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DEPARTMENT OF REVENUE

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

LINCOLN COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Lincoln County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lincoln County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Julie Stenger, Lincoln County Assessor

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Introduction

[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.

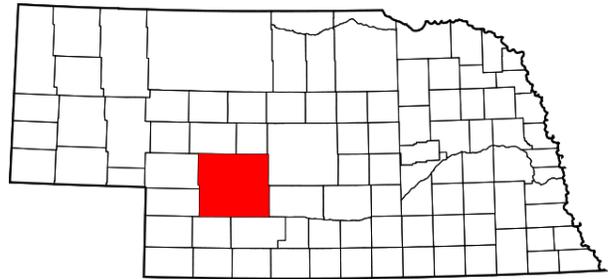
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment 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 2,564 miles, Lincoln County had 35,550 residents, per the Census Bureau Quick Facts for 2016, a 2% decline from the 2010 U.S. Census. Reports indicated that 66% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).

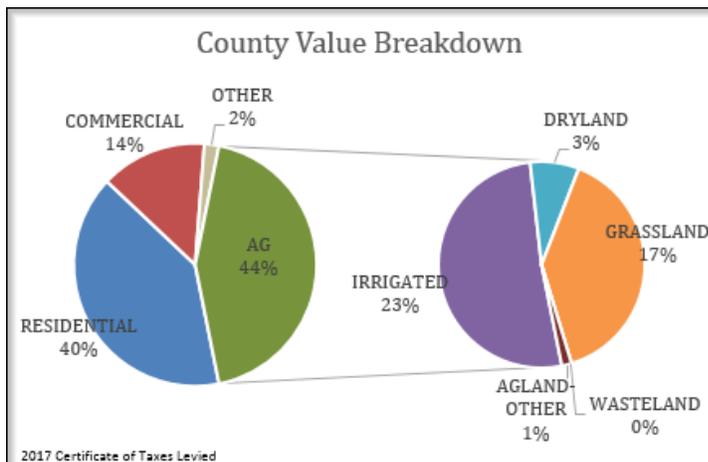


The majority of the commercial properties in Lincoln County are located in and around North Platte, the county seat. According to the latest information available from the U.S. Census Bureau, there were 1,065 employer establishments with total employment of 11,856.

Agricultural land accounts for approximately 44% of the county's valuation base. Grassland makes up the majority of the land in the county. Lincoln County is included in both the Twin

Platte and Middle Republican Natural Resources Districts (NRD). The ethanol plant located in Sutherland also contributes to the local agricultural economy.

North Platte is also home to Union Pacific's Bailey Yard, which is the world's largest freight yard, and the largest employer in the county.



NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BRADY	366	428	16.9%
HERSHEY	572	665	16.3%
MAXWELL	315	312	-1.0%
NORTH PLATTE	23,878	24,733	3.6%
SUTHERLAND	1,129	1,286	13.9%
WALLACE	329	366	11.2%
WELLFLEET	76	78	2.6%

2018 Residential Correlation for Lincoln County

Assessment Actions

Within the residential class, the majority of appraisal work was completed within Valuation Grouping 2, Southside North Platte. Physical inspections were completed, lot tables were adjusted, and new depreciation models were implemented. Only routine maintenance was completed within the rest of the class, this included a number of corrections to rural residential acreages, which had some components listed incorrectly in the CAMA system.

Description of Analysis

The county uses eight valuation groupings within the residential class based on economic characteristics.

Valuation Grouping	Description
1	Northside North Platte
2	Southside North Platte
3	Suburban around North Platte and Villages
4	Rural Residential
5	Lake
6	Hershey and Sutherland
8	Brady, Dickens, Maxwell, Wallace, Wellfleet
12	Rural Recreational

Review of the statistical profile for the county indicates that all three measures of central tendency are within the acceptable range. The COD and PRD both reflect that assessments are uniform within the class. The 2018 County Abstract of Assessment, Form 45 compared to the 2017 Certificate of Taxes Levied Report indicates that the residential class of property increased approximately 3% after the reappraisal of Valuation Grouping 2. This is consistent with the changes to the sold properties. The analysis supports that the calculated statistics are a reliable indicator of the level of value of the class.

All valuation groupings with a sufficient sample of sales have statistics within the acceptable range. Only Valuation Group 12 has an unreliable small sample, these are recreational properties with small improvements used seasonally. These parcels have been subject to the same inspection and revaluation practices that are used in the remainder of the class; they are assessed within the acceptable range.

2018 Residential Correlation for Lincoln County

Assessment Practice Review

In the residential class, the Division’s assessment practice review includes review of the submission and qualification of sales data, the structure of valuation groupings, comparison of sold and unsold parcels, and a review of all aspects of the valuation process. The county has submitted sales data to the state sales file on a monthly basis, periodic audits of the sales data confirms that it is also accurately submitted. The county has utilized approximately 74% of residential sales, discussion with the county assessor and the county appraisers indicated that they are knowledgeable of real estate transactions in the county and have qualified sales without a bias.

The county utilizes eight valuation groupings that mirror their appraisal processes. The City of North Platte is split into two Valuation Groupings based on amenities and general economics, the villages are grouped into two different valuation groupings based on the strength of the housing market. All valuation groupings typically have a sufficient number of sales for measurement, except Valuation Grouping 12. Although the sample is typically too small in this group, the properties within Valuation Grouping 12 are truly different that residential property in the remainder of the class.

The county is current on the inspection and review cycle, within the residential class a portion of the class is reviewed each year. Cost, depreciation, and lot values are updated at the time of physical inspection. All residential appraisal tables are dated 2015 through 2018. The county documents their appraisal work and can transparently describe the valuation processes. The Division’s comparison of sold and unsold properties supported that all properties are uniformly assessed.

Equalization and Quality of Assessment

The qualitative statistics indicate that assessments within the residential class are uniform. The assessment practices review confirmed that the county has utilized professionally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	140	98.10	100.55	96.15	16.43	104.58
02	710	98.51	101.80	99.10	10.36	102.72
03	55	92.52	94.22	89.05	17.77	105.81
04	111	92.01	93.49	92.09	13.71	101.52
05	36	96.03	92.88	91.01	11.53	102.05
06	65	91.69	92.49	90.49	14.68	102.21
08	47	93.97	100.29	91.95	21.89	109.07
12	5	65.26	67.63	70.49	16.66	95.94
<u> ALL </u>	<u>1,169</u>	<u>97.47</u>	<u>99.50</u>	<u>95.95</u>	<u>12.68</u>	<u>103.70</u>

2018 Residential Correlation for Lincoln County

Level of Value

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

2018 Commercial Correlation for Lincoln County

Assessment Actions

Only routine maintenance was completed within the commercial class of property.

Description of Analysis

For the commercial class of property, the county utilizes five valuation groupings based on general economic characteristics.

Valuation Grouping	Description
1	North Platte
3	Suburban
4	Rural
6	Hershey, Sutherland
8	Brady, Maxwell, Wallace, Wellfleet

Review of the statistical profile for the commercial class includes 71 total sales, and all three measures of central tendency are within the acceptable range. The COD is low enough to support the use of the median as the best indicator of the level of value. The PRD is slightly high, but is impacted by a single extreme low dollar sale.

The 2018 Abstract of Assessment, Form 45 Compared to the 2017 Certificate of Taxes Levied reflects that commercial values were flat for the current assessment year. The state sales file reflects similar changes; these changes are consistent with the reported actions that only routine maintenance was completed this year.

Review of the valuation groupings indicate that only Valuation Grouping 1 contains a sufficient sample of sales. There are no sales within Valuation Groupings 3 and only one sale in Valuation Grouping 4. Valuation Groupings 6 and 8 contain six to eight sales, both have medians below the range, but show significantly more dispersion in the ratios than Valuation Grouping 1 contains. The medians of these small samples fluctuate ten percentage points or more when two ratios on either side of the array are temporarily removed. There is no statistically significant measure of commercial property outside of North Platte.

Assessment Practice Review

The Division's review of assessment practices in the county focuses on the qualification of sales, the structure of valuation groupings, comparison of sold and unsold properties, and all aspects of the appraisal process. Lincoln County has utilized approximately 50% of the commercial

2018 Commercial Correlation for Lincoln County

transactions, discussion with the county assessor and county appraisers supported that they are knowledgeable of real estate transactions within the county and have qualified sales without a bias.

The review also confirmed that properties within the county are adequately structured in Valuation Groupings. Although only Valuation Grouping 1 typically contains a reliable number of sales, the Villages in the county have two distinct different economic situations, those with some viable commercial market and those without. The county has grouped properties based on these differences.

The county last inspected all commercial properties in 2015; North Platte was reappraised with new cost, depreciation, and land tables for the 2016 assessment year. While properties outside of North Platte were physically inspected in 2015, the depreciation and land tables are old. The county plans to inspect commercial parcels outside of North Platte again for 2019 and develop new appraisal tables at that time. The county’s valuation processes are well documented, and the county assessor and county appraisers can transparently describe the processes used. The Division’s review of individual property record cards confirmed that there was not a bias between the assessments of sold and unsold properties.

Equalization and Quality of Assessment

The quality statistics support that assessments are uniform within the commercial class; although only Valuation Grouping 1 contains a sufficient sample of sales, the evidence does not clearly suggest that the remainder of the class is outside of the acceptable range. The assessment practices review supports that the county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	56	98.78	99.82	92.78	11.62	107.59
04	1	148.67	148.67	148.67	00.00	100.00
06	8	79.24	77.37	84.17	25.59	91.92
08	6	88.90	107.01	80.95	47.50	132.19
<u> </u> ALL <u> </u>	71	98.01	98.58	94.14	16.63	104.72

Level of Value

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

2018 Agricultural Correlation for Lincoln County

Assessor Actions

Only routine maintenance was completed for the agricultural improvements. A sales analysis was conducted for unimproved agricultural land; the analysis indicated that agricultural land within the county is flat to slightly decreasing. As a result, Market Areas 1 and 4 were not adjusted, grassland in Market Area 2 decreased 6%, while cropland was left unchanged; Market Area 3 received a 2% decrease to irrigated land, a 10% decrease to dry land, and grassland was not adjusted.

Description of Analysis

Review of the statistical profile suggests that with 105 sales, the median is within the acceptable range and the COD supports that the median is a reliable indicator of the level of value. All four market areas are also within the acceptable range. Review of the 80% Majority Land Use (MLU) statistics indicates that all subclasses with a sufficient sample of sales are within the acceptable range.

The county assessor's flat to slightly decreasing values were generally consistent for the region. Only the decrease to grassland in Market Area 2 was not typical when compared to adjoining counties. However, the 19 grassland sales demonstrated a clearly decreasing market when stratified by study period year, and the adjustment to the upper end of the range kept the values reasonably comparable to all adjoining values. All the other values are also reasonably comparable to adjoining counties.

Assessment Practice Review

Within the agricultural class of property, the Division's assessment practice review focuses on the verification of sales information, the classification and valuation of agricultural property including market areas and special valuation, as well as the assessment of agricultural outbuildings. Within the agricultural class, the county has utilized approximately 50% of the sales. The county assessor's reasons for excluding sales are well document and support that qualifications are made without bias.

Agricultural land use is reviewed using aerial imagery; this was last completed in 2016. The review will consider the primary use of the parcel and will distinguish parcels that are primarily used for agricultural purposes from those that are used for rural residential or recreational uses. Within the county, recreational parcels generally lie within a floodplain and have class VIII soils that prohibit their use for agricultural purposes. Because of the recreational influence of land along the North Platte and South Platte rivers, the county does have special value applications on file and differentiates recreationally influenced market value from uninfluenced agricultural value. Special values are established using parcels of land along Market Area 1 that do not have the same characteristics as the recreationally influenced parcels. Rural residential acreages are generally smaller tracts of grassland, although they may have some incidental agricultural use classification

2018 Agricultural Correlation for Lincoln County

as rural residential are reserved for those properties that are not primarily used for agricultural purposes.

The county utilizes four market areas within the county to distinguish geographic characteristics that influence market value. Annually sales analysis conducted by both the county assessor and the Division confirm the validity of the market areas. In addition to allowing the county to ensure that all agricultural land within the county is assessed at similar market levels, the market areas are structured so that the county can achieve values that are similar to the adjoining comparable areas.

Agricultural homes and outbuildings in the county are inspected and revalued at the same time that rural residential properties are valued; the values were last updated in 2016. Agricultural homes are valued using the same cost tables that are used for rural residential properties; agricultural outbuildings are priced using Marshall & Swift costing and depreciated using CAMA depreciation tables; however, the CAMA depreciation is adjusted on older agricultural outbuildings based on condition and market analysis.

Equalization

Agricultural improvements have been assessed similarly to rural residential acreages within the county, since rural residential acreages have been assessed at an acceptable level of value agricultural improvements are uniformly assessed within the acceptable range.

The analysis supports that all agricultural land values have been set at uniform portions of market value. The county complies with professionally accepted mass appraisal practices.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	22	71.11	73.10	70.68	13.43	103.42
1	12	72.72	75.09	71.93	12.93	104.39
2	2	58.17	58.17	56.31	27.04	103.30
3	8	68.76	73.84	72.03	11.14	102.51
<u> Dry </u>						
County	10	72.56	77.82	74.04	24.97	105.11
1	2	103.46	103.46	102.66	14.81	100.78
3	6	68.91	75.33	74.55	22.65	101.05
4	2	59.67	59.67	60.38	12.95	98.82
<u> Grass </u>						
County	55	69.90	67.92	65.92	15.38	103.03
1	4	55.06	54.48	52.53	28.68	103.71
2	19	74.98	66.52	64.95	17.94	102.42
3	13	69.90	68.95	68.67	10.04	100.41
4	19	70.13	71.45	67.60	12.86	105.70
<u> ALL </u>	105	70.68	71.74	68.45	17.01	104.81

2018 Agricultural Correlation for Lincoln County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Lincoln County is 71%.

Special Valuation

A review of agricultural land value in Lincoln 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 the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

2018 Opinions of the Property Tax Administrator for Lincoln County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	71	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 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Lincoln County

Residential Real Property - Current

Number of Sales	1169	Median	97.47
Total Sales Price	\$173,166,587	Mean	99.50
Total Adj. Sales Price	\$173,166,587	Wgt. Mean	95.95
Total Assessed Value	\$166,161,130	Average Assessed Value of the Base	\$111,658
Avg. Adj. Sales Price	\$148,132	Avg. Assessed Value	\$142,140

Confidence Interval - Current

95% Median C.I	97.01 to 98.01
95% Wgt. Mean C.I	95.09 to 96.82
95% Mean C.I	97.78 to 101.22
% of Value of the Class of all Real Property Value in the County	38.65
% of Records Sold in the Study Period	7.99
% of Value Sold in the Study Period	10.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	1,152	97	97.30
2016	1,088	97	97.21
2015	1,001	97	97.05
2014	905	98	97.88

2018 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	71	Median	98.01
Total Sales Price	\$23,713,369	Mean	98.58
Total Adj. Sales Price	\$23,713,369	Wgt. Mean	94.14
Total Assessed Value	\$22,322,725	Average Assessed Value of the Base	\$361,075
Avg. Adj. Sales Price	\$333,991	Avg. Assessed Value	\$314,405

Confidence Interval - Current

95% Median C.I	94.64 to 100.24
95% Wgt. Mean C.I	87.67 to 100.60
95% Mean C.I	91.74 to 105.42
% of Value of the Class of all Real Property Value in the County	14.33
% of Records Sold in the Study Period	4.24
% of Value Sold in the Study Period	3.69

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	55	100	99.70
2016	68	96	94.68
2015	74	94	93.65
2014	63	95	94.94

**56 Lincoln
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 : 1,169
 Total Sales Price : 173,166,587
 Total Adj. Sales Price : 173,166,587
 Total Assessed Value : 166,161,130
 Avg. Adj. Sales Price : 148,132
 Avg. Assessed Value : 142,140

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 100
 COD : 12.68
 PRD : 103.70

COV : 30.10
 STD : 29.95
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 832.40
 MIN Sales Ratio : 37.65

95% Median C.I. : 97.01 to 98.01
 95% Wgt. Mean C.I. : 95.09 to 96.82
 95% Mean C.I. : 97.78 to 101.22

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	149	97.46	100.57	96.98	11.67	103.70	45.54	194.25	96.45 to 98.74	138,242	134,069
01-JAN-16 To 31-MAR-16	103	98.45	100.57	97.91	09.81	102.72	62.27	172.36	96.87 to 99.63	147,615	144,528
01-APR-16 To 30-JUN-16	159	97.41	98.22	95.66	11.79	102.68	37.65	166.15	96.44 to 98.69	154,679	147,960
01-JUL-16 To 30-SEP-16	156	98.78	98.86	98.04	09.16	100.84	51.04	150.96	97.08 to 99.66	149,469	146,544
01-OCT-16 To 31-DEC-16	147	96.59	98.99	95.55	13.88	103.60	47.36	367.00	94.07 to 97.92	152,176	145,411
01-JAN-17 To 31-MAR-17	131	98.30	99.77	96.02	12.76	103.91	59.19	352.14	95.96 to 100.21	150,871	144,870
01-APR-17 To 30-JUN-17	163	97.32	101.71	93.63	16.93	108.63	46.15	832.40	95.94 to 98.01	143,011	133,904
01-JUL-17 To 30-SEP-17	161	95.75	97.74	94.68	14.08	103.23	45.13	192.32	93.92 to 98.14	149,121	141,194
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	567	98.08	99.44	97.06	10.69	102.45	37.65	194.25	97.38 to 98.62	147,643	143,297
01-OCT-16 To 30-SEP-17	602	97.08	99.56	94.92	14.52	104.89	45.13	832.40	95.95 to 97.68	148,593	141,050
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	565	97.79	99.03	96.68	11.28	102.43	37.65	367.00	97.08 to 98.50	151,301	146,280
<u>ALL</u>	1,169	97.47	99.50	95.95	12.68	103.70	37.65	832.40	97.01 to 98.01	148,132	142,140

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	140	98.10	100.55	96.15	16.43	104.58	45.54	196.36	96.61 to 98.93	70,040	67,344
02	710	98.51	101.80	99.10	10.36	102.72	71.86	832.40	97.80 to 99.02	145,614	144,300
03	55	92.52	94.22	89.05	17.77	105.81	43.87	367.00	84.89 to 97.43	225,734	201,008
04	111	92.01	93.49	92.09	13.71	101.52	49.62	184.33	89.20 to 95.07	231,373	213,079
05	36	96.03	92.88	91.01	11.53	102.05	45.13	129.32	90.01 to 98.76	215,674	196,284
06	65	91.69	92.49	90.49	14.68	102.21	63.08	140.97	84.24 to 98.49	135,712	122,799
08	47	93.97	100.29	91.95	21.89	109.07	37.65	226.53	88.67 to 98.74	78,766	72,425
12	5	65.26	67.63	70.49	16.66	95.94	47.36	91.75	N/A	317,900	224,082
<u>ALL</u>	1,169	97.47	99.50	95.95	12.68	103.70	37.65	832.40	97.01 to 98.01	148,132	142,140

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,103	97.64	99.61	96.28	12.01	103.46	37.65	832.40	97.13 to 98.10	151,775	146,131
06	4	63.59	66.57	70.11	18.78	94.95	47.36	91.75	N/A	312,375	219,005
07	62	94.97	99.80	90.98	23.33	109.69	43.87	367.00	84.67 to 99.83	72,726	66,164
<u>ALL</u>	1,169	97.47	99.50	95.95	12.68	103.70	37.65	832.40	97.01 to 98.01	148,132	142,140

**56 Lincoln
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 : 1,169
 Total Sales Price : 173,166,587
 Total Adj. Sales Price : 173,166,587
 Total Assessed Value : 166,161,130
 Avg. Adj. Sales Price : 148,132
 Avg. Assessed Value : 142,140

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 100
 COD : 12.68
 PRD : 103.70

COV : 30.10
 STD : 29.95
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 832.40
 MIN Sales Ratio : 37.65

95% Median C.I. : 97.01 to 98.01
 95% Wgt. Mean C.I. : 95.09 to 96.82
 95% Mean C.I. : 97.78 to 101.22

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	179.98	179.98	180.24	02.42	99.86	175.63	184.33	N/A	4,250	7,660	
Less Than 15,000	17	114.53	132.91	130.96	39.33	101.49	37.65	367.00	75.53 to 175.63	8,753	11,463	
Less Than 30,000	47	119.38	145.65	145.91	48.88	99.82	37.65	832.40	104.36 to 132.59	17,749	25,897	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	1,167	97.47	99.37	95.95	12.56	103.56	37.65	832.40	97.01 to 97.99	148,379	142,370	
Greater Than 14,999	1,152	97.44	99.01	95.92	12.10	103.22	43.87	832.40	96.98 to 97.92	150,189	144,068	
Greater Than 29,999	1,122	97.40	97.57	95.71	10.50	101.94	43.87	192.32	96.90 to 97.82	153,594	147,009	
<u>Incremental Ranges</u>												
0 TO 4,999	2	179.98	179.98	180.24	02.42	99.86	175.63	184.33	N/A	4,250	7,660	
5,000 TO 14,999	15	114.20	126.64	127.98	37.04	98.95	37.65	367.00	75.53 to 130.71	9,353	11,970	
15,000 TO 29,999	30	124.35	152.86	149.15	52.86	102.49	45.54	832.40	98.09 to 141.80	22,847	34,077	
30,000 TO 59,999	103	109.69	111.68	110.95	18.30	100.66	45.13	192.32	102.52 to 114.38	45,921	50,950	
60,000 TO 99,999	240	98.33	99.73	99.48	11.57	100.25	43.87	166.15	97.14 to 100.73	81,284	80,864	
100,000 TO 149,999	299	96.04	95.06	95.00	09.28	100.06	63.08	143.24	94.32 to 97.28	123,774	117,588	
150,000 TO 249,999	339	97.01	95.39	95.15	07.66	100.25	47.36	137.64	96.29 to 97.82	189,352	180,167	
250,000 TO 499,999	134	96.65	94.29	94.06	09.07	100.24	65.26	182.58	92.85 to 98.01	318,959	300,009	
500,000 TO 999,999	7	96.75	92.12	92.71	09.33	99.36	63.42	106.88	63.42 to 106.88	593,571	550,329	
1,000,000 +												
<u>ALL</u>	1,169	97.47	99.50	95.95	12.68	103.70	37.65	832.40	97.01 to 98.01	148,132	142,140	

56 Lincoln
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 : 71
Total Sales Price : 23,713,369
Total Adj. Sales Price : 23,713,369
Total Assessed Value : 22,322,725
Avg. Adj. Sales Price : 333,991
Avg. Assessed Value : 314,405

MEDIAN : 98
WGT. MEAN : 94
MEAN : 99
COD : 16.63
PRD : 104.72

COV : 29.83
STD : 29.41
Avg. Abs. Dev : 16.30
MAX Sales Ratio : 226.43
MIN Sales Ratio : 35.63

95% Median C.I. : 94.64 to 100.24
95% Wgt. Mean C.I. : 87.67 to 100.60
95% Mean C.I. : 91.74 to 105.42

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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	Asstd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	2	98.32	98.32	98.21	00.53	100.11	97.80	98.84	N/A	125,000	122,768	
01-JAN-15 To 31-MAR-15	4	129.01	145.26	114.91	34.71	126.41	96.58	226.43	N/A	69,000	79,285	
01-APR-15 To 30-JUN-15	7	100.68	100.45	95.63	03.45	105.04	88.06	108.57	88.06 to 108.57	270,899	259,074	
01-JUL-15 To 30-SEP-15	4	97.45	96.56	119.66	19.69	80.70	65.16	126.19	N/A	201,750	241,408	
01-OCT-15 To 31-DEC-15	7	95.35	94.07	93.93	06.07	100.15	75.19	102.95	75.19 to 102.95	597,361	561,115	
01-JAN-16 To 31-MAR-16	5	99.49	97.57	97.16	02.58	100.42	89.05	100.90	N/A	358,400	348,206	
01-APR-16 To 30-JUN-16	7	93.27	88.33	82.00	11.70	107.72	56.74	100.93	56.74 to 100.93	128,429	105,314	
01-JUL-16 To 30-SEP-16	4	98.64	106.91	102.23	10.39	104.58	95.24	135.11	N/A	141,250	144,406	
01-OCT-16 To 31-DEC-16	7	102.23	116.88	98.51	24.50	118.65	83.29	221.64	83.29 to 221.64	250,750	247,016	
01-JAN-17 To 31-MAR-17	9	78.69	75.96	85.91	25.47	88.42	35.63	119.26	52.41 to 97.86	924,778	794,452	
01-APR-17 To 30-JUN-17	6	97.27	96.74	97.20	03.27	99.53	89.51	101.53	89.51 to 101.53	151,367	147,123	
01-JUL-17 To 30-SEP-17	9	91.46	95.32	108.51	26.90	87.84	49.43	148.67	56.70 to 131.70	228,900	248,369	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	17	100.68	109.83	103.48	17.07	106.14	65.16	226.43	96.58 to 108.57	189,958	196,578	
01-OCT-15 To 30-SEP-16	23	98.08	95.32	93.90	08.12	101.51	56.74	135.11	93.27 to 99.70	323,371	303,637	
01-OCT-16 To 30-SEP-17	31	94.64	94.84	91.96	22.33	103.13	35.63	221.64	83.63 to 100.24	420,856	387,008	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	22	100.64	105.86	98.09	15.39	107.92	65.16	226.43	93.48 to 104.38	325,492	319,277	
01-JAN-16 To 31-DEC-16	23	98.89	102.26	95.48	13.85	107.10	56.74	221.64	93.27 to 100.90	217,880	208,042	
<u>ALL</u>	71	98.01	98.58	94.14	16.63	104.72	35.63	226.43	94.64 to 100.24	333,991	314,405	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	56	98.78	99.82	92.78	11.62	107.59	56.74	221.64	95.35 to 100.59	396,934	368,278	
04	1	148.67	148.67	148.67	00.00	100.00	148.67	148.67	N/A	700,000	1,040,710	
06	8	79.24	77.37	84.17	25.59	91.92	35.63	110.10	35.63 to 110.10	89,056	74,959	
08	6	88.90	107.01	80.95	47.50	132.19	49.43	226.43	49.43 to 226.43	12,100	9,795	
<u>ALL</u>	71	98.01	98.58	94.14	16.63	104.72	35.63	226.43	94.64 to 100.24	333,991	314,405	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
02												
03	71	98.01	98.58	94.14	16.63	104.72	35.63	226.43	94.64 to 100.24	333,991	314,405	
04												
<u>ALL</u>	71	98.01	98.58	94.14	16.63	104.72	35.63	226.43	94.64 to 100.24	333,991	314,405	

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COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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WGT. MEAN : 94
MEAN : 99
COD : 16.63
PRD : 104.72

COV : 29.83
STD : 29.41
Avg. Abs. Dev : 16.30
MAX Sales Ratio : 226.43
MIN Sales Ratio : 35.63

95% Median C.I. : 94.64 to 100.24
95% Wgt. Mean C.I. : 87.67 to 100.60
95% Mean C.I. : 91.74 to 105.42

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	226.43	226.43	226.43	00.00	100.00	226.43	226.43	N/A	3,500	7,925	
Less Than 15,000	6	99.84	115.91	101.16	40.23	114.58	49.43	226.43	49.43 to 226.43	7,600	7,688	
Less Than 30,000	8	114.68	129.54	137.79	39.42	94.01	49.43	226.43	49.43 to 226.43	11,700	16,121	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	70	97.94	96.76	94.12	15.01	102.80	35.63	221.64	94.64 to 99.70	338,712	318,783	
Greater Than 14,999	65	98.01	96.98	94.12	14.39	103.04	35.63	221.64	95.09 to 99.70	364,120	342,717	
Greater Than 29,999	63	97.86	94.65	93.96	12.51	100.73	35.63	153.63	94.64 to 99.49	374,917	352,282	
<u>Incremental Ranges</u>												
0 TO 4,999	1	226.43	226.43	226.43	00.00	100.00	226.43	226.43	N/A	3,500	7,925	
5,000 TO 14,999	5	89.58	93.80	90.75	23.25	103.36	49.43	131.70	N/A	8,420	7,641	
15,000 TO 29,999	2	170.45	170.45	172.58	30.03	98.77	119.26	221.64	N/A	24,000	41,420	
30,000 TO 59,999	8	88.97	80.01	81.96	22.28	97.62	35.63	102.95	35.63 to 102.95	41,957	34,386	
60,000 TO 99,999	14	98.39	97.68	96.54	16.68	101.18	52.41	153.63	78.69 to 104.38	77,893	75,196	
100,000 TO 149,999	9	98.08	98.30	98.17	02.30	100.13	93.27	105.32	95.24 to 100.43	118,911	116,740	
150,000 TO 249,999	10	99.10	99.14	98.92	06.98	100.22	83.63	114.21	89.51 to 113.88	184,750	182,758	
250,000 TO 499,999	10	99.25	94.29	94.27	08.28	100.02	56.74	108.57	89.05 to 102.23	338,440	319,045	
500,000 TO 999,999	7	97.05	104.81	105.18	16.56	99.65	75.09	148.67	75.09 to 148.67	692,857	728,754	
1,000,000 +	5	88.06	80.56	87.81	15.04	91.74	57.45	97.86	N/A	2,208,302	1,939,191	
<u>ALL</u>	71	98.01	98.58	94.14	16.63	104.72	35.63	226.43	94.64 to 100.24	333,991	314,405	

56 Lincoln
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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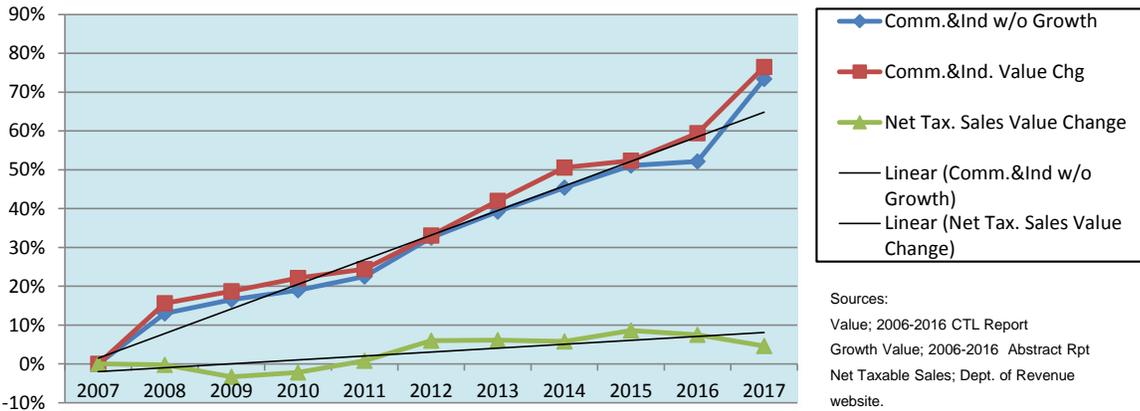
95% Median C.I. : 94.64 to 100.24
95% Wgt. Mean C.I. : 87.67 to 100.60
95% Mean C.I. : 91.74 to 105.42

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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
304	1	91.91	91.91	91.91	00.00	100.00	91.91	91.91	N/A	625,000	574,445
311	1	49.43	49.43	49.43	00.00	100.00	49.43	49.43	N/A	6,100	3,015
319	4	94.48	91.42	91.52	10.36	99.89	75.19	101.53	N/A	422,847	386,999
326	1	79.41	79.41	79.41	00.00	100.00	79.41	79.41	N/A	65,000	51,615
341	2	94.84	94.84	93.84	02.34	101.07	92.62	97.05	N/A	1,716,563	1,610,908
343	4	100.77	107.48	102.61	11.10	104.75	93.27	135.11	N/A	187,750	192,656
344	9	99.19	99.42	98.37	02.59	101.07	95.09	105.32	95.24 to 103.66	248,611	244,560
349	1	114.21	114.21	114.21	00.00	100.00	114.21	114.21	N/A	164,500	187,875
350	3	97.86	97.42	97.66	02.53	99.75	93.48	100.93	N/A	1,806,133	1,763,923
352	5	100.43	97.89	97.11	02.78	100.80	89.51	100.90	N/A	157,540	152,986
353	8	98.24	109.86	101.77	28.80	107.95	56.74	221.64	56.74 to 221.64	194,813	198,266
384	2	118.04	118.04	106.48	11.57	110.86	104.38	131.70	N/A	32,500	34,605
386	1	65.16	65.16	65.16	00.00	100.00	65.16	65.16	N/A	45,000	29,320
391	1	52.41	52.41	52.41	00.00	100.00	52.41	52.41	N/A	82,000	42,980
406	12	97.74	92.50	76.70	15.09	120.60	35.63	119.26	89.58 to 110.10	196,826	150,963
421	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	14,000	12,350
426	1	91.46	91.46	91.46	00.00	100.00	91.46	91.46	N/A	180,000	164,630
458	1	75.09	75.09	75.09	00.00	100.00	75.09	75.09	N/A	600,000	450,565
468	1	99.49	99.49	99.49	00.00	100.00	99.49	99.49	N/A	192,000	191,015
528	4	103.71	130.72	99.50	35.46	131.38	89.05	226.43	N/A	249,625	248,385
531	1	66.82	66.82	66.82	00.00	100.00	66.82	66.82	N/A	1,257,000	839,960
532	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	80,000	62,955
580	1	148.67	148.67	148.67	00.00	100.00	148.67	148.67	N/A	700,000	1,040,710
582	1	83.29	83.29	83.29	00.00	100.00	83.29	83.29	N/A	45,250	37,690
586	1	56.70	56.70	56.70	00.00	100.00	56.70	56.70	N/A	32,000	18,145
999	3	98.71	116.29	110.65	19.28	105.10	96.53	153.63	N/A	107,500	118,952
<u>ALL</u>	<u>71</u>	<u>98.01</u>	<u>98.58</u>	<u>94.14</u>	<u>16.63</u>	<u>104.72</u>	<u>35.63</u>	<u>226.43</u>	<u>94.64 to 100.24</u>	<u>333,991</u>	<u>314,405</u>

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	\$ 339,325,970	\$ 12,110,990	3.57%	\$ 327,214,980	-	\$ 450,037,197	-
2008	\$ 392,290,710	\$ 8,846,270	2.26%	\$ 383,444,440	13.00%	\$ 448,911,931	-0.25%
2009	\$ 402,873,905	\$ 7,435,980	1.85%	\$ 395,437,925	0.80%	\$ 435,083,356	-3.08%
2010	\$ 414,318,930	\$ 10,522,885	2.54%	\$ 403,796,045	0.23%	\$ 440,025,247	1.14%
2011	\$ 422,167,880	\$ 6,497,030	1.54%	\$ 415,670,850	0.33%	\$ 453,818,647	3.13%
2012	\$ 451,575,645	\$ 1,823,175	0.40%	\$ 449,752,470	6.53%	\$ 477,073,504	5.12%
2013	\$ 481,874,000	\$ 9,405,925	1.95%	\$ 472,468,075	4.63%	\$ 477,499,079	0.09%
2014	\$ 511,056,736	\$ 17,710,355	3.47%	\$ 493,346,381	2.38%	\$ 476,061,484	-0.30%
2015	\$ 516,998,421	\$ 4,234,515	0.82%	\$ 512,763,906	0.33%	\$ 488,759,841	2.67%
2016	\$ 541,057,694	\$ 24,626,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
2017	\$ 598,843,655	\$ 10,511,865	1.76%	\$ 588,331,790	8.74%	\$ 470,707,150	-2.68%
Ann %chg	5.84%			Average	3.69%	0.80%	0.48%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	13.00%	15.61%	-0.25%
2009	16.54%	18.73%	-3.32%
2010	19.00%	22.10%	-2.22%
2011	22.50%	24.41%	0.84%
2012	32.54%	33.08%	6.01%
2013	39.24%	42.01%	6.10%
2014	45.39%	50.61%	5.78%
2015	51.11%	52.36%	8.60%
2016	52.19%	59.45%	7.47%
2017	73.38%	76.48%	4.59%

County Number	56
County Name	Lincoln

56 Lincoln
AGRICULTURAL LAND

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 : 105
Total Sales Price : 69,774,612
Total Adj. Sales Price : 69,774,612
Total Assessed Value : 47,763,300
Avg. Adj. Sales Price : 664,520
Avg. Assessed Value : 454,889

MEDIAN : 71
WGT. MEAN : 68
MEAN : 72
COD : 17.01
PRD : 104.81

COV : 23.63
STD : 16.95
Avg. Abs. Dev : 12.02
MAX Sales Ratio : 135.97
MIN Sales Ratio : 34.82

95% Median C.I. : 67.31 to 74.29
95% Wgt. Mean C.I. : 63.73 to 73.18
95% Mean C.I. : 68.50 to 74.98

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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	13	73.55	72.15	57.54	19.93	125.39	47.09	118.77	51.70 to 85.51	1,151,341	662,443	
01-JAN-15 To 31-MAR-15	13	65.94	66.81	69.50	09.28	96.13	49.19	85.30	60.97 to 75.43	712,416	495,123	
01-APR-15 To 30-JUN-15	8	67.00	69.87	69.07	13.72	101.16	59.08	87.30	59.08 to 87.30	488,286	337,265	
01-JUL-15 To 30-SEP-15	4	56.28	58.59	59.38	14.55	98.67	47.52	74.29	N/A	396,750	235,573	
01-OCT-15 To 31-DEC-15	4	56.98	58.74	56.16	08.46	104.59	53.44	67.55	N/A	400,933	225,166	
01-JAN-16 To 31-MAR-16	9	70.68	71.96	71.98	08.08	99.97	63.11	86.92	65.80 to 79.46	555,418	399,774	
01-APR-16 To 30-JUN-16	12	62.11	61.72	63.43	15.21	97.30	34.82	82.81	52.06 to 72.05	422,082	267,717	
01-JUL-16 To 30-SEP-16	4	73.57	77.78	77.96	12.79	99.77	65.79	98.18	N/A	769,313	599,763	
01-OCT-16 To 31-DEC-16	5	78.41	86.03	77.65	20.01	110.79	67.39	127.88	N/A	445,442	345,898	
01-JAN-17 To 31-MAR-17	16	73.85	73.01	72.41	15.52	100.83	42.44	135.97	63.42 to 78.48	1,088,636	788,267	
01-APR-17 To 30-JUN-17	14	79.45	83.12	81.35	16.20	102.18	42.56	120.07	70.72 to 98.85	373,037	303,474	
01-JUL-17 To 30-SEP-17	3	80.79	78.83	84.99	14.98	92.75	59.70	95.99	N/A	146,624	124,617	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	38	66.29	68.42	62.88	16.32	108.81	47.09	118.77	60.45 to 73.90	782,161	491,810	
01-OCT-15 To 30-SEP-16	29	65.80	66.70	68.57	13.77	97.27	34.82	98.18	61.72 to 72.05	508,439	348,631	
01-OCT-16 To 30-SEP-17	38	77.27	78.91	74.93	17.03	105.31	42.44	135.97	71.53 to 79.20	665,994	499,059	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	29	64.33	65.41	67.11	12.25	97.47	47.52	87.30	59.56 to 69.71	564,084	378,541	
01-JAN-16 To 31-DEC-16	30	69.69	70.99	71.18	15.18	99.73	34.82	127.88	65.79 to 74.82	512,273	364,637	
<u>ALL</u>	105	70.68	71.74	68.45	17.01	104.81	34.82	135.97	67.31 to 74.29	664,520	454,889	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	25	70.68	71.86	70.76	17.16	101.55	34.82	120.07	65.80 to 75.01	577,204	408,428	
2	22	73.35	66.05	64.53	17.93	102.36	42.44	86.09	50.05 to 78.75	1,112,972	718,176	
3	33	70.56	74.35	72.57	15.59	102.45	59.08	112.12	64.72 to 79.69	574,216	416,701	
4	25	70.13	73.19	67.18	17.20	108.95	51.70	135.97	62.50 to 74.29	476,399	320,064	
<u>ALL</u>	105	70.68	71.74	68.45	17.01	104.81	34.82	135.97	67.31 to 74.29	664,520	454,889	

56 Lincoln
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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 PRD : 104.81

COV : 23.63
 STD : 16.95
 Avg. Abs. Dev : 12.02
 MAX Sales Ratio : 135.97
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 95% Wgt. Mean C.I. : 63.73 to 73.18
 95% Mean C.I. : 68.50 to 74.98

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	75.01	80.31	74.76	18.14	107.42	54.72	120.07	54.72 to 120.07	546,151	408,283
1	6	73.27	79.66	72.63	19.57	109.68	54.72	120.07	54.72 to 120.07	520,509	378,067
3	1	84.23	84.23	84.23	00.00	100.00	84.23	84.23	N/A	700,000	589,580
_____Dry_____											
County	8	63.74	68.41	67.88	16.69	100.78	51.94	88.14	51.94 to 88.14	266,375	180,825
1	1	88.14	88.14	88.14	00.00	100.00	88.14	88.14	N/A	122,000	107,530
3	5	60.08	67.97	69.01	13.85	98.49	59.08	82.94	N/A	292,000	201,514
4	2	59.67	59.67	60.38	12.95	98.82	51.94	67.39	N/A	274,500	165,750
_____Grass_____											
County	51	69.90	68.65	66.02	15.01	103.98	42.56	127.88	63.11 to 73.55	697,664	460,631
1	3	67.55	61.04	62.25	15.03	98.06	42.56	73.00	N/A	136,626	85,045
2	18	75.49	67.19	65.13	17.30	103.16	44.12	86.09	50.05 to 78.88	1,204,638	784,601
3	13	69.90	68.95	68.67	10.04	100.41	59.53	82.81	59.70 to 76.96	422,232	289,935
4	17	67.31	71.30	66.83	14.26	106.69	53.44	127.88	60.47 to 74.29	470,499	314,417
_____ALL_____	105	70.68	71.74	68.45	17.01	104.81	34.82	135.97	67.31 to 74.29	664,520	454,889

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	22	71.11	73.10	70.68	13.43	103.42	42.44	120.07	65.47 to 76.19	978,259	691,418
1	12	72.72	75.09	71.93	12.93	104.39	54.72	120.07	64.10 to 76.19	852,722	613,392
2	2	58.17	58.17	56.31	27.04	103.30	42.44	73.90	N/A	894,456	503,703
3	8	68.76	73.84	72.03	11.14	102.51	64.33	87.22	64.33 to 87.22	1,187,515	855,386
_____Dry_____											
County	10	72.56	77.82	74.04	24.97	105.11	51.94	118.77	59.08 to 112.12	245,600	181,831
1	2	103.46	103.46	102.66	14.81	100.78	88.14	118.77	N/A	116,000	119,088
3	6	68.91	75.33	74.55	22.65	101.05	59.08	112.12	59.08 to 112.12	279,167	208,106
4	2	59.67	59.67	60.38	12.95	98.82	51.94	67.39	N/A	274,500	165,750
_____Grass_____											
County	55	69.90	67.92	65.92	15.38	103.03	34.82	127.88	62.50 to 73.55	673,025	443,682
1	4	55.06	54.48	52.53	28.68	103.71	34.82	73.00	N/A	158,720	83,368
2	19	74.98	66.52	64.95	17.94	102.42	44.12	86.09	50.05 to 78.88	1,160,604	753,841
3	13	69.90	68.95	68.67	10.04	100.41	59.53	82.81	59.70 to 76.96	422,232	289,935
4	19	70.13	71.45	67.60	12.86	105.70	53.44	127.88	61.72 to 74.29	465,315	314,573
_____ALL_____	105	70.68	71.74	68.45	17.01	104.81	34.82	135.97	67.31 to 74.29	664,520	454,889

Lincoln County 2018 Average Acre Value Comparison

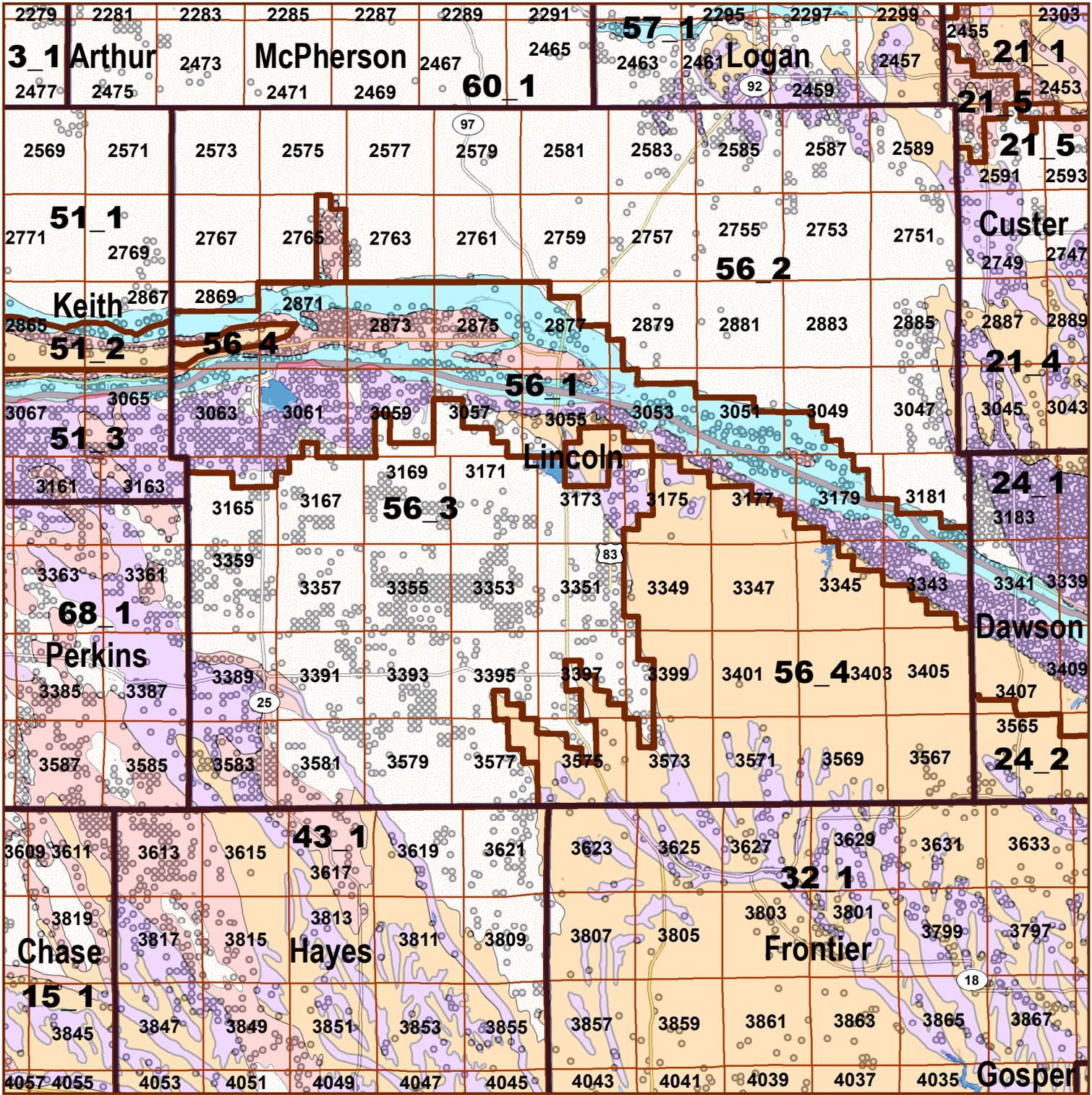
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4829	4870	4872	4864	4146	4076	4095	3995	4532
Dawson	1	n/a	5044	4732	4276	3850	3592	3325	3135	4666
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	3920
Lincoln	2	2500	2500	2461	2500	2500	2456	2491	2478	2484
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3090
Custer	4	n/a	4861	4457	3762	3481	3365	3154	2957	3997
Lincoln	3	n/a	3720	3765	3765	3762	3640	3749	3708	3737
Perkins	1	n/a	3963	3953	3833	3868	3707	3759	3746	3875
Hayes	1	2780	2780	2480	2480	2330	2330	2170	2170	2526
Lincoln	4	2835	2816	2579	2835	2759	2835	2573	2682	2752
Frontier	1	2970	2967	2898	2909	2870	2870	2814	2767	2938
Dawson	2	n/a	3620	3500	2915	2037	n/a	1510	1480	3311

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	1994
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	1400
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Logan	1	1625	1625	1560	1560	1440	1440	1210	1210	1440
Custer	4	n/a	2095	1910	1610	1495	1445	1355	1275	1666
Lincoln	3	1215	1215	1215	1215	1215	1215	1215	1215	1215
Perkins	1	n/a	1210	1210	1130	1130	1130	1060	1060	1169
Hayes	1	1170	1170	1055	1055	1015	1015	960	960	1117
Lincoln	4	1300	1300	1300	1300	1300	1300	1300	1300	1300
Frontier	1	1445	1445	1395	1395	1345	1344	1295	1295	1415
Dawson	2	n/a	1595	1550	1345	1220	n/a	960	890	1262

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	1218
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	2	560	560	560	560	560	495	495	494	495
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Logan	1	525	525	525	525	525	525	525	525	525
Custer	4	n/a	1070	1065	1065	1060	1060	987	853	901
Lincoln	3	720	720	720	720	720	635	635	628	638
Perkins	1	n/a	650	650	650	650	650	650	650	650
Hayes	1	515	515	515	515	515	515	515	515	515
Lincoln	4	690	690	690	690	690	625	625	625	631
Frontier	1	650	650	650	650	650	650	650	650	650
Dawson	2	n/a	1085	980	845	845	n/a	615	615	679

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	n/a	n/a	350
Dawson	1	n/a	n/a	50
Keith	3	710	n/a	335
Lincoln	2	n/a	n/a	351
McPherson	1	725	n/a	10
Logan	1	n/a	n/a	15
Custer	4	n/a	n/a	50
Lincoln	3	n/a	n/a	n/a
Perkins	1	738	n/a	81
Hayes	1	836	n/a	25
Lincoln	4	n/a	n/a	350
Frontier	1	n/a	n/a	n/a
Dawson	2	n/a	n/a	50

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.



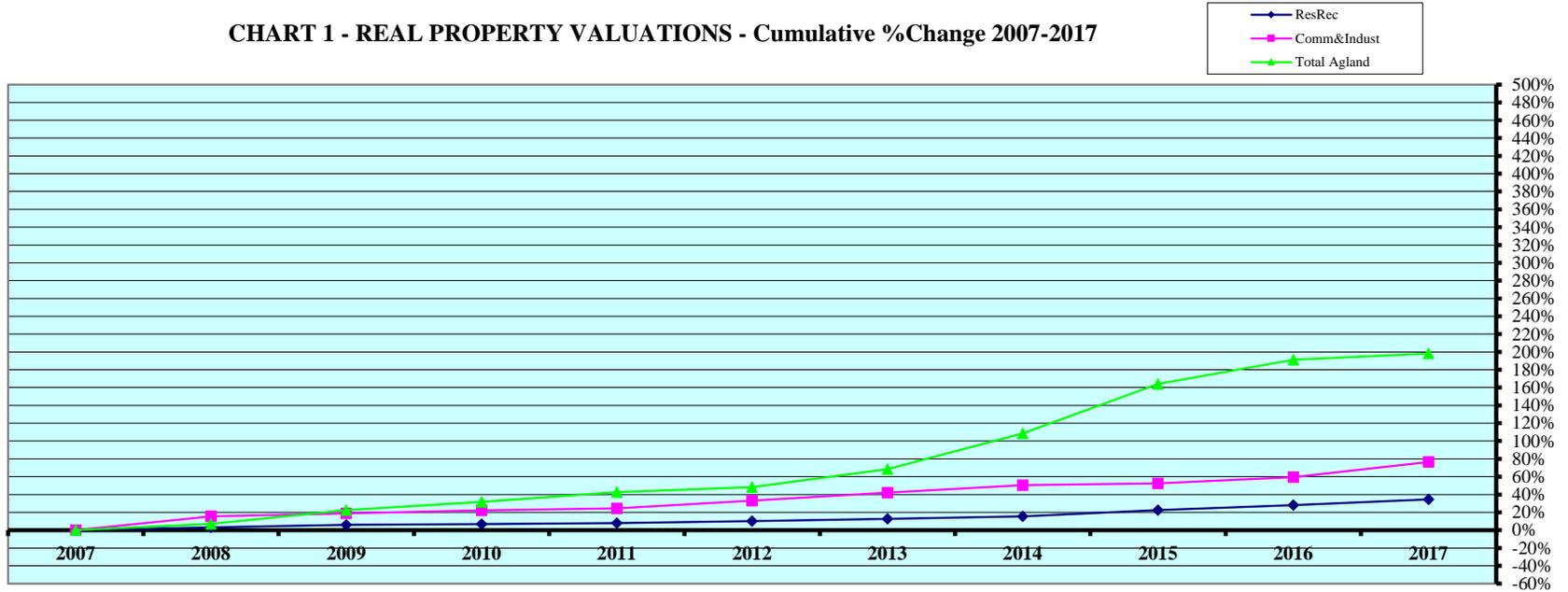
Legend

-  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

Lincoln 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	1,170,975,000	--	--	--	339,325,970	--	--	--	618,810,410	--	--	--
2008	1,206,302,070	35,327,070	3.02%	3.02%	392,290,710	52,964,740	15.61%	15.61%	662,012,250	43,201,840	6.98%	6.98%
2009	1,241,329,630	35,027,560	2.90%	6.01%	402,873,905	10,583,195	2.70%	18.73%	758,331,795	96,319,545	14.55%	22.55%
2010	1,251,648,950	10,319,320	0.83%	6.89%	414,318,930	11,445,025	2.84%	22.10%	815,379,340	57,047,545	7.52%	31.77%
2011	1,262,825,575	11,176,625	0.89%	7.84%	422,167,880	7,848,950	1.89%	24.41%	882,162,525	66,783,185	8.19%	42.56%
2012	1,288,624,485	25,798,910	2.04%	10.05%	451,575,645	29,407,765	6.97%	33.08%	917,719,770	35,557,245	4.03%	48.30%
2013	1,320,485,940	31,861,455	2.47%	12.77%	481,874,000	30,298,355	6.71%	42.01%	1,043,054,845	125,335,075	13.66%	68.56%
2014	1,352,715,636	32,229,696	2.44%	15.52%	511,056,736	29,182,736	6.06%	50.61%	1,290,200,215	247,145,370	23.69%	108.50%
2015	1,433,103,510	80,387,874	5.94%	22.39%	516,998,421	5,941,685	1.16%	52.36%	1,634,406,700	344,206,485	26.68%	164.12%
2016	1,500,581,165	67,477,655	4.71%	28.15%	541,057,694	24,059,273	4.65%	59.45%	1,802,456,350	168,049,650	10.28%	191.28%
2017	1,575,700,935	75,119,770	5.01%	34.56%	598,843,655	57,785,961	10.68%	76.48%	1,845,201,730	42,745,380	2.37%	198.19%

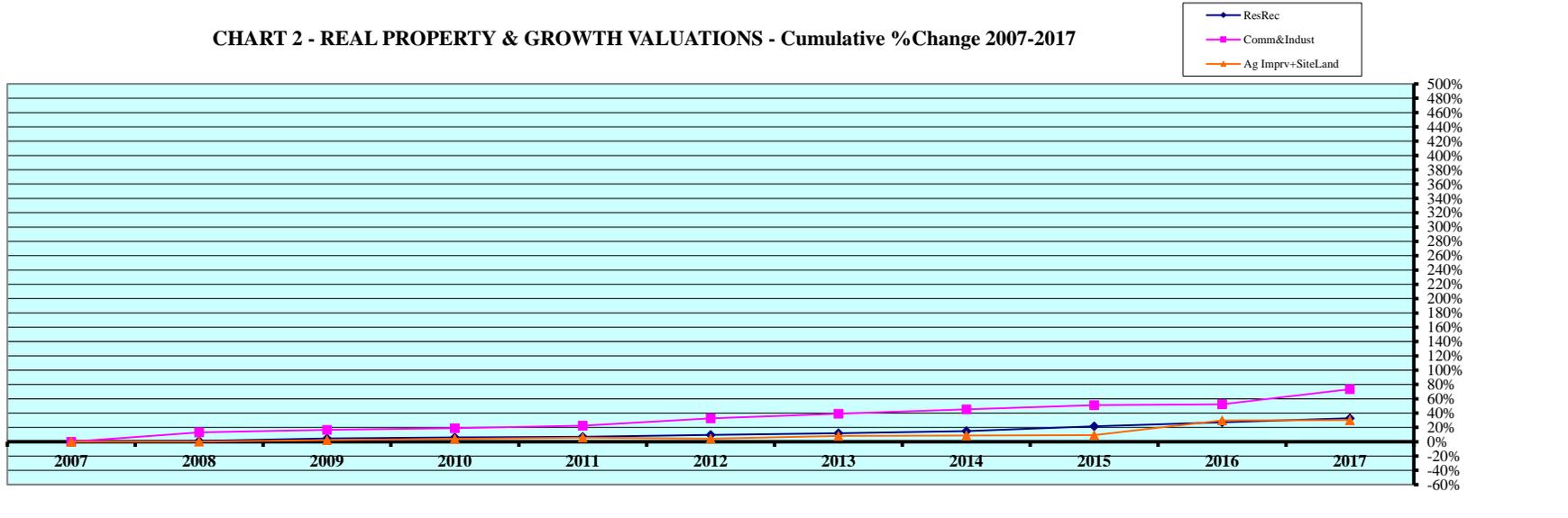
Rate Annual %chg: Residential & Recreational **3.01%** Commercial & Industrial **5.84%** Agricultural Land **11.54%**

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

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	1,170,975,000	25,642,370	2.19%	1,145,332,630	--	--	339,325,970	12,110,990	3.57%	327,214,980	--	--
2008	1,206,302,070	21,740,180	1.80%	1,184,561,890	1.16%	1.16%	392,290,710	8,846,270	2.26%	383,444,440	13.00%	13.00%
2009	1,241,329,630	15,481,555	1.25%	1,225,848,075	1.62%	4.69%	402,873,905	7,435,980	1.85%	395,437,925	0.80%	16.54%
2010	1,251,648,950	11,324,485	0.90%	1,240,324,465	-0.08%	5.92%	414,318,930	10,522,885	2.54%	403,796,045	0.23%	19.00%
2011	1,262,825,575	9,933,475	0.79%	1,252,892,100	0.10%	7.00%	422,167,880	6,497,030	1.54%	415,670,850	0.33%	22.50%
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	1.49%	9.45%	451,575,645	1,823,175	0.40%	449,752,470	6.53%	32.54%
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	11.81%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	39.24%
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	14.75%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	45.39%
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	21.55%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	51.11%
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	27.01%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	52.19%
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	32.82%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	73.38%
Rate Ann%chg	3.01%				2.03%		5.84%			C & I w/o growth 3.69%		

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	97,341,510	27,624,140	124,965,650	2,261,195	1.81%	122,704,455	--	--
2008	99,212,890	29,278,995	128,491,885	3,305,750	2.57%	125,186,135	0.18%	0.18%
2009	98,672,345	31,676,660	130,349,005	2,647,460	2.03%	127,701,545	-0.62%	2.19%
2010	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-0.38%	3.91%
2011	98,580,450	34,569,405	133,149,855	1,004,550	0.75%	132,145,305	-0.61%	5.75%
2012	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-2.23%	4.18%
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	8.24%
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	8.71%
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	9.35%
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	29.70%
2017	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	30.16%
Rate Ann%chg	2.29%	5.75%	3.15%			Ag Imprv+Site w/o growth	0.75%	

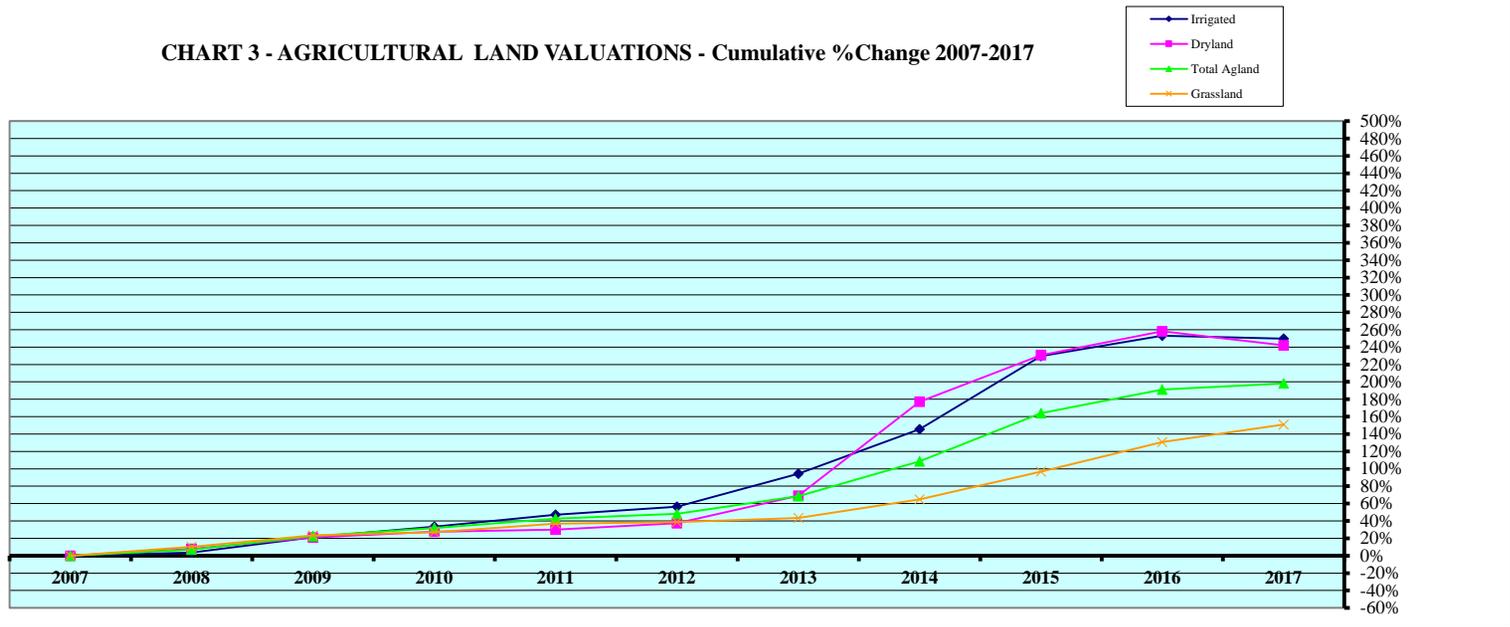
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 56
County LINCOLN

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	271,077,630	--	--	--	41,474,330	--	--	--	289,921,230	--	--	--
2008	281,040,385	9,962,755	3.68%	3.68%	44,768,415	3,294,085	7.94%	7.94%	319,247,720	29,326,490	10.12%	10.12%
2009	328,920,390	47,880,005	17.04%	21.34%	50,181,605	5,413,190	12.09%	20.99%	357,890,550	38,642,830	12.10%	23.44%
2010	361,867,930	32,947,540	10.02%	33.49%	52,918,980	2,737,375	5.45%	27.59%	368,822,005	10,931,455	3.05%	27.21%
2011	399,112,780	37,244,850	10.29%	47.23%	53,891,560	972,580	1.84%	29.94%	396,979,745	28,157,740	7.63%	36.93%
2012	424,005,315	24,892,535	6.24%	56.41%	57,007,225	3,115,665	5.78%	37.45%	401,963,635	4,983,890	1.26%	38.65%
2013	526,650,345	102,645,030	24.21%	94.28%	70,126,625	13,119,400	23.01%	69.08%	415,713,735	13,750,100	3.42%	43.39%
2014	665,390,905	138,740,560	26.34%	145.46%	114,944,295	44,817,670	63.91%	177.15%	477,769,415	62,055,680	14.93%	64.79%
2015	893,796,750	228,405,845	34.33%	229.72%	137,121,515	22,177,220	19.29%	230.62%	570,412,650	92,643,235	19.39%	96.75%
2016	957,210,135	63,413,385	7.09%	253.11%	148,566,445	11,444,930	8.35%	258.21%	669,292,590	98,879,940	17.33%	130.85%
2017	947,715,740	-9,494,395	-0.99%	249.61%	141,829,120	-6,737,325	-4.53%	241.97%	727,517,115	58,224,525	8.70%	150.94%

Rate Ann.%chg: Irrigated **13.33%** Dryland **13.08%** Grassland **9.64%**

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	353,680	--	--	--	15,983,540	--	--	--	618,810,410	--	--	--
2008	308,420	-45,260	-12.80%	-12.80%	16,647,310	663,770	4.15%	4.15%	662,012,250	43,201,840	6.98%	6.98%
2009	292,000	-16,420	-5.32%	-17.44%	21,047,250	4,399,940	26.43%	31.68%	758,331,795	96,319,545	14.55%	22.55%
2010	250,525	-41,475	-14.20%	-29.17%	31,519,900	10,472,650	49.76%	97.20%	815,379,340	57,047,545	7.52%	31.77%
2011	249,975	-550	-0.22%	-29.32%	31,928,465	408,565	1.30%	99.76%	882,162,525	66,783,185	8.19%	42.56%
2012	39,005	-210,970	-84.40%	-88.97%	34,704,590	2,776,125	8.69%	117.13%	917,719,770	35,557,245	4.03%	48.30%
2013	130,360	91,355	234.21%	-63.14%	30,433,780	-4,270,810	-12.31%	90.41%	1,043,054,845	125,335,075	13.66%	68.56%
2014	13,490	-116,870	-89.65%	-96.19%	32,082,110	1,648,330	5.42%	100.72%	1,290,200,215	247,145,370	23.69%	108.50%
2015	14,795	1,305	9.67%	-95.82%	33,060,990	978,880	3.05%	106.84%	1,634,406,700	344,206,485	26.68%	164.12%
2016	12,985	-1,810	-12.23%	-96.33%	27,374,195	-5,686,795	-17.20%	71.26%	1,802,456,350	168,049,650	10.28%	191.28%
2017	13,750	765	5.89%	-96.11%	28,126,005	751,810	2.75%	75.97%	1,845,201,730	42,745,380	2.37%	198.19%

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

Rate Ann.%chg: Total Agric Land **11.54%**

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	271,027,030	237,351	1,142			41,636,410	108,503	384			290,255,240	1,188,195	244		
2008	281,104,380	241,810	1,163	1.81%	1.81%	319,175,465	1,185,323	269	-29.83%	-29.83%	44,839,125	106,710	420	72.01%	72.01%
2009	329,243,250	242,969	1,355	16.57%	18.67%	50,338,210	106,523	473	75.49%	23.15%	357,945,150	1,184,159	302	-28.06%	23.74%
2010	362,788,920	248,703	1,459	7.65%	27.75%	52,885,680	103,786	510	7.83%	32.79%	368,639,150	1,181,928	312	3.18%	27.68%
2011	399,970,120	249,257	1,605	10.00%	40.53%	53,833,920	102,936	523	2.63%	36.29%	399,881,160	1,181,719	338	8.49%	38.52%
2012	424,276,745	253,723	1,672	4.21%	46.44%	57,030,175	100,772	566	8.21%	47.48%	402,046,135	1,180,921	340	0.61%	39.37%
2013	527,164,165	254,943	2,068	23.66%	81.08%	70,448,845	100,825	699	23.46%	82.09%	415,557,295	1,179,484	352	3.49%	44.23%
2014	666,208,510	243,243	2,739	32.45%	139.85%	115,409,065	100,519	1,148	64.32%	199.20%	477,511,665	1,191,169	401	13.78%	64.10%
2015	895,607,385	242,383	3,695	34.91%	223.59%	137,771,480	99,624	1,383	20.45%	260.38%	569,833,645	1,193,066	478	19.14%	95.52%
2016	957,003,135	242,173	3,952	6.95%	246.07%	148,635,360	98,484	1,509	9.13%	293.30%	668,731,165	1,192,075	561	17.45%	129.64%
2017	947,836,645	243,004	3,900	-1.30%	241.58%	141,898,885	97,701	1,452	-3.77%	278.48%	727,410,795	1,192,210	610	8.76%	149.77%

Rate Annual %chg Average Value/Acre: **13.07%**

14.24%

9.59%

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	354,180	7,083	50			14,563,805	24,296	599			617,836,665	1,565,429	395		
2008	307,730	6,154	50	0.00%	0.00%	14,281,525	23,837	599	-0.05%	-0.05%	659,708,225	1,563,835	422	6.89%	6.89%
2009	292,550	5,676	52	3.08%	3.08%	14,584,615	22,898	637	6.31%	6.26%	752,403,775	1,562,225	482	14.17%	22.03%
2010	250,265	4,550	55	6.71%	10.00%	49,363,180	24,970	1,977	210.38%	229.79%	833,927,195	1,563,937	533	10.71%	35.10%
2011	249,860	4,543	55	0.00%	10.00%	28,033,455	26,780	1,047	-47.05%	74.63%	881,968,515	1,565,234	563	5.67%	42.77%
2012	40,245	732	55	0.01%	10.00%	30,875,845	28,591	1,080	3.16%	80.16%	914,269,145	1,564,738	584	3.70%	48.04%
2013	130,360	606	215	290.95%	330.06%	30,716,150	28,899	1,063	-1.58%	77.31%	1,044,016,815	1,564,757	667	14.19%	69.05%
2014	13,490	54	250	16.36%	400.44%	32,482,115	27,214	1,194	12.30%	99.12%	1,291,624,845	1,562,200	827	23.92%	109.49%
2015	14,795	49	300	19.95%	500.29%	33,171,520	27,237	1,218	2.04%	103.18%	1,636,398,825	1,562,359	1,047	26.68%	165.38%
2016	12,985	39	335	11.64%	570.16%	25,408,090	21,606	1,176	-3.44%	96.18%	1,799,790,735	1,554,377	1,158	10.55%	193.38%
2017	13,750	39	355	5.89%	609.64%	27,771,200	23,838	1,165	-0.93%	94.36%	1,844,931,275	1,556,792	1,185	2.35%	200.27%

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LINCOLN

Rate Annual %chg Average Value/Acre: **11.62%**

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 22,447	Value : 4,223,971,934	Growth 27,857,579	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	904	7,447,640	213	3,297,445	521	8,180,950	1,638	18,926,035	
02. Res Improve Land	10,022	97,397,310	729	12,912,010	2,063	32,247,235	12,814	142,556,555	
03. Res Improvements	10,022	965,096,339	729	102,124,355	2,063	375,582,425	12,814	1,442,803,119	
04. Res Total	10,926	1,069,941,289	942	118,333,810	2,584	416,010,610	14,452	1,604,285,709	14,965,541
% of Res Total	75.60	66.69	6.52	7.38	17.88	25.93	64.38	37.98	53.72
05. Com UnImp Land	219	25,123,640	38	1,762,540	13	166,680	270	27,052,860	
06. Com Improve Land	1,235	80,254,610	78	2,959,960	65	1,007,295	1,378	84,221,865	
07. Com Improvements	1,235	454,849,990	78	16,713,615	65	17,006,550	1,378	488,570,155	
08. Com Total	1,454	560,228,240	116	21,436,115	78	18,180,525	1,648	599,844,880	9,837,096
% of Com Total	88.23	93.40	7.04	3.57	4.73	3.03	7.34	14.20	35.31
09. Ind UnImp Land	3	83,280	6	509,330	0	0	9	592,610	
10. Ind Improve Land	15	385,425	4	309,905	0	0	19	695,330	
11. Ind Improvements	15	3,861,165	4	166,935	0	0	19	4,028,100	
12. Ind Total	18	4,329,870	10	986,170	0	0	28	5,316,040	750
% of Ind Total	64.29	81.45	35.71	18.55	0.00	0.00	0.12	0.13	0.00
13. Rec UnImp Land	0	0	46	3,534,160	58	7,908,460	104	11,442,620	
14. Rec Improve Land	0	0	22	2,763,725	44	5,939,585	66	8,703,310	
15. Rec Improvements	0	0	22	2,634,555	44	5,592,870	66	8,227,425	
16. Rec Total	0	0	68	8,932,440	102	19,440,915	170	28,373,355	111,405
% of Rec Total	0.00	0.00	40.00	31.48	60.00	68.52	0.76	0.67	0.40
Res & Rec Total	10,926	1,069,941,289	1,010	127,266,250	2,686	435,451,525	14,622	1,632,659,064	15,076,946
% of Res & Rec Total	74.72	65.53	6.91	7.80	18.37	26.67	65.14	38.65	54.12
Com & Ind Total	1,472	564,558,110	126	22,422,285	78	18,180,525	1,676	605,160,920	9,837,846
% of Com & Ind Total	87.83	93.29	7.52	3.71	4.65	3.00	7.47	14.33	35.31
17. Taxable Total	12,398	1,634,499,399	1,136	149,688,535	2,764	453,632,050	16,298	2,237,819,984	24,914,792
% of Taxable Total	76.07	73.04	6.97	6.69	16.96	20.27	72.61	52.98	89.44

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	21	96,300	3,684,015	0	0	0
19. Commercial	6	1,859,460	7,603,000	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	21	96,300	3,684,015
19. Commercial	0	0	0	6	1,859,460	7,603,000
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				27	1,955,760	11,287,015

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	12	51,750	12	51,750	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	16	51,750	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	722	192	643	1,557

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	369,730	201	50,271,720	4,536	1,304,325,470	4,743	1,354,966,920
28. Ag-Improved Land	0	0	132	50,874,675	1,173	419,761,990	1,305	470,636,665
29. Ag Improvements	0	0	132	16,194,705	1,258	144,301,910	1,390	160,496,615
30. Ag Total							6,133	1,986,100,200

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	94	117.00	825,035	
33. HomeSite Improvements	0	0.00	0	94	0.00	13,261,245	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.13	4,525	
36. FarmSite Improv Land	0	0.00	0	128	337.40	457,945	
37. FarmSite Improvements	0	0.00	0	128	0.00	2,933,460	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	567.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	40	48.97	220,770	40	48.97	220,770	
32. HomeSite Improv Land	858	970.86	4,691,305	952	1,087.86	5,516,340	
33. HomeSite Improvements	898	0.00	102,837,280	992	0.00	116,098,525	2,465,462
34. HomeSite Total				1,032	1,136.83	121,835,635	
35. FarmSite UnImp Land	147	244.40	244,085	150	247.53	248,610	
36. FarmSite Improv Land	1,128	3,186.53	3,295,275	1,256	3,523.93	3,753,220	
37. FarmSite Improvements	1,193	0.00	41,464,630	1,321	0.00	44,398,090	477,325
38. FarmSite Total				1,471	3,771.46	48,399,920	
39. Road & Ditches	0	13,783.85	0	0	14,351.43	0	
40. Other- Non Ag Use	0	101.88	0	0	101.88	0	
41. Total Section VI				2,503	19,361.60	170,235,555	2,942,787

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,018.29	3,060,440	14	4,018.29	3,060,440

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	53	9,049.62	22,177,390
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	262	44,454.31	90,946,835	315	53,503.93	113,124,225
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,577.93	5.36%	26,936,800	5.71%	4,829.17
46. 1A	31,493.37	30.26%	153,385,505	32.52%	4,870.41
47. 2A1	7,338.66	7.05%	35,750,800	7.58%	4,871.57
48. 2A	14,757.09	14.18%	71,784,995	15.22%	4,864.44
49. 3A1	9,602.21	9.23%	39,809,435	8.44%	4,145.86
50. 3A	18,446.55	17.72%	75,180,230	15.94%	4,075.57
51. 4A1	14,211.76	13.66%	58,194,600	12.34%	4,094.82
52. 4A	2,648.52	2.54%	10,580,705	2.24%	3,994.95
53. Total	104,076.09	100.00%	471,623,070	100.00%	4,531.52
Dry					
54. 1D1	82.68	0.31%	148,830	0.31%	1,800.07
55. 1D	7,300.92	27.75%	13,141,635	27.75%	1,800.00
56. 2D1	1,973.12	7.50%	3,551,605	7.50%	1,799.99
57. 2D	3,765.36	14.31%	6,777,635	14.31%	1,800.00
58. 3D1	3,016.66	11.46%	5,429,995	11.46%	1,800.00
59. 3D	4,457.15	16.94%	8,022,855	16.94%	1,800.00
60. 4D1	4,854.95	18.45%	8,738,845	18.45%	1,799.99
61. 4D	863.45	3.28%	1,551,660	3.28%	1,797.05
62. Total	26,314.29	100.00%	47,363,060	100.00%	1,799.90
Grass					
63. 1G1	200.99	0.29%	241,195	0.33%	1,200.03
64. 1G	1,587.95	2.29%	1,905,555	2.64%	1,200.01
65. 2G1	1,446.54	2.09%	1,735,840	2.41%	1,199.99
66. 2G	3,773.69	5.44%	4,528,420	6.28%	1,200.00
67. 3G1	1,134.37	1.64%	1,361,245	1.89%	1,200.00
68. 3G	30,551.33	44.04%	31,318,650	43.44%	1,025.12
69. 4G1	16,183.97	23.33%	16,588,665	23.01%	1,025.01
70. 4G	14,499.30	20.90%	14,416,175	20.00%	994.27
71. Total	69,378.14	100.00%	72,095,745	100.00%	1,039.17
Irrigated Total					
Irrigated Total	104,076.09	46.84%	471,623,070	76.51%	4,531.52
Dry Total					
Dry Total	26,314.29	11.84%	47,363,060	7.68%	1,799.90
Grass Total					
Grass Total	69,378.14	31.23%	72,095,745	11.70%	1,039.17
72. Waste	24.05	0.01%	8,410	0.00%	349.69
73. Other	22,392.84	10.08%	25,331,155	4.11%	1,131.22
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	222,185.41	100.00%	616,421,440	100.00%	2,774.36

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	465.61	1.33%	1,164,025	1.34%	2,500.00
46. 1A	6,514.81	18.64%	16,287,025	18.76%	2,500.00
47. 2A1	3,604.77	10.31%	8,869,625	10.22%	2,460.52
48. 2A	4,855.77	13.89%	12,137,555	13.98%	2,499.61
49. 3A1	2,209.47	6.32%	5,523,675	6.36%	2,500.00
50. 3A	3,150.34	9.01%	7,736,170	8.91%	2,455.66
51. 4A1	2,175.68	6.23%	5,418,995	6.24%	2,490.71
52. 4A	11,973.23	34.26%	29,674,595	34.18%	2,478.41
53. Total	34,949.68	100.00%	86,811,665	100.00%	2,483.90
Dry					
54. 1D1	181.27	1.15%	235,650	1.15%	1,299.99
55. 1D	3,727.60	23.64%	4,845,875	23.64%	1,300.00
56. 2D1	1,590.23	10.08%	2,067,290	10.08%	1,299.99
57. 2D	2,231.36	14.15%	2,900,765	14.15%	1,300.00
58. 3D1	2,143.78	13.59%	2,786,895	13.59%	1,299.99
59. 3D	1,547.33	9.81%	2,011,510	9.81%	1,299.99
60. 4D1	1,645.30	10.43%	2,138,885	10.43%	1,300.00
61. 4D	2,703.39	17.14%	3,514,405	17.14%	1,300.00
62. Total	15,770.26	100.00%	20,501,275	100.00%	1,300.00
Grass					
63. 1G1	31.70	0.01%	17,750	0.01%	559.94
64. 1G	1,386.27	0.26%	776,305	0.30%	560.00
65. 2G1	2,632.68	0.50%	1,474,270	0.57%	559.99
66. 2G	3,582.76	0.68%	2,006,360	0.77%	560.00
67. 3G1	819.15	0.16%	458,740	0.18%	560.02
68. 3G	20,116.02	3.84%	9,957,545	3.84%	495.01
69. 4G1	6,761.95	1.29%	3,347,160	1.29%	495.00
70. 4G	488,170.97	93.25%	241,332,915	93.05%	494.36
71. Total	523,501.50	100.00%	259,371,045	100.00%	495.45
Irrigated Total					
Irrigated Total	34,949.68	6.08%	86,811,665	23.64%	2,483.90
Dry Total					
Dry Total	15,770.26	2.75%	20,501,275	5.58%	1,300.00
Grass Total					
Grass Total	523,501.50	91.12%	259,371,045	70.63%	495.45
72. Waste	3.68	0.00%	1,290	0.00%	350.54
73. Other	275.95	0.05%	535,420	0.15%	1,940.28
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	574,501.07	100.00%	367,220,695	100.00%	639.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,630.46	10.07%	35,823,780	10.03%	3,719.84
47. 2A1	6,629.14	6.93%	24,958,730	6.99%	3,765.00
48. 2A	7,145.21	7.47%	26,901,670	7.53%	3,764.99
49. 3A1	4,802.11	5.02%	18,063,520	5.06%	3,761.58
50. 3A	9,799.42	10.25%	35,669,560	9.98%	3,639.97
51. 4A1	55,390.99	57.94%	207,674,985	58.13%	3,749.26
52. 4A	2,203.63	2.31%	8,172,030	2.29%	3,708.44
53. Total	95,600.96	100.00%	357,264,275	100.00%	3,737.04
Dry					
54. 1D1	27.52	0.08%	33,435	0.08%	1,214.93
55. 1D	8,823.26	25.67%	10,720,265	25.67%	1,215.00
56. 2D1	4,102.53	11.94%	4,984,620	11.94%	1,215.01
57. 2D	4,296.38	12.50%	5,220,120	12.50%	1,215.00
58. 3D1	5,757.43	16.75%	6,995,295	16.75%	1,215.00
59. 3D	2,223.24	6.47%	2,701,265	6.47%	1,215.01
60. 4D1	7,492.10	21.80%	9,102,895	21.80%	1,215.00
61. 4D	1,646.21	4.79%	2,000,130	4.79%	1,214.99
62. Total	34,368.67	100.00%	41,758,025	100.00%	1,215.00
Grass					
63. 1G1	12.17	0.00%	8,760	0.00%	719.80
64. 1G	1,763.93	0.56%	1,270,035	0.64%	720.00
65. 2G1	3,704.74	1.18%	2,667,350	1.34%	719.98
66. 2G	5,363.14	1.71%	3,861,495	1.93%	720.01
67. 3G1	1,582.24	0.51%	1,139,240	0.57%	720.02
68. 3G	20,339.79	6.50%	12,915,825	6.47%	635.00
69. 4G1	259,253.65	82.80%	164,626,170	82.42%	635.00
70. 4G	21,092.46	6.74%	13,253,560	6.64%	628.36
71. Total	313,112.12	100.00%	199,742,435	100.00%	637.93
Irrigated Total					
	95,600.96	21.51%	357,264,275	59.46%	3,737.04
Dry Total					
	34,368.67	7.73%	41,758,025	6.95%	1,215.00
Grass Total					
	313,112.12	70.44%	199,742,435	33.24%	637.93
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,415.11	0.32%	2,122,665	0.35%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	444,496.86	100.00%	600,887,400	100.00%	1,351.84

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	104.35	1.23%	295,830	1.27%	2,834.98
46. 1A	4,087.67	48.29%	11,509,230	49.41%	2,815.60
47. 2A1	659.03	7.79%	1,699,420	7.30%	2,578.67
48. 2A	636.02	7.51%	1,803,130	7.74%	2,835.02
49. 3A1	1,380.82	16.31%	3,809,725	16.36%	2,759.03
50. 3A	66.74	0.79%	189,200	0.81%	2,834.88
51. 4A1	1,089.12	12.87%	2,802,055	12.03%	2,572.77
52. 4A	441.52	5.22%	1,184,245	5.08%	2,682.20
53. Total	8,465.27	100.00%	23,292,835	100.00%	2,751.58
Dry					
54. 1D1	218.61	1.04%	284,195	1.04%	1,300.01
55. 1D	9,646.80	45.77%	12,540,815	45.77%	1,300.00
56. 2D1	1,554.12	7.37%	2,020,400	7.37%	1,300.03
57. 2D	535.74	2.54%	696,475	2.54%	1,300.02
58. 3D1	5,384.54	25.55%	6,999,915	25.55%	1,300.00
59. 3D	50.68	0.24%	65,885	0.24%	1,300.02
60. 4D1	2,093.06	9.93%	2,720,985	9.93%	1,300.00
61. 4D	1,594.70	7.57%	2,073,080	7.57%	1,299.98
62. Total	21,078.25	100.00%	27,401,750	100.00%	1,300.00
Grass					
63. 1G1	109.97	0.04%	75,880	0.04%	690.01
64. 1G	6,905.77	2.41%	4,765,015	2.64%	690.00
65. 2G1	9,213.53	3.22%	6,357,380	3.52%	690.00
66. 2G	2,078.29	0.73%	1,434,050	0.79%	690.01
67. 3G1	7,278.12	2.54%	5,021,920	2.78%	690.00
68. 3G	337.01	0.12%	210,665	0.12%	625.10
69. 4G1	9,683.54	3.38%	6,052,530	3.35%	625.03
70. 4G	250,570.11	87.56%	156,564,760	86.75%	624.83
71. Total	286,176.34	100.00%	180,482,200	100.00%	630.67
Irrigated Total					
	8,465.27	2.68%	23,292,835	10.07%	2,751.58
Dry Total					
	21,078.25	6.67%	27,401,750	11.85%	1,300.00
Grass Total					
	286,176.34	90.61%	180,482,200	78.02%	630.67
72. Waste	11.02	0.00%	3,855	0.00%	349.82
73. Other	103.58	0.03%	154,470	0.07%	1,491.31
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	315,834.46	100.00%	231,335,110	100.00%	732.46

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	82.80	369,730	16,188.34	70,697,265	226,820.86	867,924,850	243,092.00	938,991,845
77. Dry Land	0.00	0	2,612.16	4,566,555	94,919.31	132,457,555	97,531.47	137,024,110
78. Grass	0.00	0	24,709.86	20,276,830	1,167,458.24	691,414,595	1,192,168.10	711,691,425
79. Waste	0.00	0	12.62	4,415	26.13	9,140	38.75	13,555
80. Other	0.00	0	3,693.11	4,313,825	20,494.37	23,829,885	24,187.48	28,143,710
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	82.80	369,730	47,216.09	99,858,890	1,509,718.91	1,715,636,025	1,557,017.80	1,815,864,645

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,092.00	15.61%	938,991,845	51.71%	3,862.70
Dry Land	97,531.47	6.26%	137,024,110	7.55%	1,404.92
Grass	1,192,168.10	76.57%	711,691,425	39.19%	596.97
Waste	38.75	0.00%	13,555	0.00%	349.81
Other	24,187.48	1.55%	28,143,710	1.55%	1,163.57
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,557,017.80	100.00%	1,815,864,645	100.00%	1,166.25

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 1	261	1,501,985	1,999	12,775,745	1,999	107,079,110	2,260	121,356,840	1,319,105
83.2 2	289	4,192,660	6,692	75,079,695	6,692	755,524,189	6,981	834,796,544	6,291,237
83.3 3	112	3,929,370	418	9,691,520	418	66,056,510	530	79,677,400	723,458
83.4 4	620	18,657,850	1,882	43,006,060	1,882	302,957,980	2,502	364,621,890	4,093,114
83.5 5	32	156,130	485	610,000	485	113,136,080	517	113,902,210	1,589,340
83.6 6	131	1,201,005	842	7,671,555	842	78,286,400	973	87,158,960	958,195
83.7 8	297	729,655	562	2,425,290	562	27,990,275	859	31,145,220	102,497
84 Residential Total	1,742	30,368,655	12,880	151,259,865	12,880	1,451,030,544	14,622	1,632,659,064	15,076,946

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	1		50	853,260	269	7,011,260	269	35,431,165	319	43,295,685	330,565
85.2	2		152	24,371,745	833	72,976,135	833	410,793,230	985	508,141,110	8,491,145
85.3	3		17	1,433,700	35	1,887,410	35	7,402,295	52	10,723,405	306,035
85.4	4		24	831,440	76	1,661,025	76	22,013,895	100	24,506,360	446,181
85.5	5		0	0	10	0	10	1,628,440	10	1,628,440	0
85.6	6		14	75,885	89	1,011,385	89	11,932,625	103	13,019,895	263,790
85.7	8		22	79,440	85	369,980	85	3,396,605	107	3,846,025	130
86		Commercial Total	279	27,645,470	1,397	84,917,195	1,397	492,598,255	1,676	605,160,920	9,837,846

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	200.99	0.29%	241,195	0.33%	1,200.03
88. 1G	1,587.95	2.29%	1,905,555	2.64%	1,200.01
89. 2G1	1,446.54	2.09%	1,735,840	2.41%	1,199.99
90. 2G	3,773.69	5.44%	4,528,420	6.28%	1,200.00
91. 3G1	1,134.37	1.64%	1,361,245	1.89%	1,200.00
92. 3G	30,551.33	44.04%	31,318,650	43.44%	1,025.12
93. 4G1	16,183.97	23.33%	16,588,665	23.01%	1,025.01
94. 4G	14,499.30	20.90%	14,416,175	20.00%	994.27
95. Total	69,378.14	100.00%	72,095,745	100.00%	1,039.17
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
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Grass Total	69,378.14	100.00%	72,095,745	100.00%	1,039.17
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	69,378.14	100.00%	72,095,745	100.00%	1,039.17

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	31.70	0.01%	17,750	0.01%	559.94
88. 1G	1,386.27	0.26%	776,305	0.30%	560.00
89. 2G1	2,632.68	0.50%	1,474,270	0.57%	559.99
90. 2G	3,582.76	0.68%	2,006,360	0.77%	560.00
91. 3G1	819.15	0.16%	458,740	0.18%	560.02
92. 3G	20,116.02	3.84%	9,957,545	3.84%	495.01
93. 4G1	6,761.95	1.29%	3,347,160	1.29%	495.00
94. 4G	488,170.97	93.25%	241,332,915	93.05%	494.36
95. Total	523,501.50	100.00%	259,371,045	100.00%	495.45
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
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Grass Total	523,501.50	100.00%	259,371,045	100.00%	495.45
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	523,501.50	100.00%	259,371,045	100.00%	495.45

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12.17	0.00%	8,760	0.00%	719.80
88. 1G	1,763.93	0.56%	1,270,035	0.64%	720.00
89. 2G1	3,704.74	1.18%	2,667,350	1.34%	719.98
90. 2G	5,363.14	1.71%	3,861,495	1.93%	720.01
91. 3G1	1,582.24	0.51%	1,139,240	0.57%	720.02
92. 3G	20,339.79	6.50%	12,915,825	6.47%	635.00
93. 4G1	259,253.65	82.80%	164,626,170	82.42%	635.00
94. 4G	21,092.46	6.74%	13,253,560	6.64%	628.36
95. Total	313,112.12	100.00%	199,742,435	100.00%	637.93
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	313,112.12	100.00%	199,742,435	100.00%	637.93
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	313,112.12	100.00%	199,742,435	100.00%	637.93

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	109.97	0.04%	75,880	0.04%	690.01
88. 1G	6,905.77	2.41%	4,765,015	2.64%	690.00
89. 2G1	9,213.53	3.22%	6,357,380	3.52%	690.00
90. 2G	2,078.29	0.73%	1,434,050	0.79%	690.01
91. 3G1	7,278.12	2.54%	5,021,920	2.78%	690.00
92. 3G	337.01	0.12%	210,665	0.12%	625.10
93. 4G1	9,683.54	3.38%	6,052,530	3.35%	625.03
94. 4G	250,570.11	87.56%	156,564,760	86.75%	624.83
95. Total	286,176.34	100.00%	180,482,200	100.00%	630.67
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
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Grass Total	286,176.34	100.00%	180,482,200	100.00%	630.67
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	286,176.34	100.00%	180,482,200	100.00%	630.67

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

56 Lincoln

	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	1,547,736,970	1,604,285,709	56,548,739	3.65%	14,965,541	2.69%
02. Recreational	27,963,965	28,373,355	409,390	1.46%	111,405	1.07%
03. Ag-Homesite Land, Ag-Res Dwelling	122,076,280	121,835,635	-240,645	-0.20%	2,465,462	-2.22%
04. Total Residential (sum lines 1-3)	1,697,777,215	1,754,494,699	56,717,484	3.34%	17,542,408	2.31%
05. Commercial	593,614,190	599,844,880	6,230,690	1.05%	9,837,096	-0.61%
06. Industrial	5,229,465	5,316,040	86,575	1.66%	750	1.64%
07. Total Commercial (sum lines 5-6)	598,843,655	605,160,920	6,317,265	1.05%	9,837,846	-0.59%
08. Ag-Farmsite Land, Outbuildings	48,284,485	48,399,920	115,435	0.24%	477,325	-0.75%
09. Minerals	34,340	51,750	17,410	50.70	0	50.70%
10. Non Ag Use Land	19,270	0	-19,270	-100.00%		
11. Total Non-Agland (sum lines 8-10)	48,338,095	48,451,670	113,575	0.23%	477,325	-0.75%
12. Irrigated	947,715,740	938,991,845	-8,723,895	-0.92%		
13. Dryland	141,829,120	137,024,110	-4,805,010	-3.39%		
14. Grassland	727,517,115	711,691,425	-15,825,690	-2.18%		
15. Wasteland	13,750	13,555	-195	-1.42%		
16. Other Agland	28,126,005	28,143,710	17,705	0.06%		
17. Total Agricultural Land	1,845,201,730	1,815,864,645	-29,337,085	-1.59%		
18. Total Value of all Real Property (Locally Assessed)	4,190,160,695	4,223,971,934	33,811,239	0.81%	27,857,579	0.14%

2018 Assessment Survey for Lincoln County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	7
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$549,215
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$135,605
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:
	\$61,665
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,150
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$30,194

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
2.	GIS Services:
	GIS Workshop
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	The county contracts with Pritchard & Abbot for the oil and gas mineral parcels.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The appraisal company must be approved by the board and the contract must be compliant with any applicable provisions of Title 350 Ne. Admin. Code 50-004.
4.	Have the existing contracts been approved by the PTA?
	Not at this time, but the contract renews in 2018 and will be sent to the Property Tax Administrator for approval.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Lincoln County

1.	Valuation data collection done by:																				
	All appraisal staff and three data collectors.																				
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="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The Northside North Platte is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southside North Platte is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Only the cost approach is used for the residential class of property.																				
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 appraisal staff develops depreciation tables using local sales data.

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

Yes

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

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

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

A discounted cash flow process is used for all parcels that have filed a Form 191 to combine parcels held for sale or resale.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2015	2017	2017
2	2018	2015	2018	2018
3	2016	2015	2016	2016
4	2016	2015	2016	2016
5	2017	2015	2017	2017
6	2015	2015	2015	2015
8	2015	2015	2015	2015
12	2015	2015	2015	2016
AG	2015	2015	2015	2015

2018 Commercial Assessment Survey for Lincoln County

1.	Valuation data collection done by:												
	All appraisal staff.												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
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8	Maxwell, Wallace, Brady and Wellfleet. Smaller villages varying in distance from North Platte and offering only limited amenities.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The Cost Approach is the most commonly used method of valuing commercial properties; however, when available the Income Approach is used. The Sales Comparison Approach is used to help value unsold properties with the Cost Approach.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	Unique commercial properties usually do not have comparable sales so a cost approach is performed, as well as an income approach if relevant. Then a correlation of value using both approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county studied the Marshall & Swift depreciation tables and found that they were compatible to use. When the next physical inspection and review of all commercial properties is complete, this will be checked again.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Not at this time; however, an economic depreciation is applied within the villages.												
6.	Describe the methodology used to determine the commercial lot values.												
	The sales comparison approach was used as much as possible; however, in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land.												

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2015	2016	2015
	3	2009	2015	2009	2015
	4	2009	2015	2009	2015
	6	2009	2015	2009	2015
	8	2009	2015	2009	2015

2018 Agricultural Assessment Survey for Lincoln County

1.	Valuation data collection done by:									
	Appraisal staff and occasionally will be assisted by appraisal data entry clerks or former appraisal data entry clerks.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.</td> <td style="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	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.	2016	2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.	2016								
2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2016								

3	<p>Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.</p>	2016
4	<p>Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.</p>	2016

A land use review was completed during assessment year 2016 using 2014 imagery.

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

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

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

	<p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p>
<p>5.</p>	<p>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</p>
	<p>Farm home sites are usually not more than 1 acre and rural residential home sites are more than 10 acres which complies with the zoning regulations of Lincoln County Zoning Regulations. Eleven rural neighborhoods have been established by the county appraisers based on sales of improved land in the county. Either site is valued according to the per acre rate established using sales of unimproved land in each neighborhood and adjustments made for + or – base acres.</p> <p>Farm home sites and rural residential home sites are valued according to size and location in each of 11 rural neighborhoods. The farther from urban areas the parcel is located, the lower the value per acre. The reason being; longer commutes to work, shopping, schools, entertainment, medical care, and gravel roads just to name a few.</p>
<p>6.</p>	<p>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</p>
	<p>Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.</p>
	<p><u><i>If your county has special value applications, please answer the following</i></u></p>
<p>7a.</p>	<p>How many special valuation applications are on file?</p>
	<p>329</p>
<p>7b.</p>	<p>What process was used to determine if non-agricultural influences exist in the county?</p>

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

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2017

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

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

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

RESIDENTIAL

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

For 2016, the counties using the State Orion CAMA system were updated to September 2015, costing. Since we had just completed our City of North Platte and all the village reviews with the 2012 costing and were in compliance with our sales ratios using the 2012 costing because of the thorough study done when developing the depreciation and effective age tables, we chose to put a factor on the new 2015 costing to bring the values back to as close to the 2012 costing as possible. This factor will be removed and new depreciation tables created when sales show the need for an increase in values to be in compliance with the state statutes required levels of value for residential property.

For 2017, the South Side of North Platte fell out of compliance and due to time not allowing a complete physical inspection of all South Side properties, the 7% improvement factor was removed for 2017 to bring the South Side back into compliance.

For the 2018 assessment year, the South Side of North Platte will be physically reviewed and inspected. These neighborhoods were last physically inspected in 2012 for some & the rest in 2014. This area has about 7,130 +/- parcels. Model sales will be studied. Then depreciation and effective age tables will be created and used for the 2018 assessment year. The appraisers will have to work long and hard to get all of the South Side done for 2018. The new appraiser will have a year’s worth of training now, so she will be out doing review work on her own for 2018.

By dividing the 12 neighborhoods up, we hope to be ALL done for the 2018 assessment year. If needed, any 2014 inspected neighborhood that did not get the physical review & inspection for 2018, can be done for 2019 and still be in compliance with the 6 year review and inspection requirements.

For the 2019 assessment year, we will do another physical review and inspection of all seven villages within the county. Even though they were reviewed in 2015, we will review all villages and update the costing to September 2015, to be equalized with the rest of the parcels within the county. In doing so, model sales will be studied, and new depreciation and effective age tables will be created. If some of the South Side of North Platte neighborhoods were not done in 2018, these will be finished in 2019 as well. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2018, 2019, and 2020.

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

COMMERCIAL

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

Therefore, for 2017, we worked on all the data entry and worked on getting the commercial property all to the updated September 2015 costing as well, and no longer on overridden values. This was only Commercial properties within North Platte, which would be about 1,000 parcels. In time, we will be developing the cost approach to value. Income and expense statements were requested from the appropriate commercial property owners to assist in developing the income approach where applicable.

The next planned physical review and inspection of the Commercial properties in North Platte will be for the 2022 assessment year. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2018, 2019, and 2020.

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

RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

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

All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2018, 2019, and 2020. These sub-classes will receive adjustments as needed to reflect market conditions. As new GIS aerial imagery is received and time permits, we also continue to check and monitor the improved and unimproved parcels throughout the county for any changes in the adding or removing of buildings.

For the 2020 assessment year, we will do another physical review and inspection of all rural residential and improved agricultural parcels within the county. These parcels were previously reviewed for 2016. It may be necessary to complete this review in 2021 if time does not permit completing it in one year. In doing so, model sales will be studied, and new depreciation and effective age tables will be created.

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

For 2016 our methodology for our Recreational parcels was reviewed and updated. There was also a review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade. Any parcels that were receiving special valuation that we no longer felt qualified under the new methodology were sent a letter informing them of our decision and encouraged to reapply for the Special Valuation by filing a new Special Valuation Application Form 456. The Recreational sales were monitored and an adjustment was made for 2016, increasing the recreational value based on these sales. These special valuation applications will continue to be reviewed and sales will continue to be monitored for the 2018, 2019, and 2020 assessment years to reflect the market conditions.

UNIMPROVED AGRICULTURAL LAND

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

Sales for the appropriate previous 36 months are studied annually in each of the established market areas. Four market areas were established along natural geographical and topographical boundaries. Area 1 along the North Platte, South Platte and Platte Rivers has excellent farm ground and sub-irrigated hay meadows. Area 2 is mostly sand hills pasture except for some irrigated farm ground along the Logan County line in the northeast corner and extends south along the east border with Custer County. Area 3 is also sand hills but much of it has been converted to pivot irrigation. Area 4 is cedar tree and brush covered canyons. More level tillable farm ground is found along our border with Dawson County to the southeast.

For tax year 2007, due to legal issues arising from water use that was affecting sales, a fifth market area was established. This new area divided Area Three along the boundary line between Twin Platte and Middle Republican Natural Resource Districts. It is approximately 7 miles south of Lake Maloney Reservoir then south to the county line and from the west county line east to the Area Four boundary. This area is designated Market Area Five. At that time, this area was restricted with a moratorium on drilling new irrigation wells in their jurisdiction since July 2004

and each existing well was limited to 39 inches of water per acre for 2005, 2006 and 2007. Legislation passed during the 2007 session initiated policies concerning water issues in the Middle Republican NRD but this legislation only exasperated property owners and public officials further and no real solution is in sight.

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

Our GIS system now has current 2016 FSA aerial imagery. The data entry staff visually inspected all unimproved Agricultural parcels in 2016 using 2014 GIS Workshop aerial imagery while routing the improved parcels for inspections. If any discrepancies were found, an actual on-site inspection was performed by an appraiser to correct them or to add any new improvements that were spotted. Staff also uses Google Earth imagery if necessary. We will continue to view the new aerial imagery when it is updated again, as time permits, to watch for new improvements to the agricultural parcels for 2018, 2019, and 2020.

For 2017, new updated soil maps were required to be implemented for the 2017 assessment year. These maps are from the NRCS and were updated by the Lincoln County Assessor and the computer analyst, with help from GIS Workshop, for the 2017 assessment year. These will be spot checked and corrections will be made as necessary for the 2018, 2019, and 2020 assessment year as well.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2018, 2019, and 2020. Per the recommendation of our State Field Liaison and review of the current sales in the 2014 and 2015 ratio period, Market Area 3 & Market Area 5 were looked at again together as a whole. It was determined that the sales are not showing the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore for 2014 and 2015 agricultural land values were the same in both these Market Areas. For this reason, this area was all combined back in to one big Market Area 3 again for 2016 like it was prior to 2007.

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

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

We are also starting to see a lot more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have just recently received a couple of sales on WRP properties. These sales indicated accretion parcels in

WRP are selling differently than the WRP parcels with Ag use present. For 2013, they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2018, 2019, and 2020.

2017 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>
Residential	97.00
Commercial/Industrial	100.00
Unimproved Agricultural	70.00
Special Valuation	70.00

TRAINING

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

BUDGET

Purposed budget for 2017-2018	\$549,215
Salaries	450,870
Education	5,850
Data processing equipment and software	63,665
Reappraisal (for one oil well)	170
Other (office supplies, printing, & misc.)	29,000

STAFF

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

CONCLUSION

With the volume of work from all its required duties, the staff of the Lincoln County Assessor's office has continued to work diligently to assess all property in the county in an equal and proportionate manner. Polite and courteous information and assistance is given to taxpayers filing personal property returns with depreciation schedules to review, property valuation protest forms with added requests for comparables, and homestead exemption applications with the accompanying income statements.

The three current on staff appraisers have made the process of reappraising all classes of property to be done in a more efficient and timely manner. The addition of another on staff appraiser is helping to keep Lincoln County on track with the 6-year review and inspection cycle.

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

Julie Stenger
Lincoln County Assessor
July 25, 2017

Methodology for Special Valuation
Lincoln County
March 1, 2018

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

There are 329+/- approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2018. For 2016, our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior to this; some are now being disqualified. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. The recreational value of the accretions was increased for 2016 to reflect the current market value of these recreational accretions. This study was also used to determine the uninfluenced Ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of Ag land present. We feel these Ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does **not** qualify a parcel to be used primarily for Ag purposes, nor does it support agriculture as a livelihood. Therefore, these parcels have been denied and will continue to be denied Special Value in the future. Other denied applications have a residence and other improvements present with little to no Ag land, comprised of mostly or only accretion ground. These have been determined that the **primary** use of these parcels is as a rural residential parcel with recreational accretions present. They do **NOT** support agriculture as a livelihood or the primary use. Therefore, these parcels have been denied and will continue to be denied Special Value in the future as well.

Julie Stenger
Lincoln County Assessor