20.39	107.78	56.36	111.37	56.36 to 111.37	535,770	431,565
07/01/2017 To 09/30/2017	3	75.54	82.60	79.71	12.63	103.63	71.82	100.43	N/A	432,013	344,353
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	34	69.02	65.15	63.26	17.39	102.99	26.14	89.84	57.64 to 74.07	558,966	353,581
10/01/2015 To 09/30/2016	14	68.68	72.60	71.46	21.24	101.60	48.37	107.35	50.53 to 88.23	676,376	483,339
10/01/2016 To 09/30/2017	23	82.37	83.32	80.60	22.82	103.37	45.96	120.80	68.53 to 100.43	539,872	435,113
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	26	65.68	65.03	64.18	19.66	101.32	37.75	89.84	54.06 to 74.14	508,005	326,037
01/01/2016 To 12/31/2016	18	79.72	79.49	75.71	20.52	104.99	45.96	113.76	66.96 to 91.67	611,957	463,328

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	71	71.82	72.50	70.42	21.41	102.95	26.14	120.80	66.96 to 75.54	575,932	405,579

Type : Qualified

Number of Sales :	71	Median :	72	COV :	27.39	95% Median C.I. :	66.96 to 75.54
Total Sales Price :	40,891,190	Wgt. Mean :	70	STD :	19.86	95% Wgt. Mean C.I. :	66.08 to 74.76
Total Adj. Sales Price :	40,891,190	Mean :	73	Avg. Abs. Dev :	15.38	95% Mean C.I. :	67.88 to 77.12
Total Assessed Value :	28,796,100						
Avg. Adj. Sales Price :	575,932	COD :	21.41	MAX Sales Ratio :	120.80		
Avg. Assessed Value :	405,579	PRD :	102.95	MIN Sales Ratio :	26.14		

Printed : 04/09/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	21	69.75	70.68	65.47	18.71	107.96	37.75	113.76	59.49 to 79.14	665,323	435,607
1	21	69.75	70.68	65.47	18.71	107.96	37.75	113.76	59.49 to 79.14	665,323	435,607
<u>_____Grass_____</u>											
County	5	45.96	57.08	54.44	29.22	104.85	41.75	86.34	N/A	256,250	139,492
1	5	45.96	57.08	54.44	29.22	104.85	41.75	86.34	N/A	256,250	139,492
<u>_____ALL_____</u>											
10/01/2014 To 09/30/2017	71	71.82	72.50	70.42	21.41	102.95	26.14	120.80	66.96 to 75.54	575,932	405,579

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	3	83.23	91.79	87.91	19.81	104.41	71.33	120.80	N/A	937,853	824,473
1	3	83.23	91.79	87.91	19.81	104.41	71.33	120.80	N/A	937,853	824,473
<u>_____Dry_____</u>											
County	40	72.16	75.28	69.86	20.47	107.76	37.75	113.76	67.38 to 79.17	656,472	458,631
1	40	72.16	75.28	69.86	20.47	107.76	37.75	113.76	67.38 to 79.17	656,472	458,631
<u>_____Grass_____</u>											
County	8	47.68	53.77	51.91	18.88	103.58	41.75	86.34	41.75 to 86.34	270,044	140,174
1	8	47.68	53.77	51.91	18.88	103.58	41.75	86.34	41.75 to 86.34	270,044	140,174
<u>_____ALL_____</u>											
10/01/2014 To 09/30/2017	71	71.82	72.50	70.42	21.41	102.95	26.14	120.80	66.96 to 75.54	575,932	405,579

Lancaster County 2018 Average Acre Value Comparison

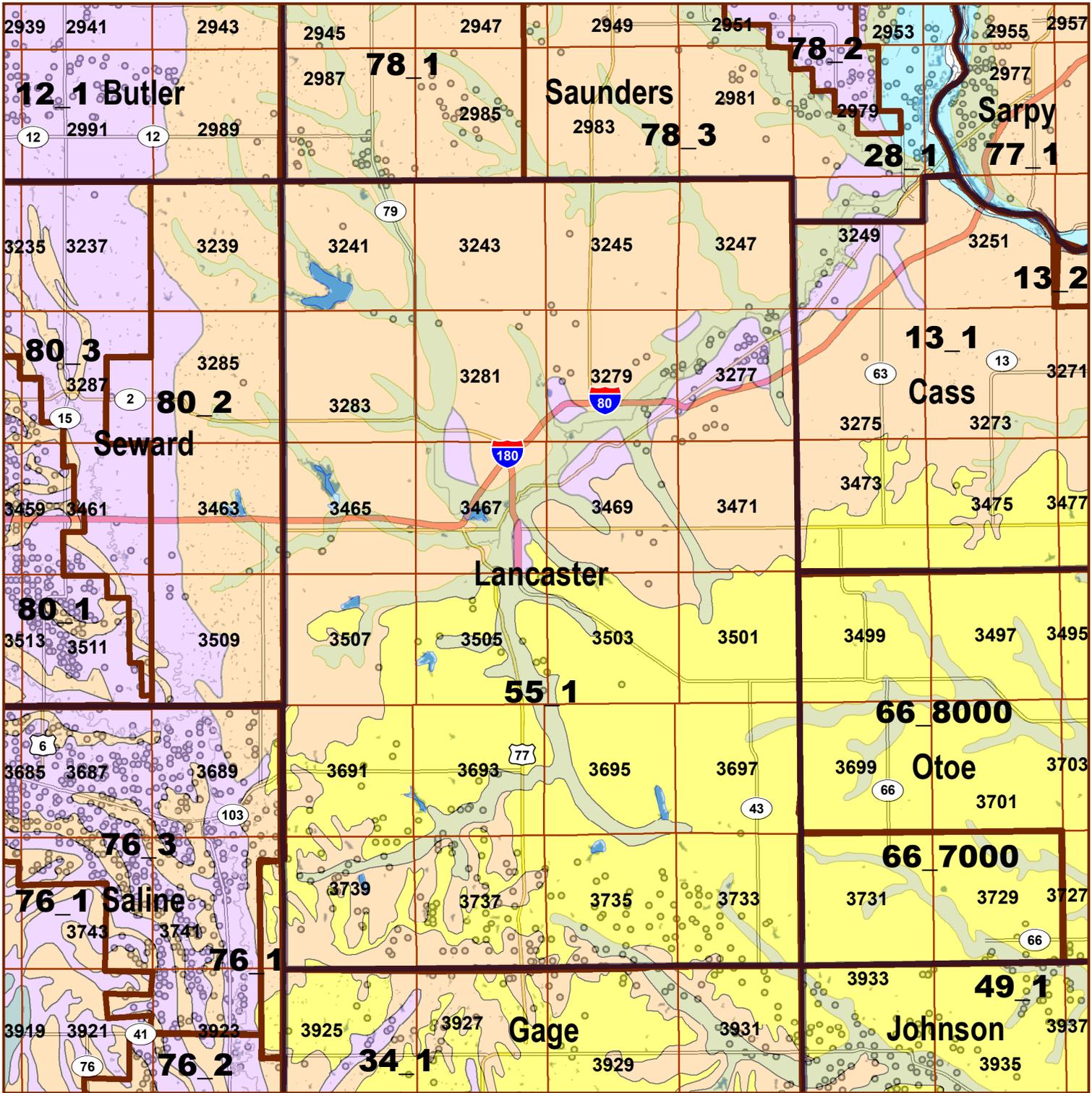
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	6150
Butler	1	7324	6524	6314	5974	6169	6113	5304	5176	6585
Cass	1	6275	6070	4721	5510	3344	4850	3612	4204	5021
Gage	1	6164	6201	5973	5977	5132	5155	4748	4725	5764
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	5196
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5212
Saline	3	7197	7099	7094	6969	6397	5500	5494	5245	6863
Saunders	1	6320	6104	5844	5457	5270	4464	3910	3670	5150
Saunders	3	6930	6691	6453	5831	5740	5004	4515	4060	6076
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7065

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	4617
Butler	1	6300	5300	5199	4766	4598	4298	3400	3300	4782
Cass	1	5198	5049	4931	4555	4114	4259	3957	3735	4566
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	3172
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	4192
Saline	3	4295	4291	3949	3893	3818	3398	3393	3247	3973
Saunders	1	5715	5497	5292	4760	4566	3839	3437	3193	4317
Saunders	3	5883	5656	5438	5032	4821	4100	3708	3492	4828
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	5215

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	2002
Butler	1	2645	2597	2558	2525	2493	2449	2374	2347	2419
Cass	1	2395	2343	2243	2180	1940	2064	1850	1600	2020
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	1888
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	2001
Saline	3	1974	1999	1973	1974	1925	1724	1698	1598	1802
Saunders	1	1953	2602	2061	2502	2043	2223	1728	2105	2004
Saunders	3	1917	2608	1954	2501	2165	2259	1675	2119	2129
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1742

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	n/a	n/a	751
Butler	1	3431	1499	600
Cass	1	2020	1851	593
Gage	1	3051	847	200
Johnson	1	2131	1326	130
Otoe	8000	4013	1104	100
Saline	3	n/a	519	107
Saunders	1	2478	724	177
Saunders	3	2553	634	161
Seward	1	2551	600	100

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



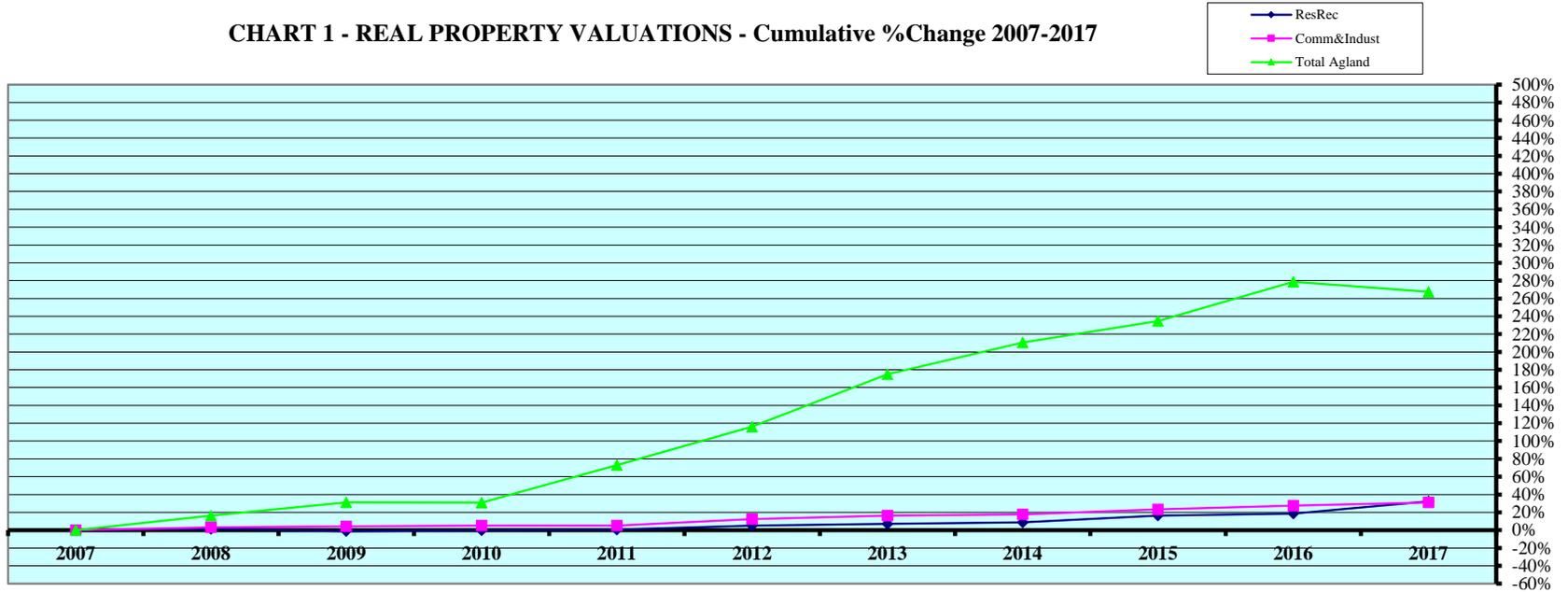
Legend

- 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



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



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
2007	12,300,635,710	--	--	--	4,387,573,939	--	--	--	418,181,785	--	--	--
2008	12,498,157,675	197,521,965	1.61%	1.61%	4,526,411,570	138,837,631	3.16%	3.16%	486,146,375	67,964,590	16.25%	16.25%
2009	12,154,404,900	-343,752,775	-2.75%	-1.19%	4,574,088,900	47,677,330	1.05%	4.25%	548,663,700	62,517,325	12.86%	31.20%
2010	12,269,636,272	115,231,372	0.95%	-0.25%	4,613,036,254	38,947,354	0.85%	5.14%	547,846,400	-817,300	-0.15%	31.01%
2011	12,387,680,348	118,044,076	0.96%	0.71%	4,609,183,301	-3,852,953	-0.08%	5.05%	722,916,600	175,070,200	31.96%	72.87%
2012	12,917,564,759	529,884,411	4.28%	5.02%	4,926,833,720	317,650,419	6.89%	12.29%	903,513,200	180,596,600	24.98%	116.06%
2013	13,169,581,568	252,016,809	1.95%	7.06%	5,106,610,580	179,776,860	3.65%	16.39%	1,149,661,600	246,148,400	27.24%	174.92%
2014	13,392,746,841	223,165,273	1.69%	8.88%	5,160,576,496	53,965,916	1.06%	17.62%	1,298,595,200	148,933,600	12.95%	210.53%
2015	14,300,709,448	907,962,607	6.78%	16.26%	5,412,682,869	252,106,373	4.89%	23.36%	1,399,285,900	100,690,700	7.75%	234.61%
2016	14,578,018,652	277,309,204	1.94%	18.51%	5,592,453,026	179,770,157	3.32%	27.46%	1,583,850,896	184,564,996	13.19%	278.75%
2017	16,277,518,082	1,699,499,430	11.66%	32.33%	5,750,454,278	158,001,252	2.83%	31.06%	1,536,914,114	-46,936,782	-2.96%	267.52%

Rate Annual %chg: Residential & Recreational **2.84%**

Commercial & Industrial **2.74%**

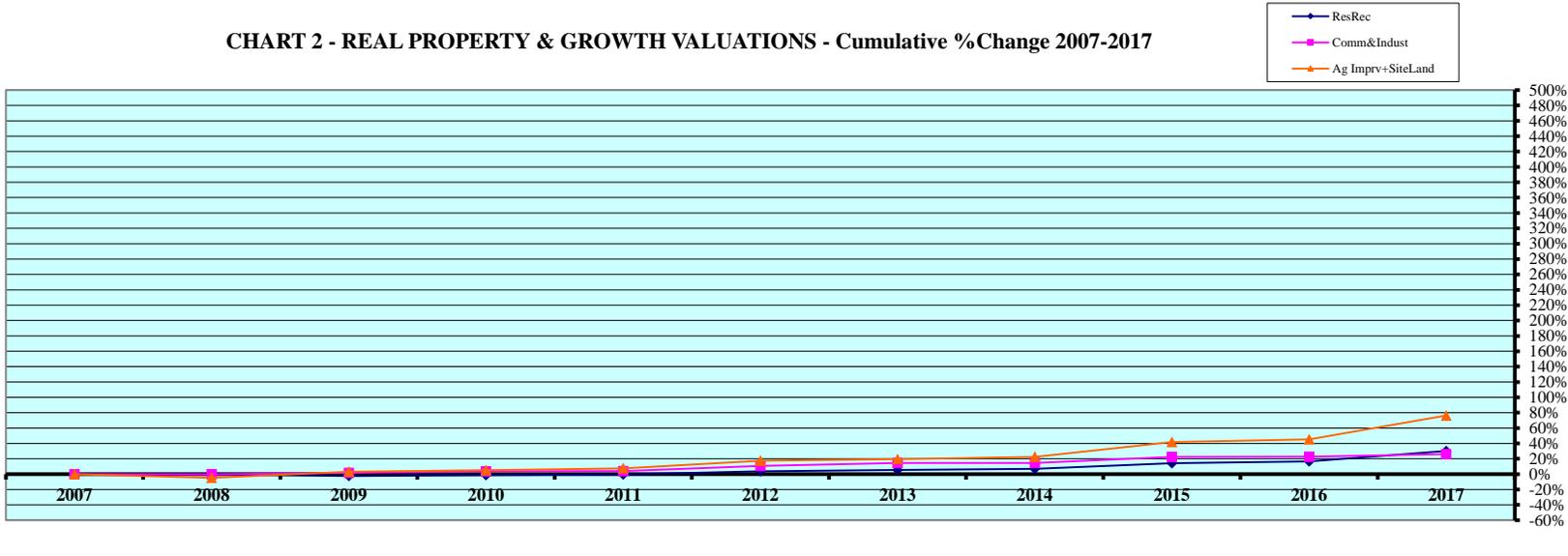
Agricultural Land **13.90%**

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

CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



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	
2007	12,300,635,710	236,945,043	1.93%	12,063,690,667	--	--	4,387,573,939	112,190,306	2.56%	4,275,383,633	--	--	
2008	12,498,157,675	201,382,699	1.61%	12,296,774,976	-0.03%	-0.03%	4,526,411,570	149,213,971	3.30%	4,377,197,599	-0.24%	-0.24%	
2009	12,154,404,900	152,668,214	1.26%	12,001,736,686	-3.97%	-2.43%	4,574,088,900	111,116,094	2.43%	4,462,972,806	-1.40%	1.72%	
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	-0.15%	-1.34%	4,613,036,254	60,095,754	1.30%	4,552,940,500	-0.46%	3.77%	
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	-0.45%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	4.12%	
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	3.81%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	10.76%	
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	5.51%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	14.59%	
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	7.03%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	14.49%	
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	14.18%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	22.51%	
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	16.48%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	22.76%	
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	30.15%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	26.04%	
Rate Ann%chg	2.84%					1.40%	2.74%					C & I w/o growth	0.53%

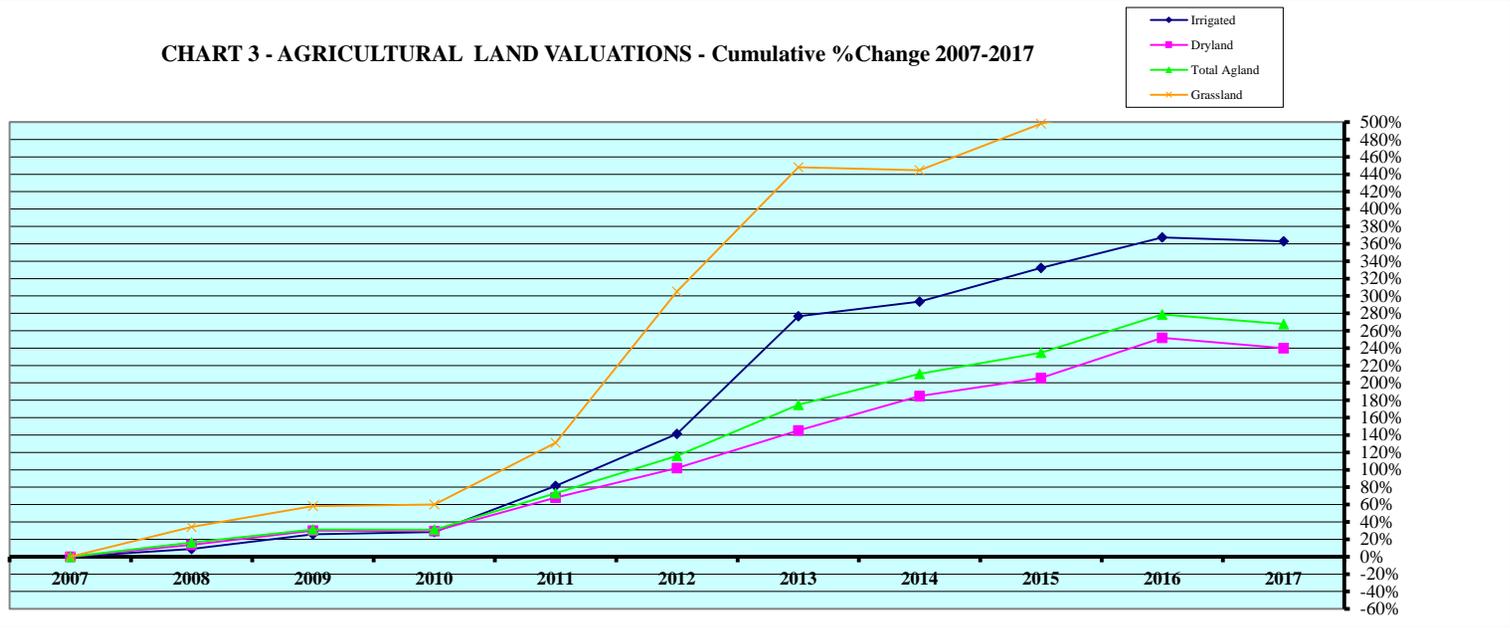
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	360,020,201	23,894,177	383,914,378	15,996,864	4.17%	367,917,514	--	--
2008	347,695,858	29,954,363	377,650,221	12,234,909	3.24%	365,415,312	-4.82%	-4.82%
2009	379,720,000	25,277,800	404,997,800	9,451,067	2.33%	395,546,733	4.74%	3.03%
2010	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	-0.24%	5.24%
2011	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	-0.38%	7.60%
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	6.28%	17.46%
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	19.55%
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	22.42%
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	41.77%
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	45.15%
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	76.32%
Rate Ann%chg	5.82%	8.46%	6.00%	Ag Imprv+Site w/o growth			3.77%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2007 - 2017 CTL Growth Value; 2007-2017 Abstract of Asmnt Rpt. NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

Cnty# 55
County LANCASTER

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	26,030,741	--	--	--	365,544,380	--	--	--	24,836,175	--	--	--
2008	28,350,612	2,319,871	8.91%	8.91%	415,913,578	50,369,198	13.78%	13.78%	33,340,675	8,504,500	34.24%	34.24%
2009	32,757,736	4,407,124	15.55%	25.84%	474,781,091	58,867,513	14.15%	29.88%	39,294,630	5,953,955	17.86%	58.22%
2010	33,412,915	655,179	2.00%	28.36%	472,830,316	-1,950,775	-0.41%	29.35%	39,775,390	480,760	1.22%	60.15%
2011	47,213,106	13,800,191	41.30%	81.37%	614,469,577	141,639,261	29.96%	68.10%	57,404,893	17,629,503	44.32%	131.13%
2012	62,817,573	15,604,467	33.05%	141.32%	738,171,849	123,702,272	20.13%	101.94%	100,639,386	43,234,493	75.31%	305.21%
2013	98,027,389	35,209,816	56.05%	276.58%	896,410,405	158,238,556	21.44%	145.23%	136,096,782	35,457,396	35.23%	447.98%
2014	102,451,744	4,424,355	4.51%	293.58%	1,041,670,226	145,259,821	16.20%	184.96%	135,283,681	-813,101	-0.60%	444.70%
2015	112,549,748	10,098,004	9.86%	332.37%	1,117,128,144	75,457,918	7.24%	205.61%	148,557,800	13,274,119	9.81%	498.15%
2016	121,644,841	9,095,093	8.08%	367.31%	1,286,040,036	168,911,892	15.12%	251.82%	156,486,045	7,928,245	5.34%	530.07%
2017	120,500,466	-1,144,375	-0.94%	362.92%	1,242,389,445	-43,650,591	-3.39%	239.87%	154,165,474	-2,320,571	-1.48%	520.73%

Rate Ann.%chg: Irrigated **16.56%** Dryland **13.01%** Grassland **20.03%**

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
2007	1,770,489	--	--	--	0	--	--	--	418,181,785	--	--	--
2008	1,763,489	-7,000	-0.40%	-0.40%	6,778,021	6,778,021	--	--	486,146,375	67,964,590	16.25%	16.25%
2009	1,830,243	66,754	3.79%	3.37%	0	-6,778,021	-100.00%	--	548,663,700	62,517,325	12.86%	31.20%
2010	1,827,779	-2,464	-0.13%	3.24%	0	0	--	--	547,846,400	-817,300	-0.15%	31.01%
2011	1,849,124	21,345	1.17%	4.44%	1,979,900	1,979,900	--	--	722,916,600	175,070,200	31.96%	72.87%
2012	1,884,392	35,268	1.91%	6.43%	0	-1,979,900	-100.00%	--	903,513,200	180,596,600	24.98%	116.06%
2013	19,127,024	17,242,632	915.02%	980.32%	0	0	--	--	1,149,661,600	246,148,400	27.24%	174.92%
2014	19,189,549	62,525	0.33%	983.86%	0	0	--	--	1,298,595,200	148,933,600	12.95%	210.53%
2015	21,050,208	1,860,659	9.70%	1088.95%	0	0	--	--	1,399,285,900	100,690,700	7.75%	234.61%
2016	19,679,974	-1,370,234	-6.51%	1011.56%	0	0	--	--	1,583,850,896	184,564,996	13.19%	278.75%
2017	19,858,729	178,755	0.91%	1021.65%	0	0	--	--	1,536,914,114	-46,936,782	-2.96%	267.52%

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

Rate Ann.%chg: Total Agric Land **13.90%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	26,148,297	15,742	1,661			360,586,013	299,389	1,204			26,261,683	58,789	447		
2008	28,379,640	15,542	1,826	9.93%	9.93%	423,932,584	293,847	1,443	19.78%	19.78%	33,515,557	55,501	604	35.18%	35.18%
2009	32,789,030	15,364	2,134	16.88%	28.48%	474,929,803	294,089	1,615	11.94%	34.08%	38,700,397	56,834	681	12.76%	52.44%
2010	32,588,653	15,262	2,135	0.06%	28.55%	473,565,260	293,779	1,612	-0.18%	33.84%	39,601,221	57,993	683	0.28%	52.87%
2011	47,130,272	17,971	2,623	22.82%	57.89%	615,699,479	293,092	2,101	30.32%	74.42%	57,104,875	56,980	1,002	46.76%	124.35%
2012	62,989,621	18,032	3,493	33.20%	110.30%	739,149,527	279,062	2,649	26.09%	119.92%	100,076,413	71,454	1,401	39.75%	213.53%
2013	98,031,906	17,928	5,468	56.53%	229.19%	897,333,937	274,944	3,264	23.22%	170.98%	135,756,410	75,337	1,802	28.66%	303.39%
2014	102,185,334	18,704	5,463	-0.09%	228.90%	1,043,353,640	273,268	3,818	16.99%	217.01%	136,603,555	75,687	1,805	0.16%	304.03%
2015	112,522,476	19,072	5,900	7.99%	255.19%	1,120,201,903	271,606	4,124	8.02%	242.44%	148,541,012	76,093	1,952	8.16%	337.00%
2016	122,750,145	19,138	6,414	8.72%	286.14%	1,286,659,923	269,939	4,766	15.57%	295.75%	156,870,865	76,657	2,046	4.83%	358.11%
2017	120,305,949	19,623	6,131	-4.42%	269.08%	1,241,909,098	268,828	4,620	-3.08%	283.57%	153,088,262	76,269	2,007	-1.92%	349.33%

Rate Annual %chg Average Value/Acre: **13.95%**

14.39%

16.21%

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
2007	1,841,443	24,571	75			0	0				414,837,436	398,492	1,041		
2008	1,763,040	23,573	75	-0.20%	-0.20%	0	0				487,590,821	388,464	1,255	20.57%	20.57%
2009	1,810,171	24,174	75	0.12%	-0.08%	0	0				548,229,401	390,460	1,404	11.86%	34.87%
2010	1,831,866	24,327	75	0.56%	0.48%	0	0				547,587,000	391,360	1,399	-0.35%	34.41%
2011	1,850,474	24,680	75	-0.43%	0.05%	0	0				721,785,100	392,722	1,838	31.35%	76.55%
2012	1,881,339	25,125	75	-0.13%	-0.08%	0	0				904,096,900	393,672	2,297	24.96%	120.61%
2013	19,152,747	25,557	749	900.83%	899.99%	0	0				1,150,275,000	393,766	2,921	27.20%	180.61%
2014	19,262,171	25,699	750	0.02%	900.15%	0	0				1,301,404,700	393,358	3,308	13.26%	217.81%
2015	21,085,705	26,047	810	8.00%	980.18%	0	0				1,402,351,096	392,818	3,570	7.90%	242.93%
2016	19,691,338	26,271	750	-7.41%	900.16%	0	0				1,585,972,271	392,005	4,046	13.33%	288.64%
2017	19,802,162	26,433	749	-0.05%	899.62%	0	0				1,535,105,471	391,154	3,925	-3.00%	276.99%

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LANCASTER

Rate Annual %chg Average Value/Acre: **14.19%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 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	806,653,359	184,932,145	191,360,236	16,277,518,082	5,354,056,159	396,398,119	0	1,536,914,114	633,739,300	53,841,286	0	25,435,412,800
cnty sectorvalue % of total value:		3.17%	0.73%	0.75%	64.00%	21.05%	1.56%		6.04%	2.49%	0.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNET	1,880,772	327,545	31,875	50,751,500	4,966,400	0	0	0	0	0	0	57,958,092
0.25%	%sector of county sector	0.23%	0.18%	0.02%	0.31%	0.09%							0.23%
	%sector of municipality	3.25%	0.57%	0.05%	87.57%	8.57%							100.00%
154	DAVEY	66,200	65,453	8,258	7,044,300	858,600	20,800	0	0	0	0	0	8,063,611
0.05%	%sector of county sector	0.01%	0.04%	0.00%	0.04%	0.02%	0.01%						0.03%
	%sector of municipality	0.82%	0.81%	0.10%	87.36%	10.65%	0.26%						100.00%
190	DENTON	320,890	262,642	616,658	9,711,000	932,600	0	0	0	0	0	0	11,843,790
0.07%	%sector of county sector	0.04%	0.14%	0.32%	0.06%	0.02%							0.05%
	%sector of municipality	2.71%	2.22%	5.21%	81.99%	7.87%							100.00%
590	FIRTH	407,210	380,536	423,563	24,927,800	4,138,800	0	0	20,500	0	0	0	30,298,409
0.21%	%sector of county sector	0.05%	0.21%	0.22%	0.15%	0.08%			0.00%				0.12%
	%sector of municipality	1.34%	1.26%	1.40%	82.27%	13.66%			0.07%				100.00%
213	HALLAM	703,967	125,225	12,311	14,761,300	2,873,700	0	0	0	0	0	0	18,476,503
0.07%	%sector of county sector	0.09%	0.07%	0.01%	0.09%	0.05%							0.07%
	%sector of municipality	3.81%	0.68%	0.07%	79.89%	15.55%							100.00%
1,657	HICKMAN	1,226,269	719,040	1,328,276	135,258,800	10,379,050	0	0	0	0	0	0	148,911,435
0.58%	%sector of county sector	0.15%	0.39%	0.69%	0.83%	0.19%							0.59%
	%sector of municipality	0.82%	0.48%	0.89%	90.83%	6.97%							100.00%
258,614	LINCOLN	683,226,319	132,390,134	118,842,168	13,996,576,982	5,228,470,109	354,104,050	0	659,400	0	605,000	0	20,514,874,162
90.61%	%sector of county sector	84.70%	71.59%	62.10%	85.99%	97.65%	89.33%		0.04%		1.12%		80.65%
	%sector of municipality	3.33%	0.65%	0.58%	68.23%	25.49%	1.73%		0.00%		0.00%		100.00%
382	MALCOLM	407,875	96,334	12,153	20,557,600	1,671,200	0	0	6,900	0	0	0	22,752,062
0.13%	%sector of county sector	0.05%	0.05%	0.01%	0.13%	0.03%			0.00%				0.09%
	%sector of municipality	1.79%	0.42%	0.05%	90.35%	7.35%			0.03%				100.00%
256	PANAMA	29,482	131,535	13,156	13,368,300	967,300	0	0	0	0	0	0	14,509,773
0.09%	%sector of county sector	0.00%	0.07%	0.01%	0.08%	0.02%							0.06%
	%sector of municipality	0.20%	0.91%	0.09%	92.13%	6.67%							100.00%
167	RAYMOND	747,292	164,575	371,583	7,979,600	751,600	0	0	0	0	0	0	10,014,650
0.06%	%sector of county sector	0.09%	0.09%	0.19%	0.05%	0.01%							0.04%
	%sector of municipality	7.46%	1.64%	3.71%	79.68%	7.51%							100.00%
220	ROCA	56,014	112,867	420,150	12,117,200	1,194,100	0	0	0	0	0	0	13,900,331
0.08%	%sector of county sector	0.01%	0.06%	0.22%	0.07%	0.02%							0.05%
	%sector of municipality	0.40%	0.81%	3.02%	87.17%	8.59%							100.00%
142	SPRAGUE	351,352	74,432	9,390	6,737,200	394,800	0	0	0	0	0	0	7,567,174
0.05%	%sector of county sector	0.04%	0.04%	0.00%	0.04%	0.01%							0.03%
	%sector of municipality	4.64%	0.98%	0.12%	89.03%	5.22%							100.00%
3277	WAVERLY	19,416,966	1,446,975	979,604	208,072,000	31,924,400	28,600,469	0	0	0	0	0	290,440,414
1.15%	%sector of county sector	2.41%	0.78%	0.51%	1.28%	0.60%	7.22%						1.14%
	%sector of municipality	6.69%	0.50%	0.34%	71.64%	10.99%	9.85%						100.00%
266,581	Total Municipalities	708,840,608	136,297,293	123,069,145	14,507,863,582	5,289,522,659	382,725,319	0	686,800	0	605,000	0	21,149,610,406
93.40%	%all municip.sectors of cnty	87.87%	73.70%	64.31%	89.13%	98.79%	96.55%		0.04%		1.12%		83.15%

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Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 110,493

Value : 25,466,762,309

Growth 527,353,836

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	4,994	206,068,557	0	0	50	1,746,200	5,044	207,814,757	
02. Res Improve Land	90,339	3,849,814,231	0	0	217	18,338,400	90,556	3,868,152,631	
03. Res Improvements	90,339	12,548,107,094	0	0	217	67,765,100	90,556	12,615,872,194	
04. Res Total	95,333	16,603,989,882	0	0	267	87,849,700	95,600	16,691,839,582	311,941,659
% of Res Total	99.72	99.47	0.00	0.00	0.28	0.53	86.52	65.54	59.15
05. Com UnImp Land	1,578	306,576,488	0	0	8	2,128,200	1,586	308,704,688	
06. Com Improve Land	6,047	1,582,926,034	0	0	2	787,100	6,049	1,583,713,134	
07. Com Improvements	6,047	4,203,008,415	0	0	2	3,609,700	6,049	4,206,618,115	
08. Com Total	7,625	6,092,510,937	0	0	10	6,525,000	7,635	6,099,035,937	196,180,117
% of Com Total	99.87	99.89	0.00	0.00	0.13	0.11	6.91	23.95	37.20
09. Ind UnImp Land	12	2,186,300	0	0	0	0	12	2,186,300	
10. Ind Improve Land	197	145,774,545	0	0	0	0	197	145,774,545	
11. Ind Improvements	197	295,357,145	0	0	0	0	197	295,357,145	
12. Ind Total	209	443,317,990	0	0	0	0	209	443,317,990	6,508,100
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.19	1.74	1.23
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	95,333	16,603,989,882	0	0	267	87,849,700	95,600	16,691,839,582	311,941,659
% of Res & Rec Total	99.72	99.47	0.00	0.00	0.28	0.53	86.52	65.54	59.15
Com & Ind Total	7,834	6,535,828,927	0	0	10	6,525,000	7,844	6,542,353,927	202,688,217
% of Com & Ind Total	99.87	99.90	0.00	0.00	0.13	0.10	7.10	25.69	38.43
17. Taxable Total	103,167	23,139,818,809	0	0	277	94,374,700	103,444	23,234,193,509	514,629,876
% of Taxable Total	99.73	99.59	0.00	0.00	0.27	0.41	93.62	91.23	97.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	355	15,212,782	50,498,818	0	0	0
19. Commercial	298	147,292,137	498,660,563	0	0	0
20. Industrial	16	5,778,090	18,245,610	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	355	15,212,782	50,498,818
19. Commercial	0	0	0	298	147,292,137	498,660,563
20. Industrial	0	0	0	16	5,778,090	18,245,610
21. Other	0	0	0	0	0	0
22. Total Sch II				669	168,283,009	567,404,991

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	3,436	0	17	3,453

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	4,397	1,109,999,200	4,397	1,109,999,200
28. Ag-Improved Land	1	26,400	0	0	2,651	582,870,300	2,652	582,896,700
29. Ag Improvements	1	0	0	0	2,651	539,672,900	2,652	539,672,900
30. Ag Total							7,049	2,232,568,800

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	14	111.55	843,800	14	111.55	843,800	
32. HomeSite Improv Land	2,346	7,434.52	150,189,800	2,346	7,434.52	150,189,800	
33. HomeSite Improvements	2,346	0.00	500,554,300	2,346	0.00	500,554,300	11,792,800
34. HomeSite Total				2,360	7,546.07	651,587,900	
35. FarmSite UnImp Land	131	250.36	2,565,200	131	250.36	2,565,200	
36. FarmSite Improv Land	1,819	627.10	6,045,300	1,819	627.10	6,045,300	
37. FarmSite Improvements	1,819	0.00	39,118,600	1,819	0.00	39,118,600	931,160
38. FarmSite Total				1,950	877.46	47,729,100	
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				4,310	8,423.53	699,317,000	12,723,960

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	18	1,524.47	3,130,700	18	1,524.47	3,130,700

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	7.73	26,400	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	7,048	390,829.27	2,232,542,400	7,049	390,837.00	2,232,568,800
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	2,052.64	10.21%	14,624,234	11.83%	7,124.60
46. 1A	5,572.70	27.71%	37,718,718	30.50%	6,768.48
47. 2A1	1,500.03	7.46%	9,617,020	7.78%	6,411.22
48. 2A	5,094.87	25.34%	30,820,889	24.92%	6,049.40
49. 3A1	2,975.57	14.80%	16,731,503	13.53%	5,622.96
50. 3A	377.24	1.88%	1,964,116	1.59%	5,206.54
51. 4A1	2,107.38	10.48%	10,261,598	8.30%	4,869.36
52. 4A	427.24	2.12%	1,919,214	1.55%	4,492.12
53. Total	20,107.67	100.00%	123,657,292	100.00%	6,149.76
Dry					
54. 1D1	17,969.01	6.71%	102,218,856	8.26%	5,688.62
55. 1D	56,825.18	21.21%	303,514,583	24.54%	5,341.20
56. 2D1	11,196.55	4.18%	55,691,577	4.50%	4,973.99
57. 2D	59,715.23	22.29%	275,962,106	22.31%	4,621.30
58. 3D1	70,921.66	26.47%	319,053,505	25.79%	4,498.68
59. 3D	20,396.10	7.61%	76,422,338	6.18%	3,746.91
60. 4D1	27,154.91	10.14%	91,553,290	7.40%	3,371.52
61. 4D	3,720.06	1.39%	12,540,013	1.01%	3,370.92
62. Total	267,898.70	100.00%	1,236,956,268	100.00%	4,617.25
Grass					
63. 1G1	1,846.65	2.42%	4,703,734	3.08%	2,547.17
64. 1G	7,371.44	9.66%	20,299,507	13.30%	2,753.80
65. 2G1	2,976.02	3.90%	7,842,423	5.14%	2,635.21
66. 2G	9,742.37	12.77%	23,202,321	15.20%	2,381.59
67. 3G1	24,366.43	31.94%	52,973,794	34.70%	2,174.05
68. 3G	3,596.96	4.72%	6,530,237	4.28%	1,815.49
69. 4G1	16,137.50	21.16%	23,093,400	15.13%	1,431.04
70. 4G	10,242.23	13.43%	14,029,112	9.19%	1,369.73
71. Total	76,279.60	100.00%	152,674,528	100.00%	2,001.51
Irrigated Total					
Irrigated Total	20,107.67	5.14%	123,657,292	8.07%	6,149.76
Dry Total					
Dry Total	267,898.70	68.54%	1,236,956,268	80.68%	4,617.25
Grass Total					
Grass Total	76,279.60	19.52%	152,674,528	9.96%	2,001.51
72. Waste	26,581.59	6.80%	19,966,812	1.30%	751.15
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,871.80	0.48%	0	0.00%	0.00
75. Market Area Total	390,867.56	100.00%	1,533,254,900	100.00%	3,922.70

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	20,107.67	123,657,292	20,107.67	123,657,292
77. Dry Land	4.23	19,678	0.00	0	267,894.47	1,236,936,590	267,898.70	1,236,956,268
78. Grass	2.27	5,796	0.00	0	76,277.33	152,668,732	76,279.60	152,674,528
79. Waste	1.24	926	0.00	0	26,580.35	19,965,886	26,581.59	19,966,812
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	1,871.80	0	1,871.80	0
82. Total	7.74	26,400	0.00	0	390,859.82	1,533,228,500	390,867.56	1,533,254,900

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	20,107.67	5.14%	123,657,292	8.07%	6,149.76
Dry Land	267,898.70	68.54%	1,236,956,268	80.68%	4,617.25
Grass	76,279.60	19.52%	152,674,528	9.96%	2,001.51
Waste	26,581.59	6.80%	19,966,812	1.30%	751.15
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,871.80	0.48%	0	0.00%	0.00
Total	390,867.56	100.00%	1,533,254,900	100.00%	3,922.70

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 **	5,044	207,814,757	90,556	3,868,152,631	90,556	12,615,872,194	95,600	16,691,839,582	311,941,659
84 Residential Total	5,044	207,814,757	90,556	3,868,152,631	90,556	12,615,872,194	95,600	16,691,839,582	311,941,659

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 **	1,598	310,890,988	6,246	1,729,487,679	6,246	4,501,975,260	7,844	6,542,353,927	202,688,217
86 Commercial Total	1,598	310,890,988	6,246	1,729,487,679	6,246	4,501,975,260	7,844	6,542,353,927	202,688,217

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	1,846.65	2.42%	4,703,734	3.08%	2,547.17
88. 1G	7,371.44	9.66%	20,299,507	13.30%	2,753.80
89. 2G1	2,976.02	3.90%	7,842,423	5.14%	2,635.21
90. 2G	9,742.37	12.77%	23,202,321	15.20%	2,381.59
91. 3G1	24,366.43	31.94%	52,973,794	34.70%	2,174.05
92. 3G	3,596.96	4.72%	6,530,237	4.28%	1,815.49
93. 4G1	16,137.50	21.16%	23,093,400	15.13%	1,431.04
94. 4G	10,242.23	13.43%	14,029,112	9.19%	1,369.73
95. Total	76,279.60	100.00%	152,674,528	100.00%	2,001.51
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	76,279.60	100.00%	152,674,528	100.00%	2,001.51
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	76,279.60	100.00%	152,674,528	100.00%	2,001.51

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	16,277,518,082	16,691,839,582	414,321,500	2.55%	311,941,659	0.63%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	633,739,300	651,587,900	17,848,600	2.82%	11,792,800	0.96%
04. Total Residential (sum lines 1-3)	16,911,257,382	17,343,427,482	432,170,100	2.56%	323,734,459	0.64%
05. Commercial	5,354,056,159	6,099,035,937	744,979,778	13.91%	196,180,117	10.25%
06. Industrial	396,398,119	443,317,990	46,919,871	11.84%	6,508,100	10.19%
07. Total Commercial (sum lines 5-6)	5,750,454,278	6,542,353,927	791,899,649	13.77%	202,688,217	10.25%
08. Ag-Farmsite Land, Outbuildings	53,835,100	47,729,100	-6,106,000	-11.34%	931,160	-13.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	6,186	0	-6,186	-100.00%		
11. Total Non-Agland (sum lines 8-10)	53,841,286	47,729,100	-6,112,186	-11.35%	931,160	-13.08%
12. Irrigated	120,500,466	123,657,292	3,156,826	2.62%		
13. Dryland	1,242,389,445	1,236,956,268	-5,433,177	-0.44%		
14. Grassland	154,165,474	152,674,528	-1,490,946	-0.97%		
15. Wasteland	19,858,729	19,966,812	108,083	0.54%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,536,914,114	1,533,254,900	-3,659,214	-0.24%		
18. Total Value of all Real Property (Locally Assessed)	24,252,467,060	25,466,762,309	1,214,295,249	5.01%	527,353,836	2.83%

2018 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	15
3.	Other full-time employees:
	25 this includes 4 Register of Deeds employees
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,260,130
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$160,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$13,000
12.	Other miscellaneous funds:
	Within the Register of Deeds \$220,000 is earmarked for technology which originates from filing fees.
13.	Amount of last year's assessor's budget not used:
	\$32,146

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 in the county.
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

2018 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:												
	County 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; width: 15%;"><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>West Lincoln</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southeast Lincoln</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Northeast Lincoln</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Non-AG</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	West Lincoln	2	Southeast Lincoln	3	Northeast Lincoln	4	Rural Non-AG	Ag	Agricultural outbuildings and improvements
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
1	West Lincoln												
2	Southeast Lincoln												
3	Northeast Lincoln												
4	Rural Non-AG												
Ag	Agricultural outbuildings and improvements												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The sales 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 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	2016	2016	2017	2010-2017
	2	2016	2016	2017	2010-2017
	3	2016	2016	2017	2010-2017
	4	2016	2016	2017	2010-2017
	Ag	2016	2016	2017	2010-2017

The valuation groups are based on geographic areas in Lincoln and in the county.

2018 Commercial Assessment Survey for Lancaster County

1.	Valuation data collection done by:																		
	The county assessors appraisal staff																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Lincoln																		
26	Small town and rural																		
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.																		
	Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2015-2017</td> </tr> <tr> <td style="text-align: center;">26</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2015-2017</td> </tr> </tbody> </table>				<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	2017	2017	2017	2015-2017	26	2017	2017	2017	2015-2017
<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	2017	2017	2017	2015-2017															
26	2017	2017	2017	2015-2017															
	The one value group represents Lincoln, and the other consists of the small towns and rural areas of the county. The County uses primary use for their valuation efforts.																		

2018 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:						
	County 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="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?						
	7,007						
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 is influenced.						
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 2018 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 2018

A complete relisting and reappraisal of all Commercial property initiated in 2016 for application in 2018. Staff hiring and training took place during the 2017 tax year to fill staff vacancies. We resumed field inspections of one sixth of the properties in the rural and residential areas as we fill the listing positions. 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 as needed, and monitor market and ratio trends for all classes during the intervening years. Because of the commercial reappraisal, we will also have a substantial increase in the number of informal hearings from January through March of 2018.

Tax Year 2019

A complete reappraisal of all Residential property anticipated in the summer of 2018 for application in 2019. Pickup work and sales verification will continue annually. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes during the intervening years. We will continue to monitor Agricultural land sales both internal and external to Lancaster County.

Based on our ratio analysis of the residential market sales we anticipate a reappraisal of the residential properties for 2019. Because of the reappraisal, we will also have a substantial increase in the number of informal hearings from January through March of 2019.

Tax Year 2020

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 2019 protests to referees to recognize any issues discovered 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. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes on an annual basis.

2018 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 2017. 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.