

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2019 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LANCASTER COUNTY**



Pete Ricketts, Governor

April 9, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Rob Ogden, Lancaster County Assessor

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## Introduction

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[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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

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

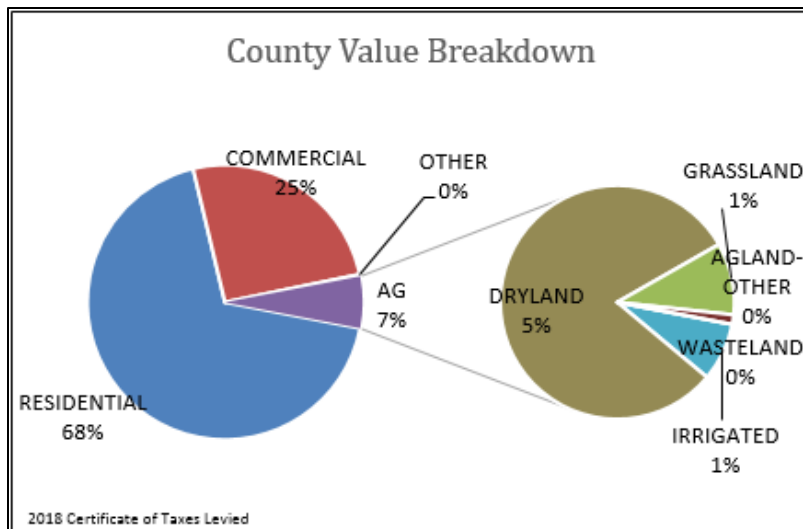
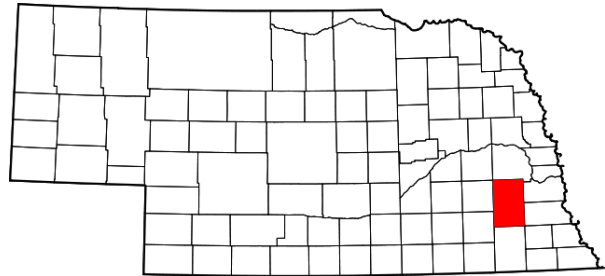
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 838 square miles, Lancaster County had 314,358 residents, per the Census Bureau Quick Facts for 2017, a 10% population increase over the 2010 U.S. Census. Reports indicated that 60% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$184,811 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BENNET	570	719	26.1%
DAVEY	153	154	0.7%
DENTON	189	190	0.5%
FIRTH	564	590	4.6%
HALLAM	276	213	-22.8%
HICKMAN	1,111	1,657	49.1%
LINCOLN	226,454	258,806	14.3%
MALCOLM	413	382	-7.5%
PANAMA	253	256	1.2%
RAYMOND	186	167	-10.2%
ROCA	220	220	0.0%
SPRAGUE	146	142	-2.7%
WAVERLY	2,448	3,277	33.9%

The majority of the commercial properties in Lancaster County are located in and around Lincoln, the county seat and state capital. According to the latest information available from the U.S. Census Bureau, there were 8,427 employer establishments with total employment of 136,325, a 2% increase in total employment from the prior year.

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



# 2019 Residential Correlation for Lancaster County

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## *Assessment Actions*

A complete reappraisal of all residential property was conducted for 2019. Residential models were adjusted to account for market trends for the class. Informal protests were conducted and additional fine-tuning to the models was completed. A review of lot values was conducted in conjunction with the reappraisal and lot prices were either adjusted or affirmed. All pick up work was completed in a timely manner. An analysis of the sales was completed to determine if other assessment actions were necessary.

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

## *Assessment Practice Review*

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

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

The county's inspection and review cycle for all real property was discussed with the county assessor, as they appear to comply with the requirement to inspect all properties in the county no less frequently than once every six years. Valuation groups are examined to ensure that the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. While the groups may not define unique market areas the models employed by the county are comprehensive enough to make the necessary adjustments to adjust for market trends in each of the value groups. A review of the county's Assessed Value Update (AVU) records showed no errors.

## 2019 Residential Correlation for Lancaster County

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

### *Description of Analysis*

Residential parcels are stratified into four valuation groups. These groups are based on geographic areas within the city of Lincoln plus one group for the rural non-agricultural areas of the county. The statistical profile consists of 10,181 qualified residential sales. Of these sales, nearly 93% are within the City of Lincoln.

<b>Valuation Group</b>	<b>Description</b>
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

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

The increase in the residential base excluding growth was 8.5%. The increase in the residential base is attributable to the reappraisal of the residential class and pick-up work from permits or unreported construction. The general movement of the residential base affirms the assessment actions reported by the county.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

# 2019 Residential Correlation for Lancaster County

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VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,339	99.67	100.34	99.36	06.64	100.99
16	2,917	98.76	99.08	98.54	05.20	100.55
17	3,231	98.48	99.20	98.39	06.22	100.82
26	694	98.65	99.98	98.20	07.19	101.81
___ALL___	10,181	99.00	99.59	98.71	06.15	100.89

***Level of Value***

Based on analysis of all available information, the level of value of the residential class of real property in Lancaster County is 99%.

## 2019 Commercial Correlation for Lancaster County

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### *Assessment Actions*

For the current assessment year, the Lancaster County Assessor continued the general inspection and review cycle. Physical inspections of commercial properties are assigned to staff appraisers by specific areas. Physical inspections include identifying new construction, confirming existing measurements, taking new photos and documenting the current condition of the property. Comparing the 2019 County Abstract of Assessment for Real Property, From 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) there was an overall increase of 2% for the commercial class of property with the majority of this consisting of new construction.

### *Assessment Practice Review*

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

The county assessor reviews all sales, relying most heavily on the physical inspection to make a qualification determination. The sales review also included processes to ensure that sales data was timely and accurately submitted to the state sales file. Currently, sales are exported to the state sales file on a quarterly basis. The county has supplied information for the Division to be able to review and analyze the sales. A review of the county's Assessed Value Update (AVU) records showed no errors.

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

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

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

## 2019 Commercial Correlation for Lancaster County

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### *Description of Analysis*

Commercial parcels are stratified into two valuation groups. One valuation group represents Lincoln, Waverly and Hickman, the other consists of the remaining small towns and rural areas of the county. The calculated statistical profile consists of 392 qualified commercial sales. The majority of these are in the city of Lincoln and the immediate area.

<b>Valuation Group</b>	<b>Description</b>
1	Lincoln Waverly Hickman
2	Remaining small towns and Rural areas

Two of the three measures of central tendency fall within the acceptable range and show moderate support of one another. As for the quality statistics, the COD is in the range, while the PRD is above the range. The PRD is impacted by sales with extremely high selling prices; review of the sale price substrata shows slightly declining medians as sales prices increases, however, most medians remain in the acceptable range, suggesting that valuations are not significantly regressive. Valuation groups both display a calculated median within the acceptable range. The market trend is evidenced by the declining median over the three-year study period indicating a strong commercial market.

The change in the calculated median from the preliminary statistics to the final statistics confirms the changes to the assessed values on the sold properties mirrors the change in the base of commercial properties.

In the assessment model of the county, values are produced by primary use instead of the occupancy code of the parcel. In reviewing the strata by occupancy code, occupancy code 157 represents maintenance storage buildings. This group has construction dates ranging from 1918 all the way through 2016. With sale prices ranging from \$45,000 to a high of \$1.3 million. The locations range from small towns to the City of Lincoln. Upon further examination, the sales in this occupancy code are situated across the two valuation groups.

Occupancy code 406 consists of storage warehouses; in this group sale prices range from \$40,000 to \$2.2 million. They are located from Panama, Bennett, to industrial parks in the City of Lincoln. The county uses the income approach for the City of Lincoln area and the cost approach for the smaller towns. The year-to-year trend for this occupancy is a declining market which runs counter to the overall trend in the commercial market. This also contributes to the lack of reliability of these statistics. A what-if is included in the addendum for this sub-class.

Occupancy code 412 consists of neighborhood shopping centers. A what-if for this group is also in the addendum, the small sample as well as a large drop in the median as displayed by study years calls into question the reliability of the calculated statistics. The removal of the highest or

## 2019 Commercial Correlation for Lancaster County

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lowest ratio moves the median 6 points which points to the volatility of the statistics from this small sample.

Additionally the county typically relies on an income approach when enough information is available, while that works in the larger jurisdictions it is more difficult in the small towns. The county relies on the cost approach for those areas.

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

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment in the commercial property class adheres to the generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	376	96.65	94.45	86.32	11.70	109.42
2	16	92.11	89.91	88.46	15.35	101.64
___ ALL ___	392	96.43	94.26	86.33	11.87	109.19

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class of property in Lancaster County is determined to be at 96%.

## 2019 Agricultural Correlation for Lancaster County

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### *Assessment Actions*

The Lancaster County Assessor utilizes special valuation on all agricultural properties for the agricultural land portion of the parcel. To determine the special valuation of agricultural land, arm's-length sales were analyzed over the three-year study period. The sales collectively suggest that smaller tracts of land are more marketable for residential and recreational uses, and larger tracts of land are more marketable for agricultural producers.

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources, and was compared to sale prices. Again, sales of larger than 75 acres typically reflected a gross earnings rate comparable to the agricultural market. Sales of 75 acres and larger are considered to typically reflect an agricultural land market value with minimal non-agricultural influence.

The 2019 values were internally measured by the county assessor against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by Property Assessment Division (Division).

The county assessor continuously updates land use in the agricultural land class from aerial imagery, Farm Service Agency maps, and physical inspections. The county reduced agricultural land values for 2019, decreasing both irrigated land and dryland. The overall decrease for agricultural land values was -7.6%. The county reviewed agricultural improvements throughout the county. The county assessor also completed permit and pick-up work for the agricultural land class of property.

### *Assessment Practice Review*

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

One of the assessment practices reviewed is that of sales qualification and verification. For the agricultural land class, the county assessor reviews all sales over 75 acres to determine if the sale is an arm's-length transaction. The county assessor provided adequate descriptions for sales that were excluded; transactions have been qualified without apparent bias. The non-qualified sales were reviewed to ensure that the reasons for disqualifying sales are supported and documented; all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length transaction. The review of the county revealed that no apparent bias existed in the

## 2019 Agricultural Correlation for Lancaster County

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qualification determination and that all arm's-length sales were made available for the measurement of agricultural land. A review of the county's Assessed Value Update (AVU) records showed no errors.

The county has implemented an inspection and review plan for agricultural land and improvements in the county. The county reviews aerial imagery to aid in the determination of land use changes and the primary use of the parcel. The county physically reviews parcels, as warranted. Within the agricultural class, rural dwellings and outbuildings are reviewed similarly as the rural residential parcels. The county has addressed the listing of agricultural improvements, while the contributory value of those improvements has been discussed with the county assessor; they have reviewed the listings of the agricultural parcels and updated those parcels.

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

### *Description of Analysis*

The statistical profile displayed for the agricultural class consists of 72 sales. The sales are all greater than 70 acres, 25 of the sales are from within Lancaster County with the remainder coming from the surrounding counties and all from within six miles of Lancaster County. They are generally considered to be impacted by the same agricultural market. These statistics demonstrate a level of value of the county as a whole as being within the acceptable range with a calculated median of 72. Both the weighted mean and the mean are also within the acceptable range and provide support for each other.

Study Yrs	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10/01/2015 To 09/30/2016	15	67.06	67.53	66.05	15.08	102.24
10/01/2016 To 09/30/2017	29	71.41	75.56	73.07	21.41	103.41
10/01/2017 To 09/30/2018	28	76.34	74.73	74.37	17.38	100.48

Analyzing by study year there is a trend of higher ratio's in each year of the study period, suggesting a decreasing market, which is similar for the wider area. In reviewing the comparison table of values of adjoining counties, the values used by the county assessor are clearly within the range for all Majority Land Use (MLU) in the county. It is evident that the values utilized by the county reflect the current agricultural market and are equalized with the adjoining counties.



## 2019 Agricultural Correlation for Lancaster County

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### *Equalization and Quality of Assessment*

The review of agricultural improvements and site acres indicates that these parcels are inspected using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be uniformly assessed at the statutory level.

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

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	6	81.89	89.88	84.27	19.38	106.66
1	6	81.89	89.88	84.27	19.38	106.66
<u>    Dry    </u>						
County	43	71.74	74.84	71.04	16.28	105.35
1	43	71.74	74.84	71.04	16.28	105.35
<u>    Grass    </u>						
County	7	46.61	50.11	44.45	31.09	112.73
1	7	46.61	50.11	44.45	31.09	112.73
<u>    ALL    </u>						
10/01/2015 To 09/30/2018	72	72.32	73.56	71.89	19.05	102.32

### *Level of Value*

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

### *Special Valuation*

A review of agricultural land value in Lancaster County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lancaster County is 72%.

## 2019 Opinions of the Property Tax Administrator for Lancaster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). 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
<b>Residential Real Property</b>	99	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	72	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 9th day of April, 2019.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2019 Commission Summary for Lancaster County

### Residential Real Property - Current

Number of Sales	10181	Median	99.00
Total Sales Price	\$2,220,393,151	Mean	99.59
Total Adj. Sales Price	\$2,220,393,151	Wgt. Mean	98.71
Total Assessed Value	\$2,191,834,400	Average Assessed Value of the Base	\$190,110
Avg. Adj. Sales Price	\$218,092	Avg. Assessed Value	\$215,287

### Confidence Interval - Current

95% Median C.I	98.82 to 99.18
95% Wgt. Mean C.I	98.55 to 98.87
95% Mean C.I	99.41 to 99.77
% of Value of the Class of all Real Property Value in the County	67.67
% of Records Sold in the Study Period	10.51
% of Value Sold in the Study Period	11.90

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	9,866	97	97.25
2017	9,219	100	100.31
2016	9,458	98	97.61
2015	8,719	100	100.13

## 2019 Commission Summary for Lancaster County

### Commercial Real Property - Current

Number of Sales	392	Median	96.43
Total Sales Price	\$319,889,826	Mean	94.26
Total Adj. Sales Price	\$319,889,826	Wgt. Mean	86.33
Total Assessed Value	\$276,149,000	Average Assessed Value of the Base	\$826,244
Avg. Adj. Sales Price	\$816,045	Avg. Assessed Value	\$704,462

### Confidence Interval - Current

95% Median C.I	95.18 to 97.41
95% Wgt. Mean C.I	79.31 to 93.35
95% Mean C.I	92.57 to 95.95
% of Value of the Class of all Real Property Value in the County	24.23
% of Records Sold in the Study Period	4.91
% of Value Sold in the Study Period	4.19

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	384	99	99.05
2017	312	96	96.14
2016	391	97	97.09
2015	404	98	98.20

**55 Lancaster  
RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 10,181  
 Total Sales Price : 2,220,393,151  
 Total Adj. Sales Price : 2,220,393,151  
 Total Assessed Value : 2,191,834,400  
 Avg. Adj. Sales Price : 218,092  
 Avg. Assessed Value : 215,287

MEDIAN : 99  
 WGT. MEAN : 99  
 MEAN : 100  
 COD : 06.15  
 PRD : 100.89

COV : 09.18  
 STD : 09.14  
 Avg. Abs. Dev : 06.09  
 MAX Sales Ratio : 295.29  
 MIN Sales Ratio : 16.67

95% Median C.I. : 98.82 to 99.18  
 95% Wgt. Mean C.I. : 98.55 to 98.87  
 95% Mean C.I. : 99.41 to 99.77

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1,120	105.14	105.83	104.25	06.60	101.52	80.54	155.30	104.44 to 105.70	206,758	215,547
01-JAN-17 To 31-MAR-17	938	103.46	104.30	103.06	05.41	101.20	72.90	178.39	102.95 to 104.00	200,461	206,597
01-APR-17 To 30-JUN-17	1,579	100.65	101.26	100.18	05.26	101.08	49.01	183.25	100.39 to 100.97	214,889	215,282
01-JUL-17 To 30-SEP-17	1,407	99.93	100.35	99.45	04.99	100.90	59.74	190.71	99.64 to 100.27	215,186	214,009
01-OCT-17 To 31-DEC-17	1,133	99.48	99.74	99.02	05.04	100.73	64.17	295.29	99.02 to 99.70	211,982	209,905
01-JAN-18 To 31-MAR-18	977	97.82	97.97	97.33	05.04	100.66	56.96	152.29	97.52 to 98.03	229,879	223,743
01-APR-18 To 30-JUN-18	1,531	95.95	95.64	95.42	05.21	100.23	47.46	172.92	95.71 to 96.22	231,122	220,531
01-JUL-18 To 30-SEP-18	1,496	94.96	94.49	94.54	05.45	99.95	16.67	185.00	94.71 to 95.22	227,340	214,934
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	5,044	101.61	102.58	101.37	05.80	101.19	49.01	190.71	101.45 to 101.81	210,483	213,370
01-OCT-17 To 30-SEP-18	5,137	96.58	96.65	96.28	05.50	100.38	16.67	295.29	96.43 to 96.69	225,563	217,168
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	5,057	100.62	101.23	100.22	05.32	101.01	49.01	295.29	100.43 to 100.77	211,644	212,112
<u>ALL</u>	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
11	3,339	99.67	100.34	99.36	06.64	100.99	47.46	172.92	99.41 to 99.97	195,688	194,444
16	2,917	98.76	99.08	98.54	05.20	100.55	61.08	150.24	98.50 to 99.03	274,636	270,614
17	3,231	98.48	99.20	98.39	06.22	100.82	16.67	185.00	98.26 to 98.80	180,924	178,010
26	694	98.65	99.98	98.20	07.19	101.81	72.82	295.29	98.02 to 99.52	261,257	256,561
<u>ALL</u>	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287
06											
07											
<u>ALL</u>	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287

**55 Lancaster  
RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 10,181  
 Total Sales Price : 2,220,393,151  
 Total Adj. Sales Price : 2,220,393,151  
 Total Assessed Value : 2,191,834,400  
 Avg. Adj. Sales Price : 218,092  
 Avg. Assessed Value : 215,287

MEDIAN : 99  
 WGT. MEAN : 99  
 MEAN : 100  
 COD : 06.15  
 PRD : 100.89

COV : 09.18  
 STD : 09.14  
 Avg. Abs. Dev : 06.09  
 MAX Sales Ratio : 295.29  
 MIN Sales Ratio : 16.67

95% Median C.I. : 98.82 to 99.18  
 95% Wgt. Mean C.I. : 98.55 to 98.87  
 95% Mean C.I. : 99.41 to 99.77

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	101.09	123.98	121.37	24.73	102.15	97.93	172.92	N/A	26,833	32,567	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287	
Greater Than 14,999	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287	
Greater Than 29,999	10,178	99.00	99.58	98.71	06.14	100.88	16.67	295.29	98.82 to 99.18	218,148	215,341	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	101.09	123.98	121.37	24.73	102.15	97.93	172.92	N/A	26,833	32,567	
30,000 TO 59,999	83	112.17	117.69	117.24	15.42	100.38	80.04	183.25	108.00 to 120.18	49,314	57,816	
60,000 TO 99,999	581	103.52	105.82	105.39	10.47	100.41	53.30	295.29	102.33 to 104.74	83,012	87,486	
100,000 TO 149,999	2,259	100.08	100.48	100.39	07.09	100.09	47.46	169.49	99.78 to 100.52	128,541	129,045	
150,000 TO 249,999	4,292	98.92	99.13	99.12	05.31	100.01	54.06	139.43	98.65 to 99.19	191,100	189,427	
250,000 TO 499,999	2,693	97.93	98.00	97.88	04.83	100.12	16.67	128.42	97.73 to 98.16	328,077	321,107	
500,000 TO 999,999	256	96.50	96.07	95.98	05.37	100.09	69.94	119.57	95.11 to 97.54	614,707	589,988	
1,000,000 +	14	96.35	95.70	95.50	05.71	100.21	82.64	105.86	87.58 to 103.59	1,181,500	1,128,321	
<u>ALL</u>	10,181	99.00	99.59	98.71	06.15	100.89	16.67	295.29	98.82 to 99.18	218,092	215,287	

**55 Lancaster**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 392  
Total Sales Price : 319,889,826  
Total Adj. Sales Price : 319,889,826  
Total Assessed Value : 276,149,000  
Avg. Adj. Sales Price : 816,045  
Avg. Assessed Value : 704,462

MEDIAN : 96  
WGT. MEAN : 86  
MEAN : 94  
COD : 11.87  
PRD : 109.19

COV : 18.15  
STD : 17.11  
Avg. Abs. Dev : 11.45  
MAX Sales Ratio : 205.77  
MIN Sales Ratio : 33.75

95% Median C.I. : 95.18 to 97.41  
95% Wgt. Mean C.I. : 79.31 to 93.35  
95% Mean C.I. : 92.57 to 95.95

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	35	99.27	97.05	91.26	08.43	106.34	62.25	119.62	94.83 to 102.10	636,072	580,460
01-JAN-16 To 31-MAR-16	24	99.51	101.30	99.63	11.44	101.68	72.27	142.88	92.46 to 108.24	717,210	714,525
01-APR-16 To 30-JUN-16	24	95.69	96.91	86.92	11.37	111.49	68.00	128.97	90.65 to 103.99	676,862	588,346
01-JUL-16 To 30-SEP-16	30	100.53	97.44	94.34	08.64	103.29	74.01	123.60	89.66 to 101.72	723,339	682,400
01-OCT-16 To 31-DEC-16	36	95.90	95.62	95.78	09.98	99.83	60.80	169.14	92.40 to 99.38	911,044	872,581
01-JAN-17 To 31-MAR-17	35	97.16	95.04	93.98	12.61	101.13	45.07	145.19	93.66 to 100.03	611,698	574,883
01-APR-17 To 30-JUN-17	43	98.83	96.94	96.29	06.36	100.68	68.21	123.12	97.12 to 100.07	397,915	383,165
01-JUL-17 To 30-SEP-17	28	96.10	94.12	92.47	08.58	101.78	70.94	123.58	91.04 to 100.34	508,036	469,775
01-OCT-17 To 31-DEC-17	36	93.12	91.05	85.66	10.16	106.29	59.69	113.81	87.83 to 98.54	802,010	687,025
01-JAN-18 To 31-MAR-18	35	94.22	85.62	72.44	15.52	118.19	33.75	110.98	82.46 to 98.92	2,606,307	1,888,066
01-APR-18 To 30-JUN-18	33	90.82	94.58	89.42	19.13	105.77	66.10	205.77	82.83 to 100.00	689,628	616,661
01-JUL-18 To 30-SEP-18	33	87.57	88.07	83.57	18.19	105.38	47.63	150.30	77.27 to 93.88	426,553	356,467
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	113	98.85	98.02	93.07	09.93	105.32	62.25	142.88	95.62 to 100.56	685,136	637,673
01-OCT-16 To 30-SEP-17	142	97.23	95.58	94.88	09.32	100.74	45.07	169.14	96.40 to 98.83	602,411	571,575
01-OCT-17 To 30-SEP-18	137	91.55	89.80	78.33	15.78	114.64	33.75	205.77	87.57 to 94.29	1,145,453	897,288
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	114	97.28	97.57	94.54	10.50	103.20	60.80	169.14	95.18 to 100.02	771,539	729,419
01-JAN-17 To 31-DEC-17	142	97.14	94.42	91.26	09.42	103.46	45.07	145.19	95.75 to 98.54	574,769	524,532
<u>ALL</u>	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	376	96.65	94.45	86.32	11.70	109.42	33.75	205.77	95.32 to 97.50	846,816	730,941
2	16	92.11	89.91	88.46	15.35	101.64	53.94	132.77	80.00 to 101.56	92,934	82,206
<u>ALL</u>	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462



**55 Lancaster  
COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

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MEDIAN : 96  
 WGT. MEAN : 86  
 MEAN : 94  
 COD : 11.87  
 PRD : 109.19

COV : 18.15  
 STD : 17.11  
 Avg. Abs. Dev : 11.45  
 MAX Sales Ratio : 205.77  
 MIN Sales Ratio : 33.75

95% Median C.I. : 95.18 to 97.41  
 95% Wgt. Mean C.I. : 79.31 to 93.35  
 95% Mean C.I. : 92.57 to 95.95

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462
04											
<u>ALL</u>	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	107.20	107.20	107.20	00.00	100.00	107.20	107.20	N/A	25,000	26,800
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462
Greater Than 14,999	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462
Greater Than 29,999	391	96.40	94.23	86.32	11.88	109.16	33.75	205.77	95.16 to 97.41	818,069	706,195
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	107.20	107.20	107.20	00.00	100.00	107.20	107.20	N/A	25,000	26,800
30,000 TO 59,999	9	97.93	89.99	90.04	11.76	99.94	68.00	105.45	72.07 to 101.75	45,883	41,311
60,000 TO 99,999	15	99.64	98.31	98.34	10.52	99.97	53.94	132.77	93.85 to 105.99	81,421	80,067
100,000 TO 149,999	23	96.85	96.56	96.58	10.55	99.98	66.08	126.22	89.29 to 104.30	126,224	121,909
150,000 TO 249,999	114	97.77	96.30	96.42	08.76	99.88	59.87	150.30	96.19 to 99.80	197,826	190,750
250,000 TO 499,999	93	96.24	95.66	95.26	11.51	100.42	61.82	205.77	92.86 to 97.50	322,260	306,969
500,000 TO 999,999	77	93.66	92.62	92.91	12.01	99.69	55.70	142.88	92.46 to 97.23	709,290	659,006
1,000,000 +	60	91.19	88.87	82.00	19.19	108.38	33.75	169.14	85.86 to 99.33	3,469,830	2,845,140
<u>ALL</u>	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462

**55 Lancaster**  
**COMMERCIAL**

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Qualified

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WGT. MEAN : 86  
MEAN : 94  
COD : 11.87  
PRD : 109.19

COV : 18.15  
STD : 17.11  
Avg. Abs. Dev : 11.45  
MAX Sales Ratio : 205.77  
MIN Sales Ratio : 33.75

95% Median C.I. : 95.18 to 97.41  
95% Wgt. Mean C.I. : 79.31 to 93.35  
95% Mean C.I. : 92.57 to 95.95

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	66.88	66.88	67.58	01.17	98.96	66.10	67.65	N/A	3,315,000	2,240,400
157	32	81.87	85.42	81.75	13.33	104.49	57.38	103.95	77.40 to 95.18	285,729	233,597
300	8	96.91	91.94	84.61	12.05	108.66	66.91	105.99	66.91 to 105.99	7,023,250	5,942,188
304	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	1,599,000	1,571,800
309	4	129.52	142.15	156.72	27.54	90.70	103.80	205.77	N/A	229,750	360,075
311	1	33.75	33.75	33.75	00.00	100.00	33.75	33.75	N/A	20,610,839	6,956,200
324	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	120,000	120,000
326	1	83.48	83.48	83.48	00.00	100.00	83.48	83.48	N/A	250,000	208,700
341	4	88.69	84.79	82.80	12.75	102.40	59.69	102.10	N/A	1,281,653	1,061,150
343	5	112.94	113.84	118.43	21.22	96.12	68.21	145.19	N/A	796,399	943,180
344	66	98.08	96.56	94.57	10.88	102.10	50.74	150.30	93.44 to 100.33	689,760	652,291
349	9	101.72	94.73	82.61	19.95	114.67	45.07	123.60	53.01 to 117.45	841,000	694,733
350	2	96.87	96.87	97.84	01.57	99.01	95.35	98.39	N/A	938,750	918,500
352	103	97.16	95.66	89.47	06.15	106.92	61.82	128.97	96.40 to 98.08	515,599	461,318
353	13	90.56	91.83	82.16	20.78	111.77	34.19	143.64	73.88 to 103.99	782,508	642,869
381	3	87.37	85.68	85.42	02.19	100.30	81.97	87.71	N/A	271,667	232,067
384	2	97.67	97.67	99.62	08.58	98.04	89.29	106.04	N/A	182,500	181,800
386	2	100.01	100.01	100.20	00.74	99.81	99.27	100.75	N/A	202,500	202,900
391	3	103.82	111.60	119.28	07.69	93.56	103.53	127.46	N/A	551,667	658,033
406	16	87.94	84.07	74.97	16.49	112.14	47.63	116.95	68.00 to 98.92	716,954	537,513
407	1	118.22	118.22	118.22	00.00	100.00	118.22	118.22	N/A	1,688,232	1,995,800
412	10	87.37	87.32	88.12	11.69	99.09	73.54	102.25	74.58 to 99.33	1,502,500	1,323,950
424	1	118.01	118.01	118.01	00.00	100.00	118.01	118.01	N/A	622,000	734,000
426	5	93.66	91.04	94.00	09.78	96.85	67.05	103.68	N/A	864,000	812,180
434	1	89.05	89.05	89.05	00.00	100.00	89.05	89.05	N/A	275,000	244,900
435	1	107.20	107.20	107.20	00.00	100.00	107.20	107.20	N/A	25,000	26,800
436	1	68.85	68.85	68.85	00.00	100.00	68.85	68.85	N/A	600,000	413,100
442	5	100.00	115.65	149.63	25.12	77.29	81.94	169.14	N/A	530,250	793,400
444	5	103.80	109.32	108.01	08.80	101.21	95.60	125.74	N/A	526,321	568,460
453	1	103.45	103.45	103.45	00.00	100.00	103.45	103.45	N/A	1,753,618	1,814,200
468	1	93.85	93.85	93.85	00.00	100.00	93.85	93.85	N/A	69,900	65,600
483	3	100.03	97.46	96.17	05.19	101.34	88.39	103.96	N/A	2,765,000	2,659,067
492	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	265,000	271,500
494	2	95.71	95.71	98.97	15.07	96.71	81.29	110.12	N/A	898,682	889,450
528	5	87.57	88.71	79.00	11.48	112.29	72.27	104.34	N/A	554,131	437,780

**55 Lancaster**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 392  
 Total Sales Price : 319,889,826  
 Total Adj. Sales Price : 319,889,826  
 Total Assessed Value : 276,149,000  
 Avg. Adj. Sales Price : 816,045  
 Avg. Assessed Value : 704,462

MEDIAN : 96  
 WGT. MEAN : 86  
 MEAN : 94  
 COD : 11.87  
 PRD : 109.19

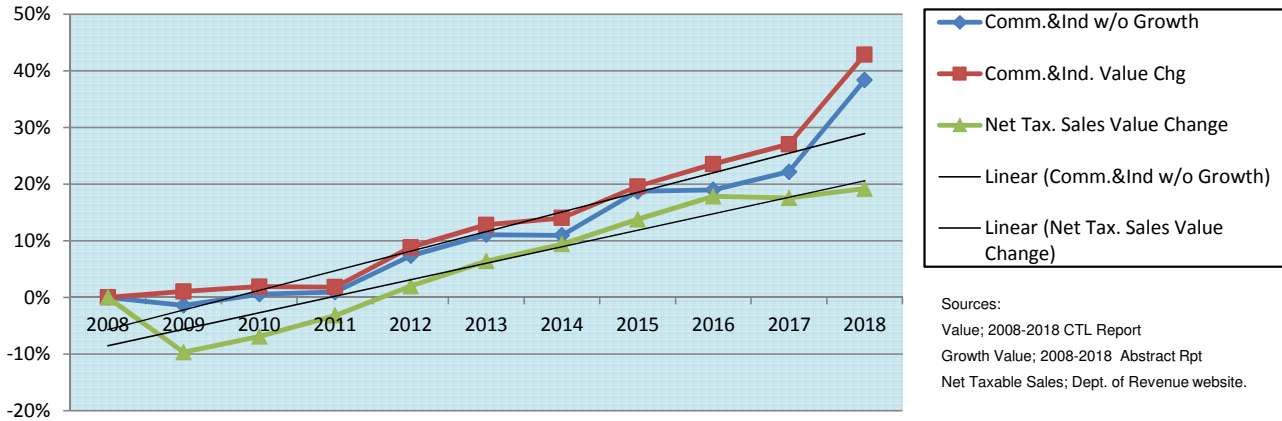
COV : 18.15  
 STD : 17.11  
 Avg. Abs. Dev : 11.45  
 MAX Sales Ratio : 205.77  
 MIN Sales Ratio : 33.75

95% Median C.I. : 95.18 to 97.41  
 95% Wgt. Mean C.I. : 79.31 to 93.35  
 95% Mean C.I. : 92.57 to 95.95

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531	4	110.05	102.37	102.78	07.65	99.60	78.40	110.98	N/A	635,230	652,900
534	28	97.73	93.36	92.90	09.54	100.50	59.87	108.02	89.66 to 101.81	301,245	279,857
554	30	92.61	91.08	88.03	08.99	103.46	55.70	109.73	90.65 to 97.21	378,774	333,443
582	2	76.50	76.50	70.71	29.49	108.19	53.94	99.05	N/A	56,500	39,950
588	1	92.84	92.84	92.84	00.00	100.00	92.84	92.84	N/A	4,250,000	3,945,600
595	4	104.13	101.20	101.44	09.43	99.76	82.74	113.81	N/A	2,181,724	2,213,075
600	1	80.99	80.99	80.99	00.00	100.00	80.99	80.99	N/A	3,568,361	2,890,000
718	1	87.83	87.83	87.83	00.00	100.00	87.83	87.83	N/A	575,000	505,000
<u>ALL</u>	392	96.43	94.26	86.33	11.87	109.19	33.75	205.77	95.18 to 97.41	816,045	704,462

### 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
2008	\$ 4,526,411,570	\$ 149,213,971		\$ 4,377,197,599	--	\$ 3,311,146,291	--
2009	\$ 4,574,088,900	\$ 111,116,094	2.43%	\$ 4,462,972,806	-1.40%	\$ 2,990,749,156	-9.68%
2010	\$ 4,613,036,254	\$ 60,095,754	1.30%	\$ 4,552,940,500	-0.46%	\$ 3,082,602,524	3.07%
2011	\$ 4,609,183,301	\$ 40,632,444	0.88%	\$ 4,568,550,857	-0.96%	\$ 3,204,759,020	3.96%
2012	\$ 4,926,833,720	\$ 67,245,234	1.36%	\$ 4,859,588,486	5.43%	\$ 3,376,426,931	5.36%
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970	2.05%	\$ 3,523,147,197	4.35%
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
2017	\$ 5,750,454,278	\$ 220,214,014	3.83%	\$ 5,530,240,264	-1.11%	\$ 3,892,522,238	-0.23%
2018	\$ 6,466,603,627	\$ 202,688,217	3.13%	\$ 6,263,915,410	8.93%	\$ 3,946,261,717	1.38%
<b>Ann %chg</b>		3.63%		<b>Average</b>	<b>1.45%</b>	1.77%	<b>1.86%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-1.40%	1.05%	-9.68%
2010	0.59%	1.91%	-6.90%
2011	0.93%	1.83%	-3.21%
2012	7.36%	8.85%	1.97%
2013	11.08%	12.82%	6.40%
2014	10.97%	14.01%	9.39%
2015	18.75%	19.58%	13.76%
2016	19.00%	23.55%	17.83%
2017	22.18%	27.04%	17.56%
2018	38.39%	42.86%	19.18%

County Number	55
County Name	Lancaster

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	88	COV :	21.89	95% Median C.I. :	68.00 to 98.92
Total Sales Price :	11,471,269	Wgt. Mean :	75	STD :	18.40	95% Wgt. Mean C.I. :	60.47 to 89.48
Total Adj. Sales Price :	11,471,269	Mean :	84	Avg. Abs. Dev :	14.50	95% Mean C.I. :	74.27 to 93.87
Total Assessed Value :	8,600,200						
Avg. Adj. Sales Price :	716,954	COD :	16.49	MAX Sales Ratio :	116.95		
Avg. Assessed Value :	537,513	PRD :	112.14	MIN Sales Ratio :	47.63		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	1	86.17	86.17	86.17		100.00	86.17	86.17	N/A	1,000,000	861,700
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	3	69.59	75.66	70.15	10.25	107.85	68.00	89.39	N/A	543,000	380,900
07/01/2016 To 09/30/2016	1	116.95	116.95	116.95		100.00	116.95	116.95	N/A	105,000	122,800
10/01/2016 To 12/31/2016	5	97.41	84.13	74.57	15.04	112.82	60.80	99.38	N/A	554,564	413,540
01/01/2017 To 03/31/2017	1	72.82	72.82	72.82		100.00	72.82	72.82	N/A	995,000	724,600
04/01/2017 To 06/30/2017											
07/01/2017 To 09/30/2017	1	88.57	88.57	88.57		100.00	88.57	88.57	N/A	245,000	217,000
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	2	98.98	98.98	98.98	00.06	100.00	98.92	99.04	N/A	992,226	982,100
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	2	67.47	67.47	54.73	29.41	123.28	47.63	87.31	N/A	1,370,000	749,750
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	5	86.17	86.02	77.81	15.96	110.55	68.00	116.95	N/A	546,800	425,440
10/01/2016 To 09/30/2017	7	88.57	83.15	74.99	15.78	110.88	60.80	99.38	60.80 to 99.38	573,260	429,900
10/01/2017 To 09/30/2018	4	93.12	83.23	73.31	16.92	113.53	47.63	99.04	N/A	1,181,113	865,925
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	9	89.39	84.96	73.96	18.65	114.87	60.80	116.95	64.20 to 99.38	500,758	370,356
01/01/2017 To 12/31/2017	2	80.70	80.70	75.94	09.76	106.27	72.82	88.57	N/A	620,000	470,800

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	88	COV :	21.89	95% Median C.I. :	68.00 to 98.92
Total Sales Price :	11,471,269	Wgt. Mean :	75	STD :	18.40	95% Wgt. Mean C.I. :	60.47 to 89.48
Total Adj. Sales Price :	11,471,269	Mean :	84	Avg. Abs. Dev :	14.50	95% Mean C.I. :	74.27 to 93.87
Total Assessed Value :	8,600,200						
Avg. Adj. Sales Price :	716,954	COD :	16.49	MAX Sales Ratio :	116.95		
Avg. Assessed Value :	537,513	PRD :	112.14	MIN Sales Ratio :	47.63		

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	87.94	84.16	74.48	16.34	113.00	47.63	116.95	64.20 to 99.04	799,376	595,407
2	2	83.44	83.44	94.46	18.50	88.33	68.00	98.88	N/A	140,000	132,250

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	16	87.94	84.07	74.97	16.49	112.14	47.63	116.95	68.00 to 98.92	716,954	537,513
04											

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
406	16	87.94	84.07	74.97	16.49	112.14	47.63	116.95	68.00 to 98.92	716,954	537,513

What IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	406	Total	Increase	0%

What IF

**55 Lancaster**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 25  
Total Sales Price : 15,031,254  
Total Adj. Sales Price : 15,031,254  
Total Assessed Value : 11,105,500  
Avg. Adj. Sales Price : 601,250  
Avg. Assessed Value : 444,220

MEDIAN : 72  
WGT. MEAN : 74  
MEAN : 76  
COD : 14.41  
PRD : 102.41

COV : 19.63  
STD : 14.85  
Avg. Abs. Dev : 10.41  
MAX Sales Ratio : 120.13  
MIN Sales Ratio : 51.15

95% Median C.I. : 67.58 to 79.01  
95% Wgt. Mean C.I. : 68.48 to 79.28  
95% Mean C.I. : 69.53 to 81.79

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	1	58.80	58.80	58.80	00.00	100.00	58.80	58.80	N/A	892,150	524,600	
01-APR-16 To 30-JUN-16	1	75.33	75.33	75.33	00.00	100.00	75.33	75.33	N/A	510,000	384,200	
01-JUL-16 To 30-SEP-16	1	69.14	69.14	69.14	00.00	100.00	69.14	69.14	N/A	465,000	321,500	
01-OCT-16 To 31-DEC-16	4	66.79	64.61	64.30	04.01	100.48	57.29	67.58	N/A	648,914	417,275	
01-JAN-17 To 31-MAR-17	2	77.38	77.38	77.31	07.65	100.09	71.46	83.29	N/A	353,850	273,550	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	2	71.21	71.21	71.40	00.80	99.73	70.64	71.77	N/A	591,775	422,550	
01-OCT-17 To 31-DEC-17	4	72.44	73.85	73.21	13.53	100.87	62.24	88.29	N/A	789,779	578,200	
01-JAN-18 To 31-MAR-18	4	74.76	80.45	77.49	10.51	103.82	72.22	100.04	N/A	549,797	426,025	
01-APR-18 To 30-JUN-18	4	84.24	84.94	81.40	26.44	104.35	51.15	120.13	N/A	464,625	378,200	
01-JUL-18 To 30-SEP-18	2	87.82	87.82	87.93	01.94	99.87	86.12	89.52	N/A	730,200	642,100	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	3	69.14	67.76	65.89	07.97	102.84	58.80	75.33	N/A	622,383	410,100	
01-OCT-16 To 30-SEP-17	8	69.11	69.45	68.23	07.00	101.79	57.29	83.29	57.29 to 83.29	560,863	382,663	
01-OCT-17 To 30-SEP-18	14	77.79	80.90	78.53	16.72	103.02	51.15	120.13	65.86 to 94.28	619,800	486,707	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	7	66.99	65.96	64.97	06.27	101.52	57.29	75.33	57.29 to 75.33	637,543	414,200	
01-JAN-17 To 31-DEC-17	8	71.62	74.07	73.36	09.10	100.97	62.24	88.29	62.24 to 88.29	631,296	463,125	
<u>ALL</u>	25	72.22	75.66	73.88	14.41	102.41	51.15	120.13	67.58 to 79.01	601,250	444,220	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	25	72.22	75.66	73.88	14.41	102.41	51.15	120.13	67.58 to 79.01	601,250	444,220	
<u>ALL</u>	25	72.22	75.66	73.88	14.41	102.41	51.15	120.13	67.58 to 79.01	601,250	444,220	

<b>95%MLU By Market Area</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Dry</u>												
County	9	72.22	77.17	76.73	12.57	100.57	66.58	100.04	66.99 to 89.52	541,200	415,256	
1	9	72.22	77.17	76.73	12.57	100.57	66.58	100.04	66.99 to 89.52	541,200	415,256	
<u>ALL</u>	25	72.22	75.66	73.88	14.41	102.41	51.15	120.13	67.58 to 79.01	601,250	444,220	



**55 Lancaster**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 3/21/2019

Number of Sales : 25  
 Total Sales Price : 15,031,254  
 Total Adj. Sales Price : 15,031,254  
 Total Assessed Value : 11,105,500  
 Avg. Adj. Sales Price : 601,250  
 Avg. Assessed Value : 444,220

MEDIAN : 72  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 14.41  
 PRD : 102.41

COV : 19.63  
 STD : 14.85  
 Avg. Abs. Dev : 10.41  
 MAX Sales Ratio : 120.13  
 MIN Sales Ratio : 51.15

95% Median C.I. : 67.58 to 79.01  
 95% Wgt. Mean C.I. : 68.48 to 79.28  
 95% Mean C.I. : 69.53 to 81.79

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	2	98.35	98.35	90.79	22.16	108.33	76.56	120.13	N/A	534,600	485,350
1	2	98.35	98.35	90.79	22.16	108.33	76.56	120.13	N/A	534,600	485,350
<b>_____Dry_____</b>											
County	19	71.46	73.68	72.65	12.55	101.42	51.15	100.04	66.58 to 86.12	604,055	438,847
1	19	71.46	73.68	72.65	12.55	101.42	51.15	100.04	66.58 to 86.12	604,055	438,847
<b>_____ALL_____</b>	<b>25</b>	<b>72.22</b>	<b>75.66</b>	<b>73.88</b>	<b>14.41</b>	<b>102.41</b>	<b>51.15</b>	<b>120.13</b>	<b>67.58 to 79.01</b>	<b>601,250</b>	<b>444,220</b>

## Lancaster County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6975	6187	5774	5395	4986	4779	4570	4380	5612
Butler	1	7198	6398	6179	5848	6039	5977	5166	5009	6454
Cass	1	6275	6070	4721	5510	3643	4850	3612	4204	5049
Gage	1	5423	5454	5253	5259	4415	4435	4085	4066	5042
Johnson	1	7342	5927	6820	5464	4276	n/a	3250	2770	5177
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Saline	3	6797	6674	6671	6596	6297	5500	5494	5243	6520
Saunders	1	6320	6104	5844	5457	5270	4466	3910	3670	5151
Saunders	3	6930	6691	6452	5835	5740	5004	4515	4060	6075
Seward	1	7400	7300	7050	7000	6700	0	5150	4640	6874

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5391	4874	4494	4197	4012	3524	3299	3185	4227
Butler	1	5800	5000	4798	4382	4498	3998	3100	3000	4439
Cass	1	5197	5049	4929	4555	4093	4259	3956	3733	4565
Gage	1	4175	4175	3610	3610	3040	3040	2415	2415	3358
Johnson	1	4219	3898	3810	3448	3011	3312	2500	1870	3173
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Saline	3	4295	4291	3949	3892	3818	3398	3392	3249	3974
Saunders	1	5714	5497	5292	4759	4566	3839	3437	3193	4317
Saunders	3	5747	5607	5438	5024	4821	4100	3708	3492	4819
Seward	1	5600	5500	5100	5100	5000	3700	3600	2900	4953

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2600	2751	2642	2387	2175	1812	1433	1370	2004
Butler	1	2346	2323	2285	2255	2219	2174	2128	2123	2169
Cass	1	2395	2343	2243	2180	1942	2064	1850	1602	2020
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Johnson	1	2810	2740	2280	1973	1904	1980	1880	1410	1888
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Saline	3	1974	1999	1973	1974	1925	1724	1698	1598	1802
Saunders	1	2801	2603	2510	2500	2303	2223	2115	2105	2252
Saunders	3	2800	2608	2538	2501	2300	2258	2109	2119	2358
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1743

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	n/a	n/a	749
Butler	1	3026	1499	600
Cass	1	2026	1851	593
Gage	1	2835	846	200
Johnson	1	2131	1325	130
Otoe	1	2908	1105	100
Saline	3	n/a	519	107
Saunders	1	2475	719	177
Saunders	3	2553	642	160
Seward	1	2550	600	100

Source: 2019 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.

Type : Qualified

Number of Sales :	72	Median :	72	COV :	24.56	95% Median C.I. :	67.06 to 77.49
Total Sales Price :	44,581,891	Wgt. Mean :	72	STD :	18.07	95% Wgt. Mean C.I. :	68.47 to 75.31
Total Adj. Sales Price :	44,581,891	Mean :	74	Avg. Abs. Dev :	13.78	95% Mean C.I. :	69.39 to 77.73
Total Assessed Value :	32,051,721						
Avg. Adj. Sales Price :	619,193	COD :	19.05	MAX Sales Ratio :	120.06		
Avg. Assessed Value :	445,163	PRD :	102.32	MIN Sales Ratio :	13.61		

Printed : 03/27/2019

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	3	49.38	50.64	52.56	05.39	96.35	47.28	55.26	N/A	567,780	298,404
01/01/2016 To 03/31/2016	5	72.44	68.54	66.49	10.26	103.08	57.98	80.62	N/A	771,390	512,917
04/01/2016 To 06/30/2016	4	70.92	75.54	70.19	14.65	107.62	63.25	97.08	N/A	904,648	634,990
07/01/2016 To 09/30/2016	3	69.14	72.04	70.12	07.80	102.74	65.40	81.58	N/A	516,678	362,300
10/01/2016 To 12/31/2016	12	66.74	71.34	68.49	22.66	104.16	46.02	106.49	55.11 to 87.80	511,038	349,994
01/01/2017 To 03/31/2017	6	76.81	79.70	79.33	18.54	100.47	60.11	114.02	60.11 to 114.02	667,627	529,628
04/01/2017 To 06/30/2017	6	87.73	79.67	73.22	21.40	108.81	52.00	99.41	52.00 to 99.41	595,527	436,017
07/01/2017 To 09/30/2017	5	71.74	75.76	74.06	09.46	102.30	65.95	93.03	N/A	495,918	367,295
10/01/2017 To 12/31/2017	10	76.40	73.40	74.96	13.26	97.92	41.73	88.27	62.49 to 87.41	609,851	457,160
01/01/2018 To 03/31/2018	9	72.74	69.64	68.09	19.70	102.28	13.61	100.00	61.49 to 85.05	624,707	425,377
04/01/2018 To 06/30/2018	7	74.17	79.45	77.02	21.69	103.16	51.14	120.06	51.14 to 120.06	640,106	493,037
07/01/2018 To 09/30/2018	2	87.78	87.78	87.89	01.95	99.87	86.07	89.49	N/A	730,200	641,771
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	15	67.06	67.53	66.05	15.08	102.24	47.28	97.08	57.98 to 74.77	715,261	472,444
10/01/2016 To 09/30/2017	29	71.41	75.56	73.07	21.41	103.41	46.02	114.02	65.95 to 86.37	558,309	407,940
10/01/2017 To 09/30/2018	28	76.34	74.73	74.37	17.38	100.48	13.61	120.06	68.52 to 85.05	630,786	469,100
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	24	67.32	71.54	68.55	17.59	104.36	46.02	106.49	63.25 to 80.62	631,585	432,974
01/01/2017 To 12/31/2017	27	76.66	76.63	75.52	16.46	101.47	41.73	114.02	65.95 to 86.41	598,408	451,924

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	72	72.32	73.56	71.89	19.05	102.32	13.61	120.06	67.06 to 77.49	619,193	445,163

Type : Qualified

Number of Sales :	72	Median :	72	COV :	24.56	95% Median C.I. :	67.06 to 77.49
Total Sales Price :	44,581,891	Wgt. Mean :	72	STD :	18.07	95% Wgt. Mean C.I. :	68.47 to 75.31
Total Adj. Sales Price :	44,581,891	Mean :	74	Avg. Abs. Dev :	13.78	95% Mean C.I. :	69.39 to 77.73
Total Assessed Value :	32,051,721						
Avg. Adj. Sales Price :	619,193	COD :	19.05	MAX Sales Ratio :	120.06		
Avg. Assessed Value :	445,163	PRD :	102.32	MIN Sales Ratio :	13.61		

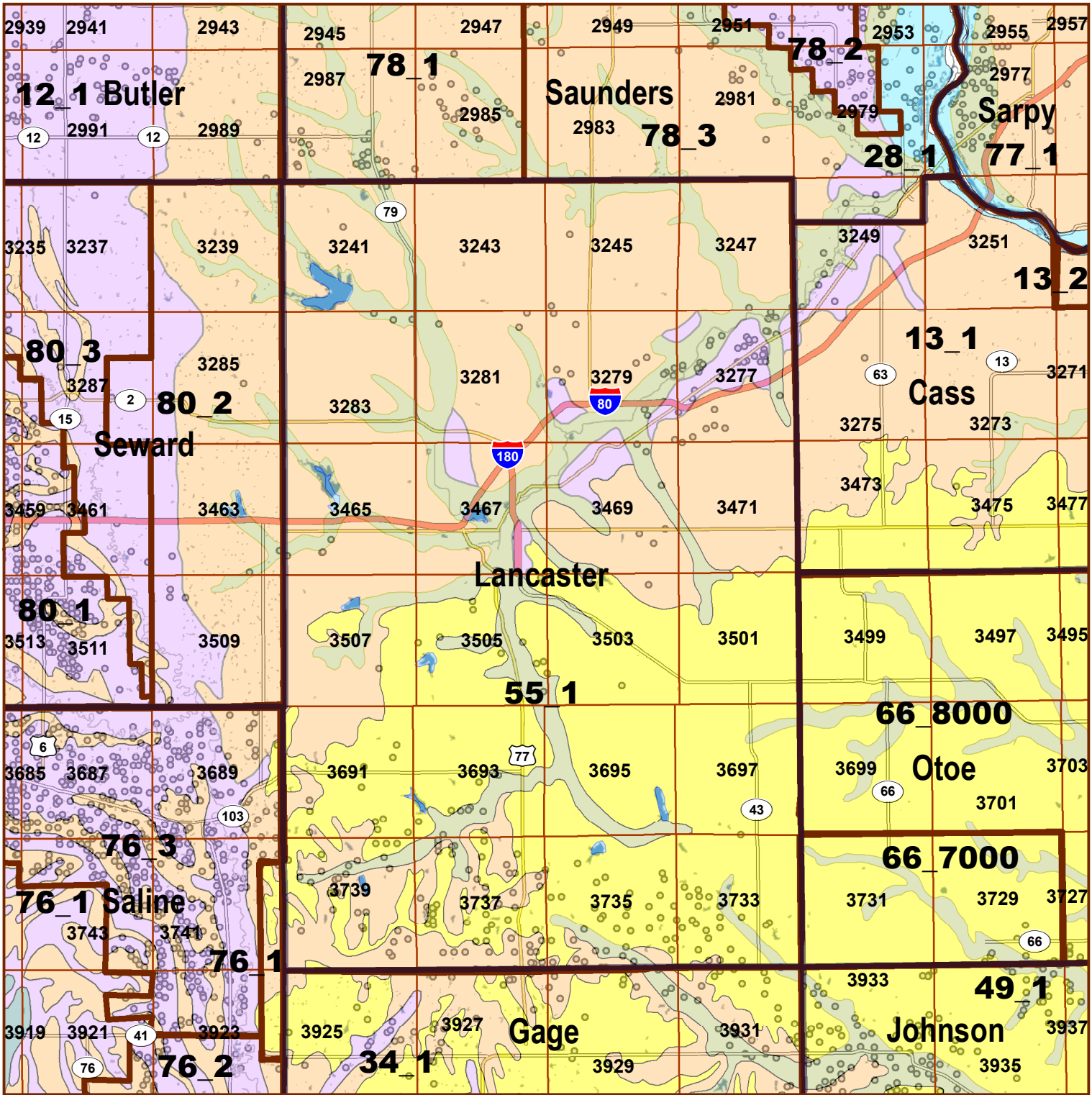
Printed : 03/27/2019

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 Value
<u>    Dry    </u>											
County	19	66.91	70.89	66.89	15.78	105.98	52.00	106.49	60.11 to 74.17	688,770	460,743
1	19	66.91	70.89	66.89	15.78	105.98	52.00	106.49	60.11 to 74.17	688,770	460,743
<u>    Grass    </u>											
County	5	46.02	50.96	43.05	42.63	118.37	13.61	86.37	N/A	296,988	127,859
1	5	46.02	50.96	43.05	42.63	118.37	13.61	86.37	N/A	296,988	127,859
<u>    ALL    </u>											
10/01/2015 To 09/30/2018	72	72.32	73.56	71.89	19.05	102.32	13.61	120.06	67.06 to 77.49	619,193	445,163

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 Value
<u>    Irrigated    </u>											
County	6	81.89	89.88	84.27	19.38	106.66	64.87	120.06	64.87 to 120.06	840,927	708,644
1	6	81.89	89.88	84.27	19.38	106.66	64.87	120.06	64.87 to 120.06	840,927	708,644
<u>    Dry    </u>											
County	43	71.74	74.84	71.04	16.28	105.35	51.14	106.49	66.56 to 76.66	671,476	477,029
1	43	71.74	74.84	71.04	16.28	105.35	51.14	106.49	66.56 to 76.66	671,476	477,029
<u>    Grass    </u>											
County	7	46.61	50.11	44.45	31.09	112.73	13.61	86.37	13.61 to 86.37	296,649	131,856
1	7	46.61	50.11	44.45	31.09	112.73	13.61	86.37	13.61 to 86.37	296,649	131,856
<u>    ALL    </u>											
10/01/2015 To 09/30/2018	72	72.32	73.56	71.89	19.05	102.32	13.61	120.06	67.06 to 77.49	619,193	445,163



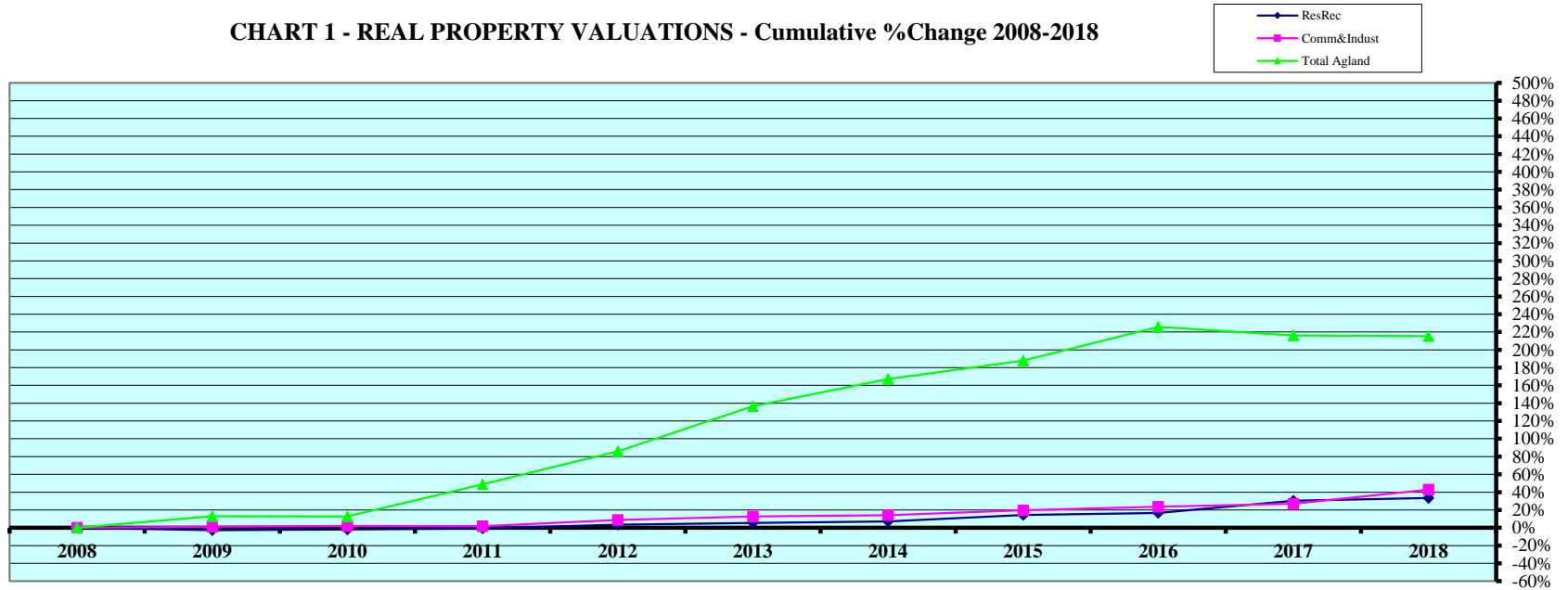
**Legend**

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

## Lancaster County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	12,498,157,675	--	--	--	4,526,411,570	--	--	--	486,146,375	--	--	--
2009	12,154,404,900	-343,752,775	-2.75%	-2.75%	4,574,088,900	47,677,330	1.05%	1.05%	548,663,700	62,517,325	12.86%	12.86%
2010	12,269,636,272	115,231,372	0.95%	-1.83%	4,613,036,254	38,947,354	0.85%	1.91%	547,846,400	-817,300	-0.15%	12.69%
2011	12,387,680,348	118,044,076	0.96%	-0.88%	4,609,183,301	-3,852,953	-0.08%	1.83%	722,916,600	175,070,200	31.96%	48.70%
2012	12,917,564,759	529,884,411	4.28%	3.36%	4,926,833,720	317,650,419	6.89%	8.85%	903,513,200	180,596,600	24.98%	85.85%
2013	13,169,581,568	252,016,809	1.95%	5.37%	5,106,610,580	179,776,860	3.65%	12.82%	1,149,661,600	246,148,400	27.24%	136.48%
2014	13,392,746,841	223,165,273	1.69%	7.16%	5,160,576,496	53,965,916	1.06%	14.01%	1,298,595,200	148,933,600	12.95%	167.12%
2015	14,300,709,448	907,962,607	6.78%	14.42%	5,412,682,869	252,106,373	4.89%	19.58%	1,399,285,900	100,690,700	7.75%	187.83%
2016	14,578,018,652	277,309,204	1.94%	16.64%	5,592,453,026	179,770,157	3.32%	23.55%	1,583,850,896	184,564,996	13.19%	225.80%
2017	16,277,518,082	1,699,499,430	11.66%	30.24%	5,750,454,278	158,001,252	2.83%	27.04%	1,536,914,114	-46,936,782	-2.96%	216.14%
2018	16,679,061,911	401,543,829	2.47%	33.45%	6,466,603,627	716,149,349	12.45%	42.86%	1,532,705,440	-4,208,674	-0.27%	215.28%

Rate Annual %chg: Residential & Recreational **2.93%**

Commercial & Industrial **3.63%**

Agricultural Land **12.17%**

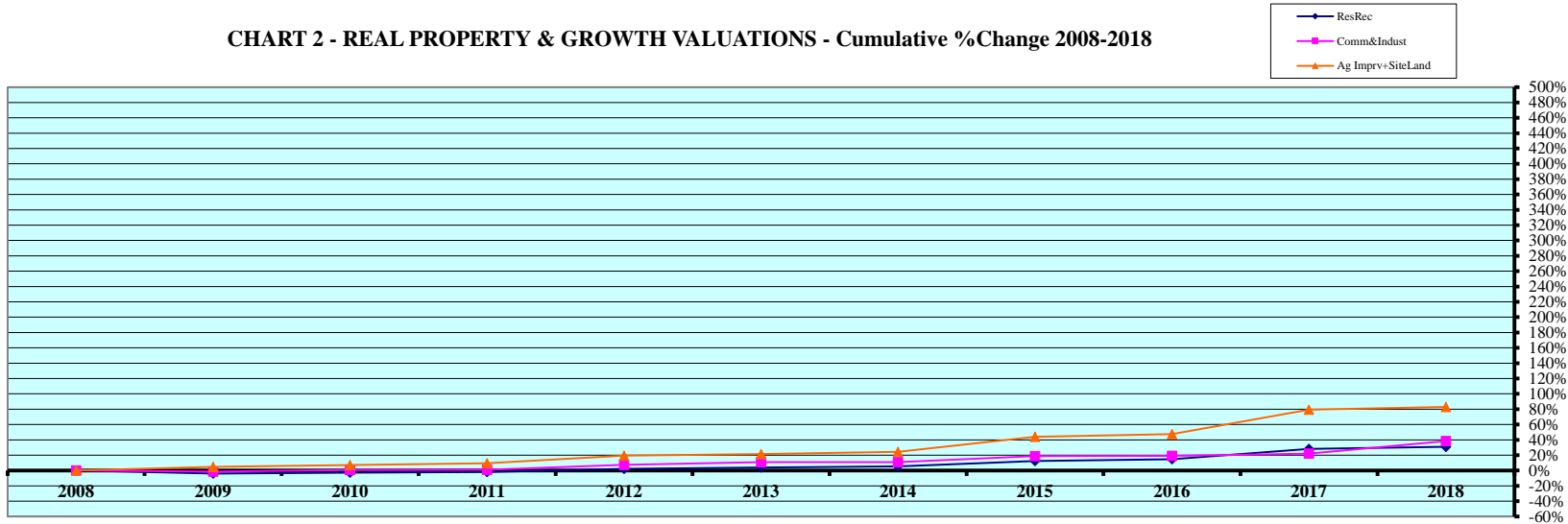
Cnty# **55**  
County **LANCASTER**

**CHART 1**

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

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2008	12,498,157,675	201,382,699	1.61%	12,296,774,976	--	--	4,526,411,570	149,213,971	3.30%	4,377,197,599	--	--
2009	12,154,404,900	152,668,214	1.26%	12,001,736,686	-3.97%	-3.97%	4,574,088,900	111,116,094	2.43%	4,462,972,806	-1.40%	-1.40%
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	-0.15%	-2.89%	4,613,036,254	60,095,754	1.30%	4,552,940,500	-0.46%	0.59%
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	-2.02%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	0.93%
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	2.16%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	7.36%
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	3.84%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	11.08%
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	5.34%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	10.97%
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	12.38%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	18.75%
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	14.63%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	19.00%
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	28.09%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	22.18%
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	30.96%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	38.39%
Rate Ann%chg	<b>2.93%</b>						<b>3.63%</b>					
							C & I w/o growth					
							<b>1.45%</b>					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% 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	Growth Value				
2008	347,695,858	29,954,363	377,650,221	12,234,909	3.24%	365,415,312	--	
2009	379,720,000	25,277,800	404,997,800	9,451,067	2.33%	395,546,733	4.74%	
2010	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	6.99%	
2011	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	9.38%	
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	19.41%	
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	21.53%	
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	24.45%	
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	44.12%	
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	47.56%	
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	79.24%	
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	82.95%	
Rate Ann%chg	<b>6.39%</b>	<b>6.79%</b>	<b>6.42%</b>	Ag Imprv+Site w/o growth		<b>4.30%</b>		

(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.

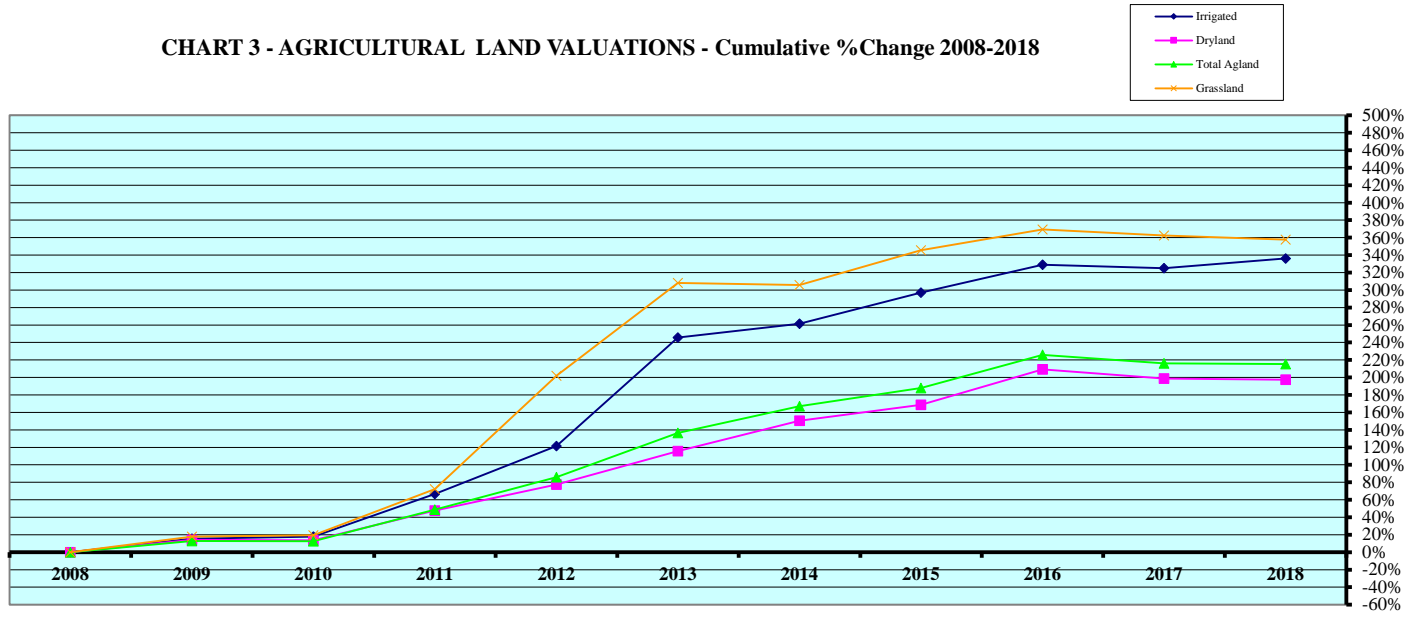
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty#	55
County	LANCASTER

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	28,350,612	--	--	--	415,913,578	--	--	--	33,340,675	--	--	--
2009	32,757,736	4,407,124	15.55%	15.55%	474,781,091	58,867,513	14.15%	14.15%	39,294,630	5,953,955	17.86%	17.86%
2010	33,412,915	655,179	2.00%	17.86%	472,830,316	-1,950,775	-0.41%	13.68%	39,775,390	480,760	1.22%	19.30%
2011	47,213,106	13,800,191	41.30%	66.53%	614,469,577	141,639,261	29.96%	47.74%	57,404,893	17,629,503	44.32%	72.18%
2012	62,817,573	15,604,467	33.05%	121.57%	738,171,849	123,702,272	20.13%	77.48%	100,639,386	43,234,493	75.31%	201.85%
2013	98,027,389	35,209,816	56.05%	245.77%	896,410,405	158,238,556	21.44%	115.53%	136,096,782	35,457,396	35.23%	308.20%
2014	102,451,744	4,424,355	4.51%	261.37%	1,041,670,226	145,259,821	16.20%	150.45%	135,283,681	-813,101	-0.60%	305.76%
2015	112,549,748	10,098,004	9.86%	296.99%	1,117,128,144	75,457,918	7.24%	168.60%	148,557,800	13,274,119	9.81%	345.58%
2016	121,644,841	9,095,093	8.08%	329.07%	1,286,040,036	168,911,892	15.12%	209.21%	156,486,045	7,928,245	5.34%	369.35%
2017	120,500,466	-1,144,375	-0.94%	325.04%	1,242,389,445	-43,650,591	-3.39%	198.71%	154,165,474	-2,320,571	-1.48%	362.39%
2018	123,658,469	3,158,003	2.62%	336.18%	1,236,410,660	-5,978,785	-0.48%	197.28%	152,600,411	-1,565,063	-1.02%	357.70%

Rate Ann.%chg: Irrigated **15.87%** Dryland **11.51%** Grassland **16.43%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	1,763,489	--	--	--	6,778,021	--	--	--	486,146,375	--	--	--
2009	1,830,243	66,754	3.79%	3.79%	0	-6,778,021	-100.00%	-100.00%	548,663,700	62,517,325	12.86%	12.86%
2010	1,827,779	-2,464	-0.13%	3.65%	0	0	-100.00%	-100.00%	547,846,400	-817,300	-0.15%	12.69%
2011	1,849,124	21,345	1.17%	4.86%	1,979,900	1,979,900	-70.79%	-70.79%	722,916,600	175,070,200	31.96%	48.70%
2012	1,884,392	35,268	1.91%	6.86%	0	-1,979,900	-100.00%	-100.00%	903,513,200	180,596,600	24.98%	85.85%
2013	19,127,024	17,242,632	915.02%	984.61%	0	0	-100.00%	-100.00%	1,149,661,600	246,148,400	27.24%	136.48%
2014	19,189,549	62,525	0.33%	988.16%	0	0	-100.00%	-100.00%	1,298,595,200	148,933,600	12.95%	167.12%
2015	21,050,208	1,860,659	9.70%	1093.67%	0	0	-100.00%	-100.00%	1,399,285,900	100,690,700	7.75%	187.83%
2016	19,679,974	-1,370,234	-6.51%	1015.97%	0	0	-100.00%	-100.00%	1,583,850,896	184,564,996	13.19%	225.80%
2017	19,858,729	178,755	0.91%	1026.10%	0	0	-100.00%	-100.00%	1,536,914,114	-46,936,782	-2.96%	216.14%
2018	20,035,900	177,171	0.89%	1036.15%	0	0	-100.00%	-100.00%	1,532,705,440	-4,208,674	-0.27%	215.28%

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

Rate Ann.%chg: Total Agric Land **12.17%**



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

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
2008	28,379,640	15,542	1,826			423,932,584	293,847	1,443			33,515,557	55,501	604		
2009	32,789,030	15,364	2,134	16.88%	16.88%	474,929,803	294,089	1,615	11.94%	11.94%	38,700,397	56,834	681	12.76%	12.76%
2010	32,588,653	15,262	2,135	0.06%	16.94%	473,565,260	293,779	1,612	-0.18%	11.73%	39,601,221	57,993	683	0.28%	13.08%
2011	47,130,272	17,971	2,623	22.82%	43.63%	615,699,479	293,092	2,101	30.32%	45.61%	57,104,875	56,980	1,002	46.76%	65.96%
2012	62,989,621	18,032	3,493	33.20%	91.31%	739,149,527	279,062	2,649	26.09%	83.59%	100,076,413	71,454	1,401	39.75%	131.93%
2013	98,031,906	17,928	5,468	56.53%	199.47%	897,333,937	274,944	3,264	23.22%	126.22%	135,756,410	75,337	1,802	28.66%	198.40%
2014	102,185,334	18,704	5,463	-0.09%	199.20%	1,043,353,640	273,268	3,818	16.99%	164.65%	136,603,555	75,687	1,805	0.16%	198.88%
2015	112,522,476	19,072	5,900	7.99%	223.11%	1,120,201,903	271,606	4,124	8.02%	185.88%	148,541,012	76,093	1,952	8.16%	223.26%
2016	122,750,145	19,138	6,414	8.72%	251.27%	1,286,659,923	269,939	4,766	15.57%	230.39%	156,870,865	76,657	2,046	4.83%	238.88%
2017	120,305,949	19,623	6,131	-4.42%	235.76%	1,241,909,098	268,828	4,620	-3.08%	220.21%	153,088,262	76,269	2,007	-1.92%	232.39%
2018	123,657,292	20,108	6,150	0.31%	236.80%	1,236,956,268	267,899	4,617	-0.05%	220.04%	152,674,528	76,280	2,002	-0.28%	231.44%

Rate Annual %chg Average Value/Acre: 12.91%

12.34%

12.73%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2008	1,763,040	23,573	75			0	0				487,590,821	388,464	1,255		
2009	1,810,171	24,174	75	0.12%	0.12%	0	0				548,229,401	390,460	1,404	11.86%	11.86%
2010	1,831,866	24,327	75	0.56%	0.69%	0	0				547,587,000	391,360	1,399	-0.35%	11.47%
2011	1,850,474	24,680	75	-0.43%	0.25%	0	0				721,785,100	392,722	1,838	31.35%	46.43%
2012	1,881,339	25,125	75	-0.13%	0.12%	0	0				904,096,900	393,672	2,297	24.96%	82.97%
2013	19,152,747	25,557	749	900.83%	902.04%	0	0				1,150,275,000	393,766	2,921	27.20%	132.73%
2014	19,262,171	25,699	750	0.02%	902.20%	0	0				1,301,404,700	393,358	3,308	13.26%	163.58%
2015	21,085,705	26,047	810	8.00%	982.40%	0	0				1,402,351,096	392,818	3,570	7.90%	184.42%
2016	19,691,338	26,271	750	-7.41%	902.21%	0	0				1,585,972,271	392,005	4,046	13.33%	222.33%
2017	19,802,162	26,433	749	-0.05%	901.67%	0	0				1,535,105,471	391,154	3,925	-3.00%	212.67%
2018	19,966,812	26,582	751	0.27%	904.36%	0	0				1,533,254,900	390,868	3,923	-0.05%	212.52%

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**LANCASTER**

Rate Annual %chg Average Value/Acre: 12.07%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

**CHART 4**

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
285,407	LANCASTER	806,945,840	279,959,443	215,025,246	16,679,061,911	6,029,674,437	436,929,190	0	1,532,705,440	645,843,000	57,780,160	0	26,683,924,667
cnty sector/value % of total value:		3.02%	1.05%	0.81%	62.51%	22.60%	1.64%		5.74%	2.42%	0.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNET	2,320,242	376,326	22,015	54,889,500	5,503,300	0	0	0	0	0	0	63,111,383
0.25%	%sector of county sector	0.29%	0.13%	0.01%	0.33%	0.09%							0.24%
	%sector of municipality	3.68%	0.60%	0.03%	86.97%	8.72%							100.00%
154	DAVEY	149,916	83,286	4,693	7,049,700	1,031,100	20,500	0	0	0	0	0	8,339,195
0.05%	%sector of county sector	0.02%	0.03%	0.00%	0.04%	0.02%	0.00%						0.03%
	%sector of municipality	1.80%	1.00%	0.06%	84.54%	12.36%	0.25%						100.00%
190	DENTON	252,739	307,005	730,706	9,910,400	1,059,100	0	0	0	0	0	0	12,259,950
0.07%	%sector of county sector	0.03%	0.11%	0.34%	0.06%	0.02%							0.05%
	%sector of municipality	2.06%	2.50%	5.96%	80.84%	8.64%							100.00%
590	FIRTH	441,020	411,462	469,743	25,753,500	3,760,700	0	0	0	0	0	0	30,836,425
0.21%	%sector of county sector	0.05%	0.15%	0.22%	0.15%	0.06%							0.12%
	%sector of municipality	1.43%	1.33%	1.52%	83.52%	12.20%							100.00%
213	HALLAM	348,595	144,126	8,419	15,123,600	2,971,100	0	0	112,400	0	0	0	18,708,240
0.07%	%sector of county sector	0.04%	0.05%	0.00%	0.09%	0.05%			0.01%				0.07%
	%sector of municipality	1.86%	0.77%	0.05%	80.84%	15.88%			0.60%				100.00%
1,657	HICKMAN	1,449,954	797,242	1,482,492	143,579,600	13,830,850	0	0	457,200	0	0	0	161,597,338
0.58%	%sector of county sector	0.18%	0.28%	0.69%	0.86%	0.23%			0.03%				0.61%
	%sector of municipality	0.90%	0.49%	0.92%	88.85%	8.56%			0.28%				100.00%
258,806	LINCOLN	689,613,038	223,210,583	134,689,080	14,354,939,411	5,884,753,187	393,669,221	0	367,700	0	0	0	21,681,242,220
90.68%	%sector of county sector	85.46%	79.73%	62.64%	62.64%	97.60%	90.10%		0.02%				81.25%
	%sector of municipality	3.18%	1.03%	0.62%	66.21%	27.14%	1.82%		0.00%				100.00%
382	MALCOLM	481,603	122,580	6,907	21,192,500	1,858,500	0	0	0	0	0	0	23,662,090
0.13%	%sector of county sector	0.06%	0.04%	0.00%	0.13%	0.03%							0.09%
	%sector of municipality	2.04%	0.52%	0.03%	89.56%	7.85%							100.00%
256	PANAMA	34,939	152,371	8,879	13,325,100	1,091,600	0	0	0	0	0	0	14,612,889
0.09%	%sector of county sector	0.00%	0.05%	0.00%	0.08%	0.02%							0.05%
	%sector of municipality	0.24%	1.04%	0.06%	91.19%	7.47%							100.00%
167	RAYMOND	576,172	190,201	394,996	7,986,400	826,100	0	0	0	0	0	0	9,973,869
0.06%	%sector of county sector	0.07%	0.07%	0.18%	0.05%	0.01%							0.04%
	%sector of municipality	5.78%	1.91%	3.96%	80.07%	8.28%							100.00%
220	ROCA	39,715	119,900	475,573	12,200,300	1,245,100	0	0	0	0	0	0	14,080,588
0.08%	%sector of county sector	0.00%	0.04%	0.22%	0.07%	0.02%							0.05%
	%sector of municipality	0.28%	0.85%	3.38%	86.65%	8.84%							100.00%
142	SPRAGUE	333,135	94,712	5,337	6,861,500	657,000	0	0	0	0	0	0	7,951,684
0.05%	%sector of county sector	0.04%	0.03%	0.00%	0.04%	0.01%							0.03%
	%sector of municipality	4.19%	1.19%	0.07%	86.29%	8.26%							100.00%
3277	WAVERLY	18,986,040	1,636,394	1,131,480	218,837,100	35,822,800	29,169,769	0	0	0	0	0	305,583,583
1.15%	%sector of county sector	2.35%	0.58%	0.53%	1.31%	0.59%	6.68%		1.31%				1.15%
	%sector of municipality	6.21%	0.54%	0.37%	71.61%	11.72%	9.55%						100.00%
266,773	Total Municipalities	715,027,108	227,646,188	139,430,320	14,891,648,611	5,954,410,437	422,859,490	0	937,300	0	0	0	22,351,959,454
93.47%	%all municip.sectors of cnty	88.61%	81.31%	64.84%	89.28%	98.75%	96.78%		0.06%				83.77%

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Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 111,935</b>	<b>Value : 27,218,499,238</b>	<b>Growth 506,358,086</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	5,173	223,505,364	0	0	83	6,749,000	5,256	230,254,364	
<b>02. Res Improve Land</b>	91,354	4,059,812,685	0	0	281	25,767,900	91,635	4,085,580,585	
<b>03. Res Improvements</b>	91,354	14,002,785,974	0	0	281	101,287,900	91,635	14,104,073,874	
<b>04. Res Total</b>	96,527	18,286,104,023	0	0	364	133,804,800	96,891	18,419,908,823	322,455,462
<b>% of Res Total</b>	99.62	99.27	0.00	0.00	0.38	0.73	86.56	67.67	63.68
<b>05. Com UnImp Land</b>	1,660	301,912,850	0	0	11	2,159,700	1,671	304,072,550	
<b>06. Com Improve Land</b>	6,105	1,600,193,949	0	0	2	799,600	6,107	1,600,993,549	
<b>07. Com Improvements</b>	6,105	4,254,668,826	0	0	2	4,600,200	6,107	4,259,269,026	
<b>08. Com Total</b>	7,765	6,156,775,625	0	0	13	7,559,500	7,778	6,164,335,125	165,216,817
<b>% of Com Total</b>	99.83	99.88	0.00	0.00	0.17	0.12	6.95	22.65	32.63
<b>09. Ind UnImp Land</b>	13	2,913,200	0	0	0	0	13	2,913,200	
<b>10. Ind Improve Land</b>	192	142,910,745	0	0	0	0	192	142,910,745	
<b>11. Ind Improvements</b>	192	285,747,345	0	0	0	0	192	285,747,345	
<b>12. Ind Total</b>	205	431,571,290	0	0	0	0	205	431,571,290	509,000
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.18	1.59	0.10
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	96,527	18,286,104,023	0	0	364	133,804,800	96,891	18,419,908,823	322,455,462
<b>% of Res &amp; Rec Total</b>	99.62	99.27	0.00	0.00	0.38	0.73	86.56	67.67	63.68
<b>Com &amp; Ind Total</b>	7,970	6,588,346,915	0	0	13	7,559,500	7,983	6,595,906,415	165,725,817
<b>% of Com &amp; Ind Total</b>	99.84	99.89	0.00	0.00	0.16	0.11	7.13	24.23	32.73

<b>17. Taxable Total</b>	104,497	24,874,450,938	0	0	377	141,364,300	104,874	25,015,815,238	488,181,279
<b>% of Taxable Total</b>	99.64	99.43	0.00	0.00	0.36	0.57	93.69	91.91	96.41

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	436	17,089,823	67,991,177	0	0	0
19. Commercial	562	243,859,325	548,537,875	0	0	0
20. Industrial	21	24,233,190	23,392,410	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	436	17,089,823	67,991,177
19. Commercial	0	0	0	562	243,859,325	548,537,875
20. Industrial	0	0	0	21	24,233,190	23,392,410
21. Other	0	0	0	0	0	0
22. Total Sch II				1,019	285,182,338	639,921,462

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,410	0	51	3,461

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	300,100	0	0	4,311	1,005,222,000	4,313	1,005,522,100
28. Ag-Improved Land	0	0	0	0	2,748	595,929,700	2,748	595,929,700
29. Ag Improvements	0	0	0	0	2,748	601,232,200	2,748	601,232,200

30. Ag Total					7,061	2,202,684,000
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	72.42	815,600	12	72.42	815,600	
32. HomeSite Improv Land	2,392	7,331.62	175,277,500	2,392	7,331.62	175,277,500	
33. HomeSite Improvements	2,392	0.00	546,580,000	2,392	0.00	546,580,000	18,098,996
34. HomeSite Total				<b>2,404</b>	<b>7,404.04</b>	<b>722,673,100</b>	
35. FarmSite UnImp Land	103	212.55	2,252,900	103	212.55	2,252,900	
36. FarmSite Improv Land	2,097	974.10	6,449,300	2,097	974.10	6,449,300	
37. FarmSite Improvements	2,097	0.00	54,652,200	2,097	0.00	54,652,200	77,811
38. FarmSite Total				<b>2,200</b>	<b>1,186.65</b>	<b>63,354,400</b>	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	44.26	32,108	0	44.26	32,108	
41. Total Section VI				<b>4,604</b>	<b>8,634.95</b>	<b>786,059,608</b>	<b>18,176,807</b>

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	19	1,625.00	2,993,200	19	1,625.00	2,993,200

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	74.33	300,100	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7,059	390,161.94	2,202,383,900	7,061	390,236.27	2,202,684,000
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,067.81	9.68%	14,421,944	12.03%	6,974.50
46. 1A	5,833.28	27.32%	36,092,447	30.12%	6,187.33
47. 2A1	1,604.54	7.51%	9,264,656	7.73%	5,774.03
48. 2A	5,602.14	26.24%	30,224,041	25.22%	5,395.09
49. 3A1	3,137.24	14.69%	15,642,107	13.05%	4,985.95
50. 3A	370.29	1.73%	1,769,454	1.48%	4,778.56
51. 4A1	2,296.99	10.76%	10,497,832	8.76%	4,570.26
52. 4A	439.46	2.06%	1,924,841	1.61%	4,380.01
<b>53. Total</b>	<b>21,351.75</b>	<b>100.00%</b>	<b>119,837,322</b>	<b>100.00%</b>	<b>5,612.53</b>
<b>Dry</b>					
54. 1D1	17,950.93	6.74%	96,767,658	8.59%	5,390.68
55. 1D	56,590.83	21.25%	275,802,738	24.49%	4,873.63
56. 2D1	10,997.45	4.13%	49,427,413	4.39%	4,494.44
57. 2D	58,919.45	22.12%	247,300,537	21.96%	4,197.26
58. 3D1	70,516.33	26.47%	282,920,332	25.13%	4,012.13
59. 3D	20,717.81	7.78%	73,003,924	6.48%	3,523.73
60. 4D1	26,998.03	10.14%	89,076,692	7.91%	3,299.38
61. 4D	3,670.53	1.38%	11,689,363	1.04%	3,184.65
<b>62. Total</b>	<b>266,361.36</b>	<b>100.00%</b>	<b>1,125,988,657</b>	<b>100.00%</b>	<b>4,227.30</b>
<b>Grass</b>					
63. 1G1	1,815.37	2.42%	4,720,604	3.14%	2,600.35
64. 1G	7,175.14	9.57%	19,741,554	13.14%	2,751.38
65. 2G1	2,944.36	3.93%	7,778,254	5.18%	2,641.75
66. 2G	9,611.11	12.82%	22,938,648	15.26%	2,386.68
67. 3G1	24,242.54	32.34%	52,723,188	35.09%	2,174.82
68. 3G	3,134.72	4.18%	5,679,917	3.78%	1,811.94
69. 4G1	15,888.72	21.19%	22,772,685	15.15%	1,433.26
70. 4G	10,160.06	13.55%	13,915,800	9.26%	1,369.66
<b>71. Total</b>	<b>74,972.02</b>	<b>100.00%</b>	<b>150,270,650</b>	<b>100.00%</b>	<b>2,004.36</b>
<b>Irrigated Total</b>	<b>21,351.75</b>	<b>5.47%</b>	<b>119,837,322</b>	<b>8.46%</b>	<b>5,612.53</b>
<b>Dry Total</b>	<b>266,361.36</b>	<b>68.26%</b>	<b>1,125,988,657</b>	<b>79.48%</b>	<b>4,227.30</b>
<b>Grass Total</b>	<b>74,972.02</b>	<b>19.21%</b>	<b>150,270,650</b>	<b>10.61%</b>	<b>2,004.36</b>
72. Waste	27,537.68	7.06%	20,621,800	1.46%	748.86
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	625.48	0.16%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>390,222.81</b>	<b>100.00%</b>	<b>1,416,718,429</b>	<b>100.00%</b>	<b>3,630.54</b>



Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	21,351.75	119,837,322	21,351.75	119,837,322
<b>77. Dry Land</b>	57.36	287,365	0.00	0	266,304.00	1,125,701,292	266,361.36	1,125,988,657
<b>78. Grass</b>	0.00	0	0.00	0	74,972.02	150,270,650	74,972.02	150,270,650
<b>79. Waste</b>	16.98	12,735	0.00	0	27,520.70	20,609,065	27,537.68	20,621,800
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	625.48	0	625.48	0
<b>82. Total</b>	<b>74.34</b>	<b>300,100</b>	<b>0.00</b>	<b>0</b>	<b>390,148.47</b>	<b>1,416,418,329</b>	<b>390,222.81</b>	<b>1,416,718,429</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	21,351.75	5.47%	119,837,322	8.46%	5,612.53
<b>Dry Land</b>	266,361.36	68.26%	1,125,988,657	79.48%	4,227.30
<b>Grass</b>	74,972.02	19.21%	150,270,650	10.61%	2,004.36
<b>Waste</b>	27,537.68	7.06%	20,621,800	1.46%	748.86
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	625.48	0.16%	0	0.00%	0.00
<b>Total</b>	<b>390,222.81</b>	<b>100.00%</b>	<b>1,416,718,429</b>	<b>100.00%</b>	<b>3,630.54</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 ** Unknown **	5,256	230,254,364	91,635	4,085,580,585	91,635	14,104,073,874	96,891	18,419,908,823	322,455,462
84 Residential Total	5,256	230,254,364	91,635	4,085,580,585	91,635	14,104,073,874	96,891	18,419,908,823	322,455,462

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,684	306,985,750	6,299	1,743,904,294	6,299	4,545,016,371	7,983	6,595,906,415	165,725,817
86 Commercial Total	1,684	306,985,750	6,299	1,743,904,294	6,299	4,545,016,371	7,983	6,595,906,415	165,725,817

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,815.37	2.42%	4,720,604	3.14%	2,600.35
88. 1G	7,175.14	9.57%	19,741,554	13.14%	2,751.38
89. 2G1	2,944.36	3.93%	7,778,254	5.18%	2,641.75
90. 2G	9,611.11	12.82%	22,938,648	15.26%	2,386.68
91. 3G1	24,242.54	32.34%	52,723,188	35.09%	2,174.82
92. 3G	3,134.72	4.18%	5,679,917	3.78%	1,811.94
93. 4G1	15,888.72	21.19%	22,772,685	15.15%	1,433.26
94. 4G	10,160.06	13.55%	13,915,800	9.26%	1,369.66
95. Total	74,972.02	100.00%	150,270,650	100.00%	2,004.36
<b>CRP</b>					
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
<b>Timber</b>					
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	74,972.02	100.00%	150,270,650	100.00%	2,004.36
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	74,972.02	100.00%	150,270,650	100.00%	2,004.36

**2019 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	16,679,061,911	18,419,908,823	1,740,846,912	10.44%	322,455,462	8.50%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	645,843,000	722,673,100	76,830,100	11.90%	18,098,996	9.09%
<b>04. Total Residential (sum lines 1-3)</b>	<b>17,324,904,911</b>	<b>19,142,581,923</b>	<b>1,817,677,012</b>	<b>10.49%</b>	<b>340,554,458</b>	<b>8.53%</b>
05. Commercial	6,029,674,437	6,164,335,125	134,660,688	2.23%	165,216,817	-0.51%
06. Industrial	436,929,190	431,571,290	-5,357,900	-1.23%	509,000	-1.34%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>6,466,603,627</b>	<b>6,595,906,415</b>	<b>129,302,788</b>	<b>2.00%</b>	<b>165,725,817</b>	<b>-0.56%</b>
08. Ag-Farmsite Land, Outbuildings	57,778,600	63,354,400	5,575,800	9.65%	77,811	9.52%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,560	32,108	30,548	1,958.21%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>57,780,160</b>	<b>63,386,508</b>	<b>5,606,348</b>	<b>9.70%</b>	<b>77,811</b>	<b>9.57%</b>
12. Irrigated	123,658,469	119,837,322	-3,821,147	-3.09%		
13. Dryland	1,236,410,660	1,125,988,657	-110,422,003	-8.93%		
14. Grassland	152,600,411	150,270,650	-2,329,761	-1.53%		
15. Wasteland	20,035,900	20,621,800	585,900	2.92%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,532,705,440</b>	<b>1,416,718,429</b>	<b>-115,987,011</b>	<b>-7.57%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>25,381,994,138</b>	<b>27,218,499,238</b>	<b>1,836,505,100</b>	<b>7.24%</b>	<b>506,358,086</b>	<b>5.24%</b>

## 2019 Assessment Survey for Lancaster County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	2
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	15
<b>3.</b>	<b>Other full-time employees:</b>
	25 this includes 4 Register of Deeds employees
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$4,368,693
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$130,000 this is commingled with the ROD and the Tech fund of the office.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$13,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	Within the Register of Deeds \$222,000 is earmarked for technology which originates from filing fees.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$79,445

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

## D. Contracted Services

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

## E. Appraisal /Listing Services

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



## 2019 Residential Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	County assessor's appraisal staff												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Lincoln</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southeast Lincoln</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Northeast Lincoln</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Non-AG</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Lincoln	2	Southeast Lincoln	3	Northeast Lincoln	4	Rural Non-AG	Ag	Agricultural outbuildings and improvements
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	West Lincoln												
2	Southeast Lincoln												
3	Northeast Lincoln												
4	Rural Non-AG												
Ag	Agricultural outbuildings and improvements												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The sales comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.												
<b>4.</b>	<b>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?</b>												
	The cost approach is available in the counties CAMA program but is a secondary approach given little weight for assessment purposes.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	No, the County gives minimal weight to the cost approach in determining market value.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	Rural residential site values are developed using market information from similar properties.												
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.												

9.	<u>Valuation Group</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	2018	2018	2018	2011-2018
	2	2018	2018	2018	2011-2018
	3	2018	2018	2018	2011-2018
	4	2018	2018	2018	2011-2018
	Ag	2018	2018	2018	2011-2018

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

## 2019 Commercial Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The county assessors appraisal staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Lincoln</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small town and rural</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Lincoln	2	Small town and rural									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Lincoln																		
2	Small town and rural																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	Lancaster County uses the cost and income approaches for the valuation of all commercial properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The county relies on appraisers in their office that have the experience to value the unique properties in the County.																		
<b>4.</b>	<b>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?</b>																		
	The county develops a depreciation model during each reappraisal cycle.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2015-2018</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2015-2018</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2018	2018	2018	2015-2018	2	2018	2018	2018	2015-2018
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2018	2018	2018	2015-2018															
2	2018	2018	2018	2015-2018															
	The one valuation group represents Lincoln, Waverly, and Hickman. The other consists of the small towns and rural areas of the county. The County uses primary use for their valuation efforts.																		

## 2019 Agricultural Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	County assessor's appraisal staff						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The agricultural special value land is one market area.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The agricultural special value land is one market area.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The agricultural special value land is one market area.	2018					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Present use of the parcel is the deciding factor in determining the differences.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Intensive agricultural use in the county is limited, market analysis is therefore also very limited. At this time the county feels that that values based on soil productivity are the best indicator of market value.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Market sales.						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>8a.</b>	<b>How many special valuation applications are on file?</b>						
	7,098						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	The County continually reviews and verifies sales to determine if there are influences other than for agricultural use. The County then compares the sales to similar sales from non-influenced counties with the same general land capabilities. See special value methodology.						
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>						
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>						

	Housing developments, commercial and industrial development as well as futures investment to place money in a safe commodity i.e.(land to hold wealth) for family portfolio management.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	The entire county is influenced.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Market approach utilizing the sales 70 acres or greater inside and outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.

# **Lancaster County's 2019 Three Year Assessment Plan**

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

## **Introduction**

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

## **Tax Year 2019**

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

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

## **Tax Year 2020**

We anticipate this to be a “clean up” year. In addition to the routine annual work, we will be focusing on properties that may have slipped through the cracks, as well as conduct a close review of the 2019 protests to referees to recognize any issues discovered by the referees. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes on an annual basis.

## **Tax Year 2021**

A complete relisting and reappraisal of all Commercial property was completed for 2018, and we anticipate valuation changes to be necessary by 2021. This will involve an update of the property listings, valuation tables and methods. We will continue to maintain field inspections of one sixth of the properties in the rural and residential areas. This review will allow the data collection and review to be at as current a level as possible. Pickup work and sales verification will continue annually, but is not considered part of the annual review. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes during the intervening years.

## 2019 Special Value Methodology for Lancaster County

The Lancaster County Assessor has determined that non-agricultural influences continue to impact the market value of land in the county. Residential development is the primary non-agricultural influence on land currently classified as agricultural land, and in many cases, marks the highest and best use of the land. Recreational influences are also a non-agricultural influence in parts of the county.

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year study period preceding September 30<sup>th</sup>, 2018. Sales of agricultural land in this timeframe have exceeded \$50,000 per acre for residential and commercial development, while other sale prices appear to reflect the market for agricultural uses. The sales collectively suggest that smaller tracts of land are more marketable for residential and recreational uses, and larger tracts of land are more marketable for agricultural producers. Sales of 75 acres and larger are considered to typically reflect an agricultural land market value with minimal non-agricultural influence.

Lancaster County recognizes a single market area to reflect the uninfluenced agricultural land market. Considering the value of agricultural land as an income-producing asset, various changes in a parcel's productivity and income potential is addressed by use of the Land Capability Groupings (LCG) determined by the Property Tax Administrator. Lancaster County assigns a graduated per acre assessed value based on the parcel's productivity. The range of value by LCG was evaluated based on sales with similar soil and production characteristics throughout the Major Land Resource Area.

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources, and compared to sale prices. Again, sales of larger than 75 acres typically reflected a gross earnings rate comparable to the agricultural market.

The 2019 assessed values were internally measured against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division.