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DEPARTMENT OF REVENUE

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

LINCOLN COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Julie Stenger, Lincoln County Assessor

Table of Contents

2019 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all 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.

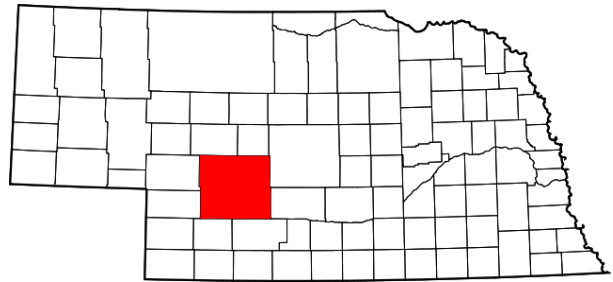
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

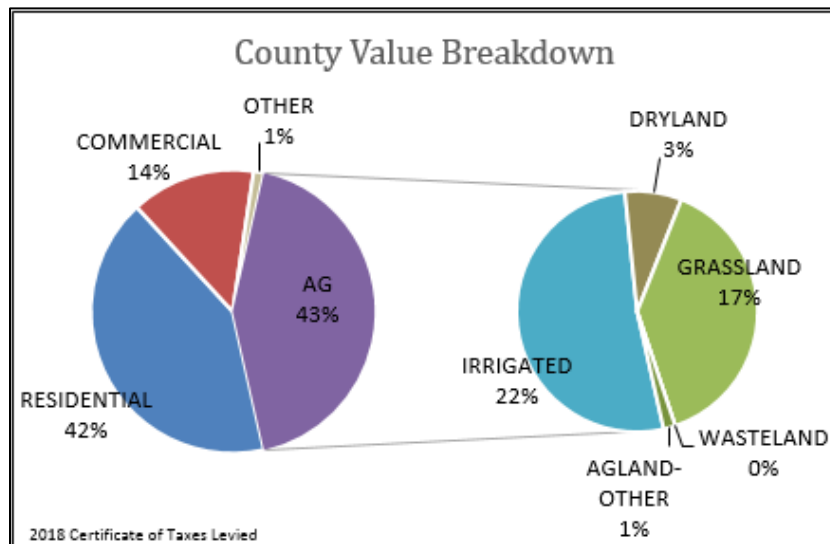
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,564 square miles, Lincoln County had 35,280 residents, per the Census Bureau Quick Facts for 2017, a 3% decline from the 2010 U.S. Census. Reports indicated that 64% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$112,591 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Lincoln County are located in and around North Platte, the county seat. According to the latest information available from the U.S. Census Bureau, there were 1,054 employer establishments with total employment of 11,970.



Agricultural land accounts for approximately 43% of the county's valuation base. Grassland makes up the majority of the land in the county. Lincoln County is included in both the Twin Platte and Middle Republican Natural Resources Districts (NRD). The ethanol plant located in Sutherland also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BRADY	366	428	16.9%
HERSHEY	572	665	16.3%
MAXWELL	315	312	-1.0%
NORTH PLATTE	23,878	24,733	3.6%
SUTHERLAND	1,129	1,286	13.9%
WALLACE	329	366	11.2%
WELLFLEET	76	78	2.6%

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

2019 Residential Correlation for Lincoln County

Assessment Actions

For the 2019 assessment year, the villages of Brady, Maxwell, Sutherland, Hershey, Wellfleet, Wallace and Dickens along with the Suburban residential parcels were physically inspected. A market study was conducted and the villages of Hershey and Sutherland received a 10% increase while the suburban valuation group increased 9% to reach an acceptable level of value. Leasehold values were also reviewed at the Maloney Lake and Jeffery Lake; changes were made to Jeffery Lake, Mill Isle Boat Club, Frontier Resort Boat Club, Prairie Lake Boat Club and properties across the road from Lake Maloney. For the remainder of the residential class, pick-up work was completed in a timely manner.

Assessment Practice Review

In the residential class, the Property Assessment Division's (Division) assessment practice review includes review of the submission and qualification of sales data, the structure of valuation groups, comparison of sold and unsold parcels, and a review of all aspects of the valuation process. Examination of the assessed values compared to the county assessor's records showed no errors. The county has a history of submitting sales data to the Division both timely and accurately. Review of the qualified and non-qualified sales rosters and conversation with the county appraisal staff supported that the county has verified the residential transactions and qualified them without sales bias. Sales usability rates within the county have improved over a ten-year period; the current utilization rate is approximately 74%.

Review of the valuation group structure supported that residential properties were generally grouped based on similar economic characteristics. The one exception may be the stratification of rural and suburban properties. All suburban properties in the county are grouped together, regardless of whether they are located outside of North Platte or outside of one of the small villages. The county equalizes values in the rural and suburban neighborhoods with multiple land valuation tables. For that reason, property values are equalized. The county will be completing a two-year reappraisal of the suburban and rural areas for 2020 and will re-examine the valuation group structure at that time.

Review of sold and unsold properties indicated that some of the suburban and rural properties as well as the small villages were being adjusted more frequently than the unsold properties; however, adjustments were minimal and were not biased by the sale price. Conversation with the county assessor indicated that these areas were in need of review and that the county was discovering listing errors on sales verification. The county assessor completed a physical inspection of all the small villages and the suburban properties for 2019 and rural properties will be inspected for 2020.

The county is current with the six-year inspection and review cycle requirement, and has a thorough process including an attempt to make contact with every property owner while on site. Door hangers are also left for follow-up information where necessary. The county updates land,

2019 Residential Correlation for Lincoln County

cost, and depreciation tables in conjunction with the six-year inspection and review cycle. The county assessor also has a detailed written valuation methodology, which transparently explains their valuation processes.

Description of Analysis

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

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

Analysis of the statistical sample shows that all three measures of central tendency are within the acceptable range. The qualitative statistics support that the residential assessments are uniform within the residential class. The 2019 County Abstract of Assessment, Form 45 Compared to the 2018 Certificate of Taxes Levied Report (CTL) reveal that the residential population and the statistical sample increased at similar rates of 1%-2%. Review of changes to individual valuation groups indicate that the reported assessment actions were equitably applied to both the sample and the subclass as a whole. The analysis supports that the calculated statistics are a reliable indicator of the level of value of the residential class of property.

All valuation groups with an adequate sample size for measurement have a median within the acceptable range. Valuation Group 12 has an insufficient number of sales. Valuation Group 12 represents the recreational parcels with improvements that are used seasonally. The same inspection and appraisal processes are applied to Valuation Group 12 as the rest of the residential class of property; they are believed to have achieved an acceptable level of value.

2019 Residential Correlation for Lincoln County

Equalization and Quality of Assessment

The statistics and review of the assessment practices indicate that the assessments within the residential class are uniform. The quality of assessment of the residential class of real property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	126	95.55	99.99	93.77	20.23	106.63
2	697	97.10	97.73	96.45	09.11	101.33
3	36	96.10	96.50	96.67	12.06	99.82
4	116	92.21	93.18	92.55	11.95	100.68
5	43	96.57	97.68	93.25	12.46	104.75
6	77	95.25	95.64	96.17	13.83	99.45
8	34	95.07	99.35	91.36	19.03	108.75
12	4	79.04	77.12	81.31	24.51	94.85
____ALL____	1,133	96.44	97.31	95.26	11.54	102.15

Level of Value

Based on analysis of all available information, the level of value of residential class of real property in Lincoln County is 96%.

2019 Commercial Correlation for Lincoln County

Assessment Actions

For the 2019 assessment year, routine maintenance was completed timely for the commercial class of property.

Assessment Practice Review

In the commercial property class, the Property Assessment Division's (Division) assessment practice review includes review of the submission and qualification of sales data, the structure of valuation groups, comparison of sold and unsold parcels, and a review of all aspects of the valuation process. Audits of the Assessed Value Updates and Real Estate Transfer Statements compared to the county assessor's records, showing no errors within the transmission of the data. The county has a history of submitting sales data to the Division both timely and accurately. Review of the sales data and conversation with the county appraisal staff supported that the county has qualified commercial sales without apparent bias. Sales usability rates within the commercial class have been relatively flat over the past ten years and are considered typical at about 50%.

There are five commercial valuation groups within the county. Three valuation groups are utilized to separate the City of North Platte and various villages based on size and amenities. These groups are logical and reflect economic characteristics. As with residential property, the county stratifies all properties outside of municipal boundaries into suburban and rural valuation groups. This split may be more suited to commercial property as properties in the suburban areas will generally be more similar. Those near North Platte clearly have a higher market value; however, the county equalizes property valuations with multiple land tables within these valuation groups.

Review of sold and unsold properties supported that all properties within the county were uniformly assessed. The county is current with the six-year inspection and review cycle requirement within the commercial class. Review of the appraisal tables show that all valuation groups with the exception of the small villages have updated costing. The villages have been inspected but no valuation changes have occurred within this cyclical cycle outside of pick-up work. The county plans to completely revalue these groups using the cost approach through their newly converted Computer Assisted Mass Appraisal (CAMA) vendor.

2019 Commercial Correlation for Lincoln County

Description of Analysis

For the commercial class of property, Lincoln County has identified five valuation groupings based on general economic characteristics.

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

Review of the statistical profile shows that all three measures of central tendency are within the acceptable range. The COD supports the reliance on the median as an indicator of the level of value. Stratification by valuation groups indicate that only Valuation Group 1 contains a sufficient sample of sales. Group 6 has eight sales over the three-year study period. A test of the stability of the median was conducted by removing a sale from either side of the median array. The median shifted from 83%-99% indicating that the median was not a reliable indication of the level of value. Although there is a lack of sales from the smaller communities, historical changes to commercial assessments within the small villages over the past ten years shows a 3% to 6% increase annually. These changes are consistent with similar sized villages from surrounding counties indicating that the smaller villages have appreciated at generally the same rate as the surrounding counties. Although the costing and depreciation are older within Group 6 and 8, there is no conclusive statistical evidence that the groups are over or under assessed. At this time, it is believed that the assessments of the smaller villages within the commercial class are uniformly assessed and have achieved an acceptable level of value.

The 2019 Abstract of Assessment, Form 45 Compared to the 2018 Certificate of Taxes Levied Report (CTL) reflects minimal valuation changes for the current assessment year. The state sales file reflects similar changes; these changes are consistent with the reported actions that only routine maintenance was completed this year.

2019 Commercial Correlation for Lincoln County

Equalization and Quality of Assessment

Review of the statistics and assessment practice review support that the commercial class in Lincoln County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	75	97.05	95.11	100.52	15.01	94.62
2	4	97.28	101.44	88.15	19.75	115.08
3	3	72.24	80.91	80.26	12.87	100.81
4	2	97.67	97.67	139.40	52.23	70.06
6	8	90.96	81.43	69.19	23.44	117.69
8	5	80.78	87.36	76.49	20.75	114.21
____ ALL ____	97	95.35	93.46	99.41	17.41	94.01

Level of Value

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

2019 Agricultural Correlation for Lincoln County

Assessor Actions

For the 2019 assessment year, only routine maintenance was completed for the agricultural improvements. A sales analysis was conducted for unimproved agricultural land. This analysis indicated that agricultural land within the county is flat to slightly decreasing. As a result, Market Areas 1, 2 and 4 were not adjusted, Market Area 3 received a 5% decrease to irrigated land, a 9% decrease to dryland, and a 6% decrease to grassland.

Assessment Practice Review

Within the agricultural class of property, the Property Assessment Division's (Division) assessment practice review focuses on the verification of sales information, the classification and valuation of agricultural property including market areas and special valuation, as well as the assessment of agricultural outbuildings. The county has a history of timely and accurately submitting sales data to the Division. All agricultural land sales are verified; the county assessor handles the valuation of agricultural land and demonstrates that she is knowledgeable of the real estate market within the county. Usability rates have declined slightly over the past two years; however, this trend is typical for the current climate of decreasing land prices. There are fewer open market sales of agricultural land than there were when prices were high and family sales make-up a larger portion of the sales transactions. The current usability rate is still reasonably typical at slightly under 50%.

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

Home site and farm site values are low compared to most adjoining counties, and have not been adjusted in a number of years. The county establishes farm site and home site values utilizing sales of rural residential properties; rural residential properties have been measured to be at the low end of the acceptable range; and are scheduled for reappraisal in 2020. Agricultural homes and outbuildings in the county are inspected and revalued at the same time that rural residential properties, the values were last updated in 2016. Agricultural homes are valued using the same tables that are used for rural residential properties; agricultural outbuildings are priced using Marshall & Swift costing and depreciated using Computer Assisted Mass Appraisal (CAMA) depreciation tables; however, the CAMA depreciation is adjusted on older agricultural outbuildings based on condition and market analysis.

2019 Agricultural Correlation for Lincoln County

Description of Analysis

Review of the overall statistical profile contains 92 qualified sales over the three-year study period. All three measures of central tendency correlate closely and are within the acceptable range. The qualitative statistics additionally support that the median is the best indication of the level of value. When broke down by 80% Majority Land Use (MLU) subclasses, only irrigated land and grassland subclasses have a measurable number of sales, both have medians within the acceptable range. Although the dryland subclass lacks a sufficient number of sales, the county has historically moved the dryland values with the market trends. This along with review of the comparability of the dryland values to those of surrounding counties indicate that the dryland subclass has achieved an acceptable level of value.

When stratified by market area, all market areas have a sufficient sample of sales with medians within the range with the exception of Market Area 2. Market Area 2 is comprised of the Sandhill's Region in the northern portion of Lincoln County. The region is over 90% grassland acres with minimal amounts of cropland. Review of the sample sales show that the median is being affected by mixed-use sales. Analysis of the sales stratified by 80% MLU shows grassland as the only subclass with a sufficient number of sales for measurement and already assessed at the high end of the acceptable range. Review of values compared to similar surrounding counties show that values are generally comparable. Any percentage adjustment to Market Area 2 would not improve equalization. A copy of the substrata for Market Area 2 can be located in the appendices.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	1	42.44	42.44	42.44		100.00
2	1	42.44	42.44	42.44		100.00
<u> Grass </u>						
County	18	75.46	70.11	73.49	13.42	95.40
2	18	75.46	70.11	73.49	13.42	95.40
<u> ALL </u>						
10/01/2015 To 09/30/2018	25	67.37	66.50	69.06	18.45	96.29

Equalization and Quality of Assessment

Agricultural improvements have been assessed in a similar fashion to rural residential acreages. Since the rural residential acreages have been assessed at an acceptable level of value, it is believed that the agricultural homes and improvements are assessed within the acceptable range as well.

Although Market Area 2's overall statistics are below the acceptable range, review of the grassland 80% MLU and comparison of values to that of the adjoining counties show that the values are reasonably comparable, supporting that values are at a uniform portion of market value. The

2019 Agricultural Correlation for Lincoln County

statistics for the other three market areas support that values are equalized and assessed within the acceptable range. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	18	72.85	71.59	70.72	08.72	101.23
1	13	72.88	73.67	73.88	05.91	99.72
2	1	42.44	42.44	42.44	00.00	100.00
3	4	70.43	72.12	68.48	09.84	105.32
<u>Dry</u>						
County	4	68.92	71.66	70.43	20.95	101.75
3	3	70.45	73.08	71.87	25.88	101.68
4	1	67.39	67.39	67.39	00.00	100.00
<u>Grass</u>						
County	50	70.06	68.20	70.56	12.97	96.66
1	3	67.55	58.45	54.82	18.85	106.62
2	18	75.46	70.11	73.49	13.42	95.40
3	14	69.39	69.64	69.66	09.87	99.97
4	15	69.99	66.53	64.49	11.97	103.16
<u>ALL</u>	92	71.20	70.88	71.00	14.58	99.83

Level of Value

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

Special Valuation

A review of agricultural land value in Lincoln County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

2019 Opinions of the Property Tax Administrator for Lincoln County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	71	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.*

**2019 Opinions of the Property Tax Administrator
for Lincoln County**

Dated this 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Lincoln County

Residential Real Property - Current

Number of Sales	1133	Median	96.44
Total Sales Price	\$173,391,350	Mean	97.31
Total Adj. Sales Price	\$173,391,350	Wgt. Mean	95.26
Total Assessed Value	\$165,167,074	Average Assessed Value of the Base	\$113,740
Avg. Adj. Sales Price	\$153,037	Avg. Assessed Value	\$145,779

Confidence Interval - Current

95% Median C.I	95.75 to 97.22
95% Wgt. Mean C.I	94.43 to 96.09
95% Mean C.I	96.20 to 98.42
% of Value of the Class of all Real Property Value in the County	39.63
% of Records Sold in the Study Period	7.72
% of Value Sold in the Study Period	9.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	1,169	97	97.47
2017	1,152	97	97.30
2016	1,088	97	97.21
2015	1,001	97	97.05

2019 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	97	Median	95.35
Total Sales Price	\$40,801,114	Mean	93.46
Total Adj. Sales Price	\$40,801,114	Wgt. Mean	99.41
Total Assessed Value	\$40,560,314	Average Assessed Value of the Base	\$360,690
Avg. Adj. Sales Price	\$420,630	Avg. Assessed Value	\$418,148

Confidence Interval - Current

95% Median C.I	91.91 to 99.47
95% Wgt. Mean C.I	88.64 to 110.18
95% Mean C.I	89.06 to 97.86
% of Value of the Class of all Real Property Value in the County	14.20
% of Records Sold in the Study Period	5.85
% of Value Sold in the Study Period	6.78

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	71	98	98.01
2017	55	100	99.70
2016	68	96	94.68
2015	74	94	93.65

**56 Lincoln
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 1,133
 Total Sales Price : 173,391,350
 Total Adj. Sales Price : 173,391,350
 Total Assessed Value : 165,167,074
 Avg. Adj. Sales Price : 153,037
 Avg. Assessed Value : 145,779

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 97
 COD : 11.54
 PRD : 102.15

COV : 19.61
 STD : 19.08
 Avg. Abs. Dev : 11.13
 MAX Sales Ratio : 387.75
 MIN Sales Ratio : 46.15

95% Median C.I. : 95.75 to 97.22
 95% Wgt. Mean C.I. : 94.43 to 96.09
 95% Mean C.I. : 96.20 to 98.42

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	142	96.93	96.87	95.54	09.79	101.39	47.36	176.32	94.75 to 98.56	154,901	147,986
01-JAN-17 To 31-MAR-17	127	98.63	99.03	97.49	10.07	101.58	59.19	218.23	96.32 to 100.93	151,599	147,799
01-APR-17 To 30-JUN-17	158	97.55	98.91	94.84	12.20	104.29	46.15	226.53	96.58 to 98.71	145,904	138,371
01-JUL-17 To 30-SEP-17	155	96.85	98.24	95.97	11.76	102.37	67.15	199.24	94.24 to 99.02	153,443	147,262
01-OCT-17 To 31-DEC-17	132	97.96	97.73	95.78	09.03	102.04	64.43	161.64	95.69 to 99.46	153,055	146,598
01-JAN-18 To 31-MAR-18	99	97.01	100.32	96.46	13.36	104.00	61.60	387.75	93.41 to 100.65	146,066	140,892
01-APR-18 To 30-JUN-18	156	93.85	95.20	94.21	11.87	101.05	52.36	148.16	91.41 to 96.46	155,584	146,573
01-JUL-18 To 30-SEP-18	164	92.71	93.81	93.02	13.07	100.85	59.93	288.45	89.16 to 94.95	160,799	149,572
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	582	97.43	98.26	95.90	11.05	102.46	46.15	226.53	96.75 to 98.20	151,350	145,142
01-OCT-17 To 30-SEP-18	551	95.02	96.31	94.59	11.99	101.82	52.36	387.75	93.75 to 96.32	154,820	146,451
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	572	97.66	98.48	95.96	10.89	102.63	46.15	226.53	96.98 to 98.44	150,862	144,772
<u>ALL</u>	1,133	96.44	97.31	95.26	11.54	102.15	46.15	387.75	95.75 to 97.22	153,037	145,779

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	126	95.55	99.99	93.77	20.23	106.63	46.15	387.75	90.66 to 98.80	71,579	67,122
2	697	97.10	97.73	96.45	09.11	101.33	60.16	288.45	96.32 to 97.83	147,237	142,016
3	36	96.10	96.50	96.67	12.06	99.82	68.20	131.53	90.87 to 105.01	238,694	230,757
4	116	92.21	93.18	92.55	11.95	100.68	57.98	129.66	89.74 to 95.96	254,133	235,199
5	43	96.57	97.68	93.25	12.46	104.75	63.42	170.89	90.90 to 99.56	219,376	204,572
6	77	95.25	95.64	96.17	13.83	99.45	56.56	134.54	88.75 to 100.86	126,081	121,247
8	34	95.07	99.35	91.36	19.03	108.75	59.19	226.53	88.50 to 99.42	92,035	84,085
12	4	79.04	77.12	81.31	24.51	94.85	47.36	103.05	N/A	351,250	285,598
<u>ALL</u>	1,133	96.44	97.31	95.26	11.54	102.15	46.15	387.75	95.75 to 97.22	153,037	145,779

**56 Lincoln
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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 95% Wgt. Mean C.I. : 94.43 to 96.09
 95% Mean C.I. : 96.20 to 98.42

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,068	96.59	97.51	95.49	11.16	102.12	46.15	387.75	95.82 to 97.46	157,192	150,102
06	3	68.14	72.85	78.56	27.24	92.73	47.36	103.05	N/A	355,000	278,872
07	62	94.40	95.14	90.46	17.19	105.17	52.36	176.32	84.55 to 97.34	71,691	64,855
<u>ALL</u>	<u>1,133</u>	<u>96.44</u>	<u>97.31</u>	<u>95.26</u>	<u>11.54</u>	<u>102.15</u>	<u>46.15</u>	<u>387.75</u>	<u>95.75 to 97.22</u>	<u>153,037</u>	<u>145,779</u>

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	1	175.63	175.63	175.63	00.00	100.00	175.63	175.63	N/A	4,000	7,025
Less Than 15,000	14	101.72	141.50	143.13	52.09	98.86	75.53	387.75	86.27 to 176.32	9,389	13,439
Less Than 30,000	33	103.64	127.48	126.30	47.09	100.93	46.15	387.75	86.75 to 131.47	16,845	21,275
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,132	96.43	97.24	95.25	11.48	102.09	46.15	387.75	95.75 to 97.22	153,169	145,901
Greater Than 14,999	1,119	96.37	96.76	95.22	11.00	101.62	46.15	226.53	95.69 to 97.16	154,835	147,434
Greater Than 29,999	1,100	96.34	96.41	95.16	10.37	101.31	47.36	161.64	95.67 to 97.10	157,123	149,514
<u>Incremental Ranges</u>											
0 TO 4,999	1	175.63	175.63	175.63	00.00	100.00	175.63	175.63	N/A	4,000	7,025
5,000 TO 14,999	13	98.80	138.88	142.11	51.77	97.73	75.53	387.75	86.27 to 176.32	9,804	13,932
15,000 TO 29,999	19	103.64	117.15	121.08	44.11	96.75	46.15	226.53	72.00 to 170.89	22,339	27,049
30,000 TO 59,999	92	107.22	108.18	107.70	16.48	100.45	56.56	161.64	102.70 to 111.55	46,261	49,824
60,000 TO 99,999	230	98.15	98.25	97.91	11.68	100.35	59.19	150.01	96.01 to 100.01	80,681	78,996
100,000 TO 149,999	285	95.05	94.55	94.46	09.64	100.10	67.80	138.33	92.74 to 96.72	124,380	117,491
150,000 TO 249,999	341	95.57	94.20	94.15	07.60	100.05	47.36	131.53	94.07 to 96.57	188,776	177,731
250,000 TO 499,999	148	96.35	95.06	95.09	09.29	99.97	63.89	122.68	94.46 to 98.88	324,575	308,628
500,000 TO 999,999	4	89.51	89.85	89.80	15.81	100.06	63.42	116.95	N/A	541,250	486,019
1,000,000 +											
<u>ALL</u>	<u>1,133</u>	<u>96.44</u>	<u>97.31</u>	<u>95.26</u>	<u>11.54</u>	<u>102.15</u>	<u>46.15</u>	<u>387.75</u>	<u>95.75 to 97.22</u>	<u>153,037</u>	<u>145,779</u>

56 Lincoln
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 97
Total Sales Price : 40,801,114
Total Adj. Sales Price : 40,801,114
Total Assessed Value : 40,560,314
Avg. Adj. Sales Price : 420,630
Avg. Assessed Value : 418,148

MEDIAN : 95
WGT. MEAN : 99
MEAN : 93
COD : 17.41
PRD : 94.01

COV : 23.64
STD : 22.09
Avg. Abs. Dev : 16.60
MAX Sales Ratio : 148.67
MIN Sales Ratio : 44.64

95% Median C.I. : 91.91 to 99.47
95% Wgt. Mean C.I. : 88.64 to 110.18
95% Mean C.I. : 89.06 to 97.86

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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	6	99.45	98.79	97.28	03.51	101.55	93.48	102.95	93.48 to 102.95	278,900	271,321
01-JAN-16 To 31-MAR-16	5	99.49	97.57	97.16	02.58	100.42	89.05	100.90	N/A	358,400	348,206
01-APR-16 To 30-JUN-16	7	93.27	88.33	82.00	11.70	107.72	56.74	100.93	56.74 to 100.93	128,429	105,314
01-JUL-16 To 30-SEP-16	4	98.62	106.90	102.23	10.39	104.57	95.24	135.11	N/A	141,250	144,399
01-OCT-16 To 31-DEC-16	5	102.23	100.92	99.46	08.92	101.47	83.29	113.88	N/A	221,050	219,852
01-JAN-17 To 31-MAR-17	8	81.16	81.00	86.12	21.14	94.05	52.41	119.26	52.41 to 119.26	1,036,000	892,201
01-APR-17 To 30-JUN-17	6	97.58	101.78	108.38	08.42	93.91	89.51	131.16	89.51 to 131.16	151,367	164,058
01-JUL-17 To 30-SEP-17	7	91.46	99.19	108.22	24.49	91.66	56.70	148.67	56.70 to 148.67	269,929	292,126
01-OCT-17 To 31-DEC-17	8	98.09	96.49	97.48	14.64	98.98	67.86	122.52	67.86 to 122.52	504,882	492,169
01-JAN-18 To 31-MAR-18	13	79.39	95.55	105.27	30.38	90.77	60.11	135.06	71.00 to 125.95	854,993	900,055
01-APR-18 To 30-JUN-18	10	91.76	93.54	121.61	30.77	76.92	47.81	142.60	62.13 to 129.73	429,780	522,667
01-JUL-18 To 30-SEP-18	18	92.85	85.09	88.57	16.20	96.07	44.64	111.81	72.24 to 100.23	234,944	208,096
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	22	98.80	96.66	95.02	07.24	101.73	56.74	135.11	93.48 to 100.90	224,064	212,898
01-OCT-16 To 30-SEP-17	26	94.87	94.53	92.41	17.51	102.29	52.41	148.67	83.63 to 100.24	468,883	433,312
01-OCT-17 To 30-SEP-18	49	93.31	91.45	103.93	21.86	87.99	44.64	142.60	79.39 to 100.83	483,281	502,254
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	21	98.89	97.07	95.27	08.93	101.89	56.74	135.11	93.27 to 100.90	207,679	197,861
01-JAN-17 To 31-DEC-17	29	94.64	93.97	93.25	18.01	100.77	52.41	148.67	83.63 to 100.24	521,543	486,351
<u>ALL</u>	97	95.35	93.46	99.41	17.41	94.01	44.64	148.67	91.91 to 99.47	420,630	418,148

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	75	97.05	95.11	100.52	15.01	94.62	47.81	142.60	93.31 to 100.00	477,261	479,741
2	4	97.28	101.44	88.15	19.75	115.08	76.13	135.06	N/A	626,514	552,271
3	3	72.24	80.91	80.26	12.87	100.81	71.29	99.19	N/A	278,333	223,388
4	2	97.67	97.67	139.40	52.23	70.06	46.66	148.67	N/A	385,000	536,685
6	8	90.96	81.43	69.19	23.44	117.69	44.64	110.10	44.64 to 110.10	99,056	68,538
8	5	80.78	87.36	76.49	20.75	114.21	56.70	131.70	N/A	20,600	15,756
<u>ALL</u>	97	95.35	93.46	99.41	17.41	94.01	44.64	148.67	91.91 to 99.47	420,630	418,148

56 Lincoln
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 97
 Total Sales Price : 40,801,114
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 Total Assessed Value : 40,560,314
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MEDIAN : 95
 WGT. MEAN : 99
 MEAN : 93
 COD : 17.41
 PRD : 94.01

COV : 23.64
 STD : 22.09
 Avg. Abs. Dev : 16.60
 MAX Sales Ratio : 148.67
 MIN Sales Ratio : 44.64

95% Median C.I. : 91.91 to 99.47
 95% Wgt. Mean C.I. : 88.64 to 110.18
 95% Mean C.I. : 89.06 to 97.86

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	72.79	72.79	73.03	17.42	99.67	60.11	85.46	N/A	153,000	111,738
03	95	96.53	93.89	99.61	17.05	94.26	44.64	148.67	92.38 to 99.49	426,264	424,598
04											
<u>ALL</u>	<u>97</u>	<u>95.35</u>	<u>93.46</u>	<u>99.41</u>	<u>17.41</u>	<u>94.01</u>	<u>44.64</u>	<u>148.67</u>	<u>91.91 to 99.47</u>	<u>420,630</u>	<u>418,148</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	110.10	110.00	101.83	13.17	108.02	88.21	131.70	N/A	8,000	8,147
Less Than 30,000	5	110.10	105.73	100.49	15.14	105.21	79.39	131.70	N/A	13,800	13,867
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	97	95.35	93.46	99.41	17.41	94.01	44.64	148.67	91.91 to 99.47	420,630	418,148
Greater Than 14,999	94	95.35	92.93	99.41	17.32	93.48	44.64	148.67	91.46 to 99.47	433,799	431,233
Greater Than 29,999	92	95.35	92.79	99.41	17.23	93.34	44.64	148.67	91.91 to 99.19	442,740	440,119
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	110.10	110.00	101.83	13.17	108.02	88.21	131.70	N/A	8,000	8,147
15,000 TO 29,999	2	99.33	99.33	99.77	20.07	99.56	79.39	119.26	N/A	22,500	22,448
30,000 TO 59,999	9	94.64	86.32	88.46	13.67	97.58	56.70	102.95	62.13 to 100.83	46,028	40,717
60,000 TO 99,999	15	95.35	91.82	90.44	21.17	101.53	46.66	135.11	78.69 to 102.04	77,500	70,093
100,000 TO 149,999	10	96.65	94.28	94.60	09.26	99.66	72.24	111.81	73.52 to 108.73	121,520	114,958
150,000 TO 249,999	22	94.79	88.75	88.96	16.51	99.76	44.64	125.95	74.50 to 100.89	191,127	170,036
250,000 TO 499,999	18	99.33	97.02	96.03	16.54	101.03	56.74	131.16	82.14 to 106.69	329,411	316,326
500,000 TO 999,999	9	95.09	95.26	96.92	15.62	98.29	69.35	148.67	75.09 to 102.53	671,111	650,453
1,000,000 +	9	97.86	98.16	103.99	24.79	94.39	57.45	142.60	66.82 to 132.19	2,418,440	2,514,979
<u>ALL</u>	<u>97</u>	<u>95.35</u>	<u>93.46</u>	<u>99.41</u>	<u>17.41</u>	<u>94.01</u>	<u>44.64</u>	<u>148.67</u>	<u>91.91 to 99.47</u>	<u>420,630</u>	<u>418,148</u>

56 Lincoln
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

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 Total Sales Price : 40,801,114
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 95% Wgt. Mean C.I. : 88.64 to 110.18
 95% Mean C.I. : 89.06 to 97.86

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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
311	1	71.00	71.00	71.00	00.00	100.00	71.00	71.00	N/A	2,792,908	1,983,055
314	1	102.53	102.53	102.53	00.00	100.00	102.53	102.53	N/A	800,000	820,240
319	4	115.89	115.96	122.00	12.50	95.05	100.89	131.16	N/A	228,750	279,069
326	1	79.41	79.41	79.41	00.00	100.00	79.41	79.41	N/A	65,000	51,615
341	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	950,000	921,935
343	4	100.85	107.52	102.67	11.06	104.72	93.27	135.11	N/A	187,750	192,770
344	9	99.19	104.34	121.42	13.00	85.93	73.52	142.60	95.09 to 135.06	523,889	636,097
349	1	106.69	106.69	106.69	00.00	100.00	106.69	106.69	N/A	375,000	400,070
350	5	97.86	101.31	96.45	09.21	105.04	88.33	125.95	N/A	1,468,891	1,416,674
351	3	100.83	106.23	107.42	08.99	98.89	95.35	122.52	N/A	59,333	63,738
352	9	100.00	99.33	120.62	14.06	82.35	60.11	132.19	85.46 to 113.80	937,911	1,131,332
353	10	92.29	84.08	77.91	15.28	107.92	56.39	102.95	56.74 to 101.84	155,150	120,871
384	5	108.73	98.49	94.06	19.00	104.71	47.81	131.70	N/A	95,300	89,639
386	1	44.64	44.64	44.64	00.00	100.00	44.64	44.64	N/A	249,000	111,155
391	2	57.27	57.27	55.86	08.49	102.52	52.41	62.13	N/A	63,500	35,470
406	15	93.76	90.28	78.22	15.68	115.42	57.45	119.26	74.50 to 102.74	282,753	221,161
407	1	77.00	77.00	77.00	00.00	100.00	77.00	77.00	N/A	280,000	215,600
410	1	124.95	124.95	124.95	00.00	100.00	124.95	124.95	N/A	300,000	374,840
419	1	72.24	72.24	72.24	00.00	100.00	72.24	72.24	N/A	100,000	72,235
421	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	14,000	12,350
426	1	91.46	91.46	91.46	00.00	100.00	91.46	91.46	N/A	180,000	164,630
435	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	51,000	51,115
436	1	125.04	125.04	125.04	00.00	100.00	125.04	125.04	N/A	275,000	343,867
444	1	64.55	64.55	64.55	00.00	100.00	64.55	64.55	N/A	300,000	193,660
458	1	75.09	75.09	75.09	00.00	100.00	75.09	75.09	N/A	600,000	450,565
468	1	99.49	99.49	99.49	00.00	100.00	99.49	99.49	N/A	192,000	191,015
471	1	46.66	46.66	46.66	00.00	100.00	46.66	46.66	N/A	70,000	32,660
528	6	85.42	85.81	83.20	10.36	103.14	69.35	106.23	69.35 to 106.23	292,000	242,954
531	1	66.82	66.82	66.82	00.00	100.00	66.82	66.82	N/A	1,257,000	839,965
532	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	80,000	62,955
580	1	148.67	148.67	148.67	00.00	100.00	148.67	148.67	N/A	700,000	1,040,710
582	1	83.29	83.29	83.29	00.00	100.00	83.29	83.29	N/A	45,250	37,690
586	1	56.70	56.70	56.70	00.00	100.00	56.70	56.70	N/A	32,000	18,145
999	3	98.71	98.70	99.74	01.46	98.96	96.53	100.85	N/A	200,000	199,487

56 Lincoln
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 97
 Total Sales Price : 40,801,114
 Total Adj. Sales Price : 40,801,114
 Total Assessed Value : 40,560,314
 Avg. Adj. Sales Price : 420,630
 Avg. Assessed Value : 418,148

MEDIAN : 95
 WGT. MEAN : 99
 MEAN : 93
 COD : 17.41
 PRD : 94.01

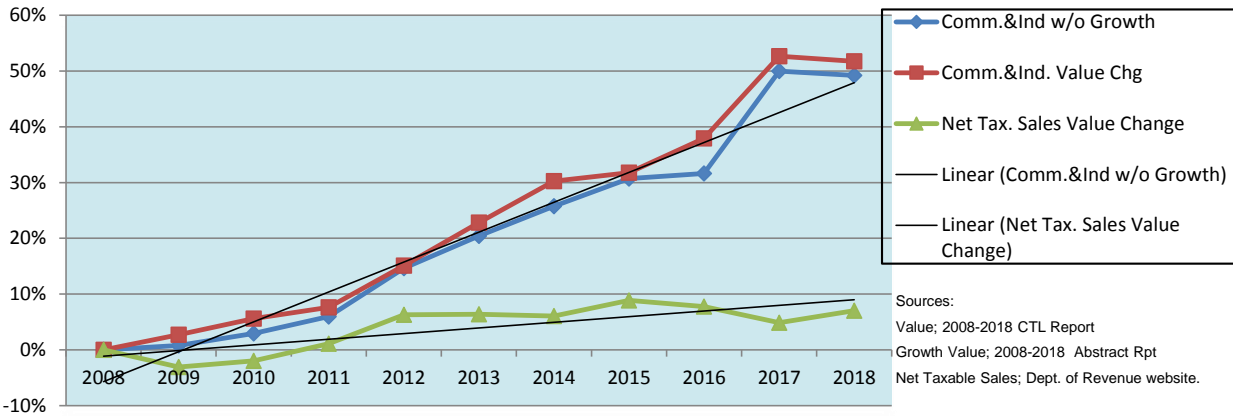
COV : 23.64
 STD : 22.09
 Avg. Abs. Dev : 16.60
 MAX Sales Ratio : 148.67
 MIN Sales Ratio : 44.64

95% Median C.I. : 91.91 to 99.47
 95% Wgt. Mean C.I. : 88.64 to 110.18
 95% Mean C.I. : 89.06 to 97.86

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ALL	97	95.35	93.46	99.41	17.41	94.01	44.64	148.67	91.91 to 99.47	420,630	418,148
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Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 392,290,710	\$ 8,846,270		\$ 383,444,440	--	\$ 448,911,931	--
2009	\$ 402,873,905	\$ 7,435,980	1.85%	\$ 395,437,925	0.80%	\$ 435,083,356	-3.08%
2010	\$ 414,318,930	\$ 10,522,885	2.54%	\$ 403,796,045	0.23%	\$ 440,025,247	1.14%
2011	\$ 422,167,880	\$ 6,497,030	1.54%	\$ 415,670,850	0.33%	\$ 453,818,647	3.13%
2012	\$ 451,575,645	\$ 1,823,175	0.40%	\$ 449,752,470	6.53%	\$ 477,073,504	5.12%
2013	\$ 481,874,000	\$ 9,405,925	1.95%	\$ 472,468,075	4.63%	\$ 477,499,079	0.09%
2014	\$ 511,056,736	\$ 17,710,355	3.47%	\$ 493,346,381	2.38%	\$ 476,061,484	-0.30%
2015	\$ 516,998,421	\$ 4,234,515	0.82%	\$ 512,763,906	0.33%	\$ 488,759,841	2.67%
2016	\$ 541,057,694	\$ 24,626,415	4.55%	\$ 516,431,279	-0.11%	\$ 483,673,099	-1.04%
2017	\$ 598,843,655	\$ 10,511,865	1.76%	\$ 588,331,790	8.74%	\$ 470,707,150	-2.68%
2018	\$ 595,252,765	\$ 9,837,846	1.65%	\$ 585,414,919	-2.24%	\$ 480,403,119	2.06%
Ann %chg		4.26%		Average	2.16%	0.68%	0.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	0.80%	2.70%	-3.08%
2010	2.93%	5.62%	-1.98%
2011	5.96%	7.62%	1.09%
2012	14.65%	15.11%	6.27%
2013	20.44%	22.84%	6.37%
2014	25.76%	30.28%	6.05%
2015	30.71%	31.79%	8.88%
2016	31.65%	37.92%	7.74%
2017	49.97%	52.65%	4.86%
2018	49.23%	51.74%	7.02%

County Number	56
County Name	Lincoln

56 Lincoln
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 92
Total Sales Price : 58,379,797
Total Adj. Sales Price : 58,379,797
Total Assessed Value : 41,446,949
Avg. Adj. Sales Price : 634,563
Avg. Assessed Value : 450,510

MEDIAN : 71
WGT. MEAN : 71
MEAN : 71
COD : 14.58
PRD : 99.83

COV : 20.27
STD : 14.37
Avg. Abs. Dev : 10.38
MAX Sales Ratio : 135.96
MIN Sales Ratio : 34.81

95% Median C.I. : 68.28 to 74.65
95% Wgt. Mean C.I. : 67.68 to 74.31
95% Mean C.I. : 67.94 to 73.82

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	3	56.27	59.40	57.39	07.80	103.50	54.39	67.55	N/A	278,577	159,864	
01-JAN-16 To 31-MAR-16	7	73.00	73.23	73.21	08.38	100.03	59.63	86.92	59.63 to 86.92	574,029	420,245	
01-APR-16 To 30-JUN-16	12	60.81	58.99	59.32	15.67	99.44	34.81	78.23	44.89 to 70.13	422,082	250,379	
01-JUL-16 To 30-SEP-16	4	73.57	75.65	76.57	09.90	98.80	65.79	89.65	N/A	769,313	589,099	
01-OCT-16 To 31-DEC-16	4	72.90	73.54	73.63	09.70	99.88	65.56	82.81	N/A	540,552	397,982	
01-JAN-17 To 31-MAR-17	16	72.65	72.60	72.16	15.46	100.61	42.44	135.96	64.82 to 78.45	1,081,136	780,153	
01-APR-17 To 30-JUN-17	10	80.94	81.83	79.87	09.72	102.45	66.67	101.74	70.72 to 91.90	332,512	265,583	
01-JUL-17 To 30-SEP-17	2	84.89	84.89	86.08	04.83	98.62	80.79	88.98	N/A	179,937	154,891	
01-OCT-17 To 31-DEC-17	7	71.44	67.23	62.90	14.89	106.88	51.37	82.97	51.37 to 82.97	676,612	425,607	
01-JAN-18 To 31-MAR-18	9	70.77	70.61	74.70	17.90	94.52	47.33	89.72	48.01 to 88.48	832,944	622,185	
01-APR-18 To 30-JUN-18	13	69.99	70.14	70.17	11.42	99.96	50.16	89.96	61.88 to 75.29	554,545	389,125	
01-JUL-18 To 30-SEP-18	5	72.09	71.56	71.06	09.67	100.70	62.37	87.48	N/A	559,280	397,436	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	26	67.80	65.43	67.58	14.35	96.82	34.81	89.65	60.42 to 70.95	499,852	337,779	
01-OCT-16 To 30-SEP-17	32	75.64	76.37	73.62	13.45	103.74	42.44	135.96	70.72 to 79.20	723,293	532,499	
01-OCT-17 To 30-SEP-18	34	71.11	69.87	70.26	13.64	99.44	47.33	89.96	63.07 to 74.74	654,067	459,551	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	27	68.07	67.31	69.08	13.88	97.44	34.81	89.65	61.15 to 74.82	530,468	366,466	
01-JAN-17 To 31-DEC-17	35	75.01	74.87	71.65	14.48	104.49	42.44	135.96	71.44 to 78.88	734,841	526,494	
<u>ALL</u>	92	71.20	70.88	71.00	14.58	99.83	34.81	135.96	68.28 to 74.65	634,563	450,510	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	21	72.59	70.58	72.54	08.38	97.30	34.81	86.92	70.68 to 74.82	775,712	562,731	
2	25	67.37	66.50	69.06	18.45	96.29	42.44	87.48	54.39 to 78.45	791,366	546,524	
3	26	72.78	73.56	71.31	13.45	103.16	47.04	101.74	65.56 to 78.23	579,806	413,479	
4	20	70.43	73.18	72.14	17.49	101.44	44.89	135.96	62.66 to 80.95	361,538	260,804	
<u>ALL</u>	92	71.20	70.88	71.00	14.58	99.83	34.81	135.96	68.28 to 74.65	634,563	450,510	

56 Lincoln
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 92
 Total Sales Price : 58,379,797
 Total Adj. Sales Price : 58,379,797
 Total Assessed Value : 41,446,949
 Avg. Adj. Sales Price : 634,563
 Avg. Assessed Value : 450,510

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 71
 COD : 14.58
 PRD : 99.83

COV : 20.27
 STD : 14.37
 Avg. Abs. Dev : 10.38
 MAX Sales Ratio : 135.96
 MIN Sales Ratio : 34.81

95% Median C.I. : 68.28 to 74.65
 95% Wgt. Mean C.I. : 67.68 to 74.31
 95% Mean C.I. : 67.94 to 73.82

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	8	72.85	73.63	73.29	08.02	100.46	54.72	86.92	54.72 to 86.92	840,807	616,259
1	8	72.85	73.63	73.29	08.02	100.46	54.72	86.92	54.72 to 86.92	840,807	616,259
Dry											
County	3	67.39	61.63	61.07	11.57	100.92	47.04	70.45	N/A	239,667	146,355
3	2	58.75	58.75	56.54	19.93	103.91	47.04	70.45	N/A	209,500	118,452
4	1	67.39	67.39	67.39	00.00	100.00	67.39	67.39	N/A	300,000	202,163
Grass											
County	46	70.36	68.97	70.89	12.22	97.29	44.13	86.09	65.39 to 74.92	583,413	413,599
1	2	70.28	70.28	70.30	03.88	99.97	67.55	73.00	N/A	145,439	102,246
2	17	75.99	71.03	73.95	12.45	96.05	44.13	86.09	61.88 to 79.20	894,650	661,633
3	13	68.04	68.99	68.76	09.70	100.33	56.27	83.68	61.15 to 75.29	478,564	329,077
4	14	67.89	66.28	64.41	13.21	102.90	44.89	82.97	59.60 to 78.40	365,411	235,378
ALL	92	71.20	70.88	71.00	14.58	99.83	34.81	135.96	68.28 to 74.65	634,563	450,510

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	18	72.85	71.59	70.72	08.72	101.23	42.44	86.92	70.68 to 75.29	1,028,066	727,017
1	13	72.88	73.67	73.88	05.91	99.72	54.72	86.92	71.53 to 76.19	960,005	709,266
2	1	42.44	42.44	42.44	00.00	100.00	42.44	42.44	N/A	1,000,000	424,422
3	4	70.43	72.12	68.48	09.84	105.32	64.82	82.81	N/A	1,256,280	860,355
Dry											
County	4	68.92	71.66	70.43	20.95	101.75	47.04	101.74	N/A	233,500	164,454
3	3	70.45	73.08	71.87	25.88	101.68	47.04	101.74	N/A	211,333	151,884
4	1	67.39	67.39	67.39	00.00	100.00	67.39	67.39	N/A	300,000	202,163
Grass											
County	50	70.06	68.20	70.56	12.97	96.66	34.81	86.09	65.39 to 74.74	563,200	397,371
1	3	67.55	58.45	54.82	18.85	106.62	34.81	73.00	N/A	171,959	94,275
2	18	75.46	70.11	73.49	13.42	95.40	44.13	86.09	61.88 to 78.88	865,392	635,995
3	14	69.39	69.64	69.66	09.87	99.97	56.27	83.68	61.15 to 78.10	491,524	342,389
4	15	69.99	66.53	64.49	11.97	103.16	44.89	82.97	60.42 to 72.71	345,717	222,959
ALL	92	71.20	70.88	71.00	14.58	99.83	34.81	135.96	68.28 to 74.65	634,563	450,510

Lincoln County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4874	4870	4873	4859	4146	4073	4090	3992	4533
Dawson	1	n/a	5044	4732	4275	3850	3592	3325	3135	4662
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	3920
Lincoln	2	2500	2500	2445	2490	2500	2450	2491	2473	2479
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3091
Custer	4	n/a	4288	3948	3347	3067	3000	2795	2613	3532
Lincoln	3	3575	3572	3575	3574	3572	3510	3544	3506	3548
Perkins	1	n/a	3769	3758	3639	3674	3519	3569	3556	3682
Hayes	1	2585	2587	2305	2305	2165	2167	2020	2025	2350
Lincoln	4	2835	2815	2600	2835	2759	2835	2583	2653	2751
Frontier	1	2970	2967	2897	2909	2870	2870	2816	2765	2938
Dawson	2	n/a	3620	3500	2915	2038	n/a	1510	1480	3304

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	1987
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	1400
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Logan	1	1625	1625	1560	1560	1440	1434	1210	1210	1439
Custer	4	n/a	1865	1700	1433	1331	1286	1206	1135	1483
Lincoln	3	1100	1100	1100	1100	1100	1100	1100	1099	1100
Perkins	1	n/a	1016	1015	951	950	950	890	890	982
Hayes	1	995	995	895	895	865	865	815	815	951
Lincoln	4	1300	1300	1300	1300	1300	1300	1300	1300	1300
Frontier	1	1300	1300	1250	1250	1200	1200	1150	1150	1270
Dawson	2	n/a	1595	1550	1345	1220	n/a	960	890	1264

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	1219
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	2	560	560	560	560	560	495	495	494	495
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Logan	1	525	525	525	525	525	525	525	525	525
Custer	4	n/a	961	948	950	948	943	883	775	814
Lincoln	3	675	675	675	675	675	600	600	593	603
Perkins	1	n/a	600	600	600	600	600	600	600	600
Hayes	1	515	515	515	515	515	515	515	515	515
Lincoln	4	690	690	690	690	690	611	625	625	631
Frontier	1	625	625	625	625	625	625	625	625	625
Dawson	2	n/a	1085	980	845	845	n/a	615	615	680

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	n/a	n/a	345
Dawson	1	n/a	n/a	50
Keith	3	710	n/a	335
Lincoln	2	n/a	n/a	345
McPherson	1	725	n/a	10
Logan	1	n/a	n/a	15
Custer	4	n/a	n/a	50
Lincoln	3	n/a	n/a	n/a
Perkins	1	618	n/a	80
Hayes	1	713	n/a	25
Lincoln	4	n/a	n/a	345
Frontier	1	1227	n/a	n/a
Dawson	2	n/a	n/a	50

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	25	Median :	67	COV :	21.44	95% Median C.I. :	54.39 to 78.45
Total Sales Price :	19,784,151	Wgt. Mean :	69	STD :	14.26	95% Wgt. Mean C.I. :	60.11 to 78.01
Total Adj. Sales Price :	19,784,151	Mean :	67	Avg. Abs. Dev :	12.43	95% Mean C.I. :	60.61 to 72.39
Total Assessed Value :	13,663,091						
Avg. Adj. Sales Price :	791,366	COD :	18.45	MAX Sales Ratio :	87.48		
Avg. Assessed Value :	546,524	PRD :	96.29	MIN Sales Ratio :	42.44		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	1	54.39	54.39	54.39	100.00	54.39	54.39		N/A	368,000	200,156
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	2	48.10	48.10	49.97	08.25	96.26	44.13	52.06	N/A	402,500	201,120
07/01/2016 To 09/30/2016											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	7	75.99	70.97	74.80	09.65	94.88	42.44	78.88	42.44 to 78.88	1,542,253	1,153,640
04/01/2017 To 06/30/2017	4	82.65	82.33	81.18	04.55	101.42	77.95	86.09	N/A	512,629	416,137
07/01/2017 To 09/30/2017	1	80.79	80.79	80.79	100.00	80.79	80.79	80.79	N/A	127,373	102,909
10/01/2017 To 12/31/2017	3	53.68	54.12	53.35	03.69	101.44	51.37	57.30	N/A	914,998	488,169
01/01/2018 To 03/31/2018	1	48.01	48.01	48.01	100.00	48.01	48.01	48.01	N/A	240,000	115,223
04/01/2018 To 06/30/2018	4	62.78	61.00	59.08	07.93	103.25	50.16	68.28	N/A	494,125	291,933
07/01/2018 To 09/30/2018	2	75.28	75.28	69.57	16.22	108.21	63.07	87.48	N/A	338,000	235,151
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	3	52.06	50.19	51.36	06.57	97.72	44.13	54.39	N/A	391,000	200,798
10/01/2016 To 09/30/2017	12	78.60	75.58	75.87	07.71	99.62	42.44	86.09	74.92 to 80.79	1,081,138	820,244
10/01/2017 To 09/30/2018	10	59.59	60.49	57.08	14.08	105.97	48.01	87.48	50.16 to 68.28	563,750	321,776
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	2	48.10	48.10	49.97	08.25	96.26	44.13	52.06	N/A	402,500	201,120
01/01/2017 To 12/31/2017	15	77.95	71.28	71.94	12.42	99.08	42.44	86.09	57.30 to 79.20	1,047,910	753,829

AGRICULTURAL

Type : Qualified

Number of Sales :	25	Median :	67	COV :	21.44	95% Median C.I. :	54.39 to 78.45
Total Sales Price :	19,784,151	Wgt. Mean :	69	STD :	14.26	95% Wgt. Mean C.I. :	60.11 to 78.01
Total Adj. Sales Price :	19,784,151	Mean :	67	Avg. Abs. Dev :	12.43	95% Mean C.I. :	60.61 to 72.39
Total Assessed Value :	13,663,091						
Avg. Adj. Sales Price :	791,366	COD :	18.45	MAX Sales Ratio :	87.48		
Avg. Assessed Value :	546,524	PRD :	96.29	MIN Sales Ratio :	42.44		

AREA (MARKET)

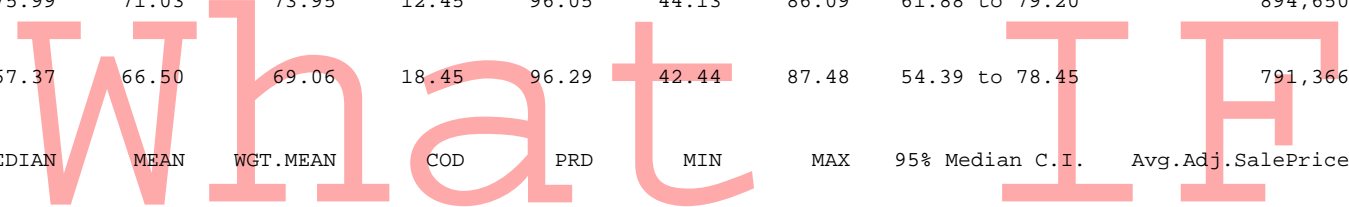
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	25	67.37	66.50	69.06	18.45	96.29	42.44	87.48	54.39 to 78.45	791,366	546,524

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
_____ Grass _____											
County	17	75.99	71.03	73.95	12.45	96.05	44.13	86.09	61.88 to 79.20	894,650	661,633
2	17	75.99	71.03	73.95	12.45	96.05	44.13	86.09	61.88 to 79.20	894,650	661,633
_____ ALL _____											
10/01/2015 To 09/30/2018	25	67.37	66.50	69.06	18.45	96.29	42.44	87.48	54.39 to 78.45	791,366	546,524

80%MLU By Market Area

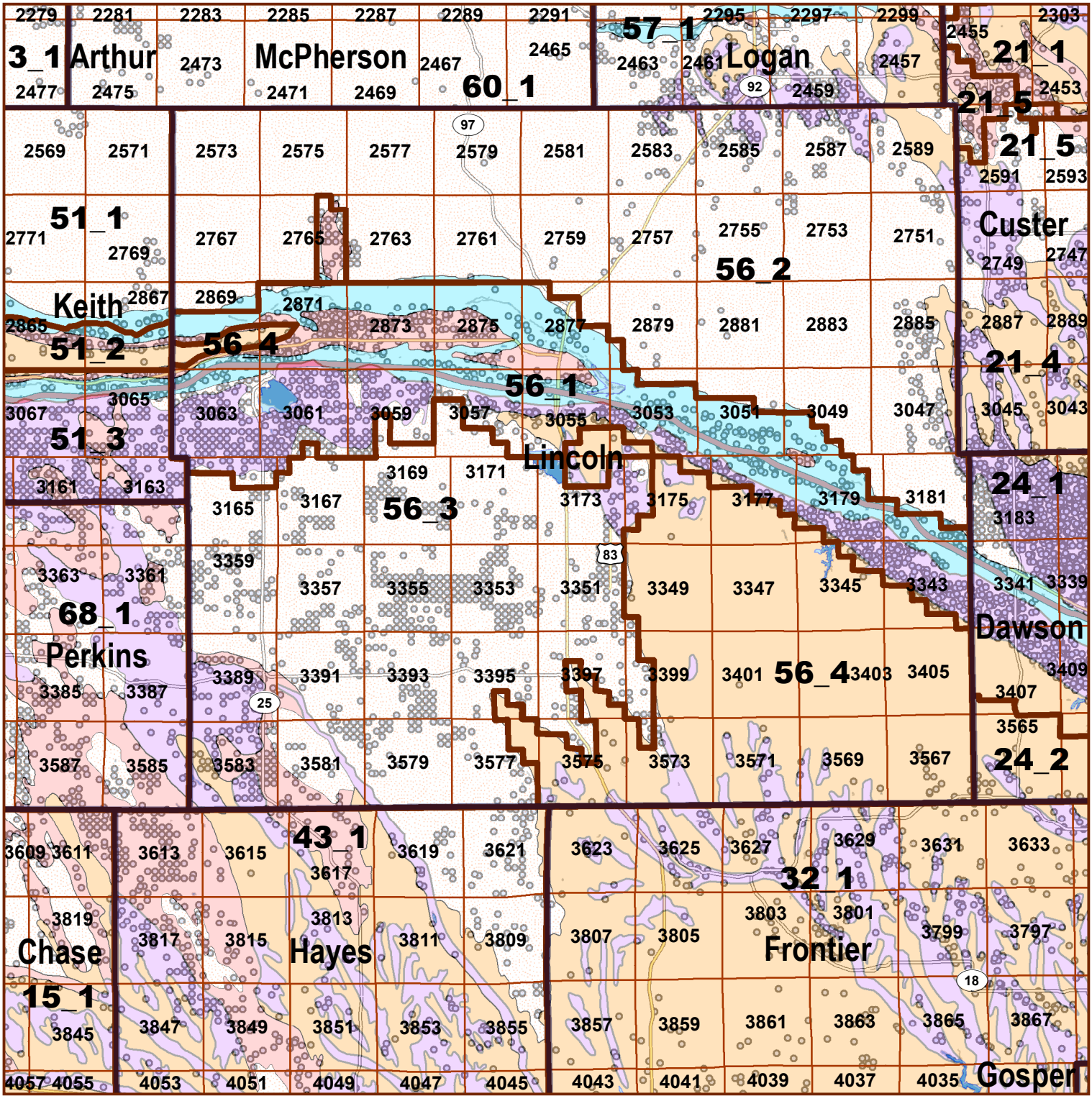
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Irrigated _____											
County	1	42.44	42.44	42.44		100.00	42.44	42.44	N/A	1,000,000	424,422
2	1	42.44	42.44	42.44		100.00	42.44	42.44	N/A	1,000,000	424,422
_____ Grass _____											
County	18	75.46	70.11	73.49	13.42	95.40	44.13	86.09	61.88 to 78.88	865,392	635,995
2	18	75.46	70.11	73.49	13.42	95.40	44.13	86.09	61.88 to 78.88	865,392	635,995
_____ ALL _____											
10/01/2015 To 09/30/2018	25	67.37	66.50	69.06	18.45	96.29	42.44	87.48	54.39 to 78.45	791,366	546,524



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	2	Total	Increase	0%

What IF



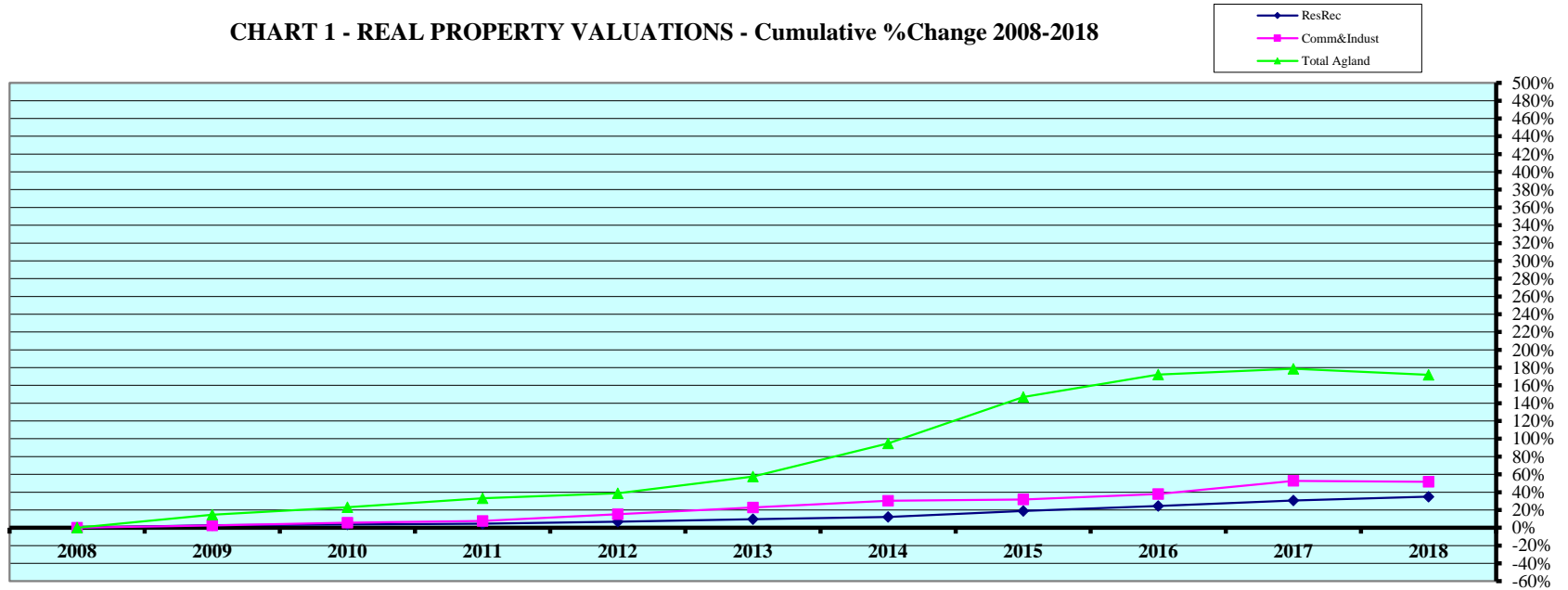
Legend

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

Lincoln County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	1,206,302,070	--	--	--	392,290,710	--	--	--	662,012,250	--	--	--
2009	1,241,329,630	35,027,560	2.90%	2.90%	402,873,905	10,583,195	2.70%	2.70%	758,331,795	96,319,545	14.55%	14.55%
2010	1,251,648,950	10,319,320	0.83%	3.76%	414,318,930	11,445,025	2.84%	5.62%	815,379,340	57,047,545	7.52%	23.17%
2011	1,262,825,575	11,176,625	0.89%	4.69%	422,167,880	7,848,950	1.89%	7.62%	882,162,525	66,783,185	8.19%	33.25%
2012	1,288,624,485	25,798,910	2.04%	6.82%	451,575,645	29,407,765	6.97%	15.11%	917,719,770	35,557,245	4.03%	38.63%
2013	1,320,485,940	31,861,455	2.47%	9.47%	481,874,000	30,298,355	6.71%	22.84%	1,043,054,845	125,335,075	13.66%	57.56%
2014	1,352,715,636	32,229,696	2.44%	12.14%	511,056,736	29,182,736	6.06%	30.28%	1,290,200,215	247,145,370	23.69%	94.89%
2015	1,433,103,510	80,387,874	5.94%	18.80%	516,998,421	5,941,685	1.16%	31.79%	1,634,406,700	344,206,485	26.68%	146.88%
2016	1,500,581,165	67,477,655	4.71%	24.40%	541,057,694	24,059,273	4.65%	37.92%	1,802,456,350	168,049,650	10.28%	172.27%
2017	1,575,700,935	75,119,770	5.01%	30.62%	598,843,655	57,785,961	10.68%	52.65%	1,845,201,730	42,745,380	2.37%	178.73%
2018	1,627,982,379	52,281,444	3.32%	34.96%	595,252,765	-3,590,890	-0.60%	51.74%	1,800,268,540	-44,933,190	-2.44%	171.94%

Rate Annual %chg: Residential & Recreational **3.04%** Commercial & Industrial **4.26%** Agricultural Land **10.52%**

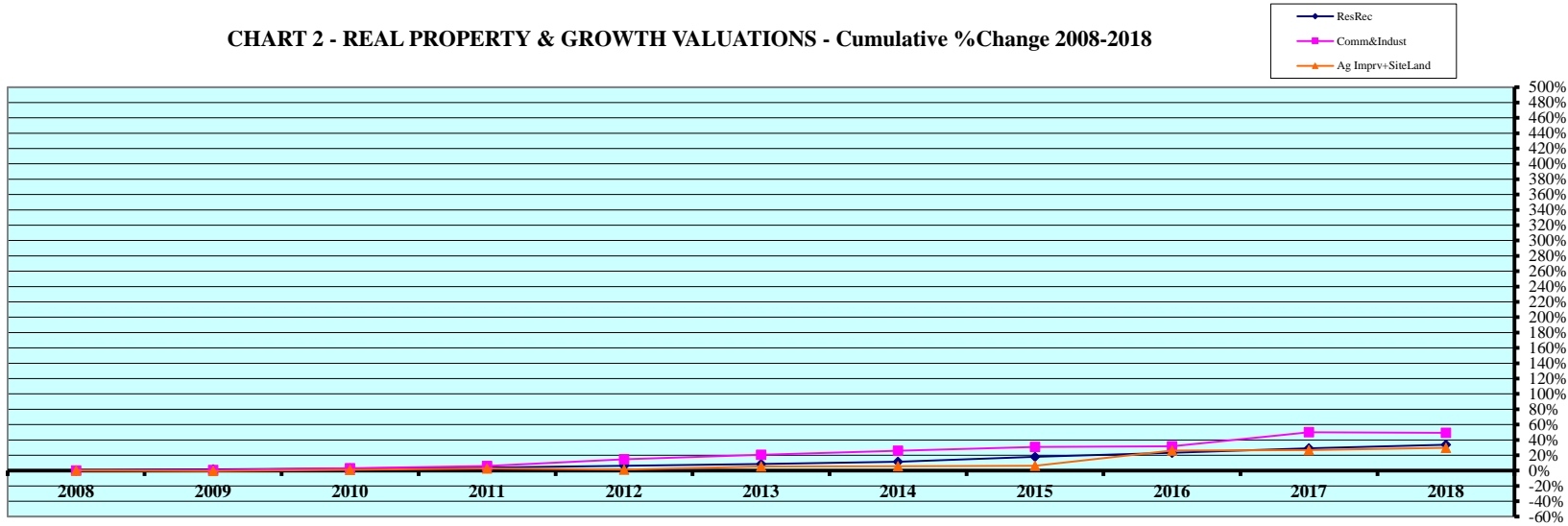
Cnty# **56**
County **LINCOLN**

CHART 1

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

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2008	1,206,302,070	21,740,180	1.80%	1,184,561,890	--	--	392,290,710	8,846,270	2.26%	383,444,440	--	--		
2009	1,241,329,630	15,481,555	1.25%	1,225,848,075	1.62%	1.62%	402,873,905	7,435,980	1.85%	395,437,925	0.80%	0.80%		
2010	1,251,648,950	11,324,485	0.90%	1,240,324,465	-0.08%	2.82%	414,318,930	10,522,885	2.54%	403,796,045	0.23%	2.93%		
2011	1,262,825,575	9,933,475	0.79%	1,252,892,100	0.10%	3.86%	422,167,880	6,497,030	1.54%	415,670,850	0.33%	5.96%		
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	1.49%	6.24%	451,575,645	1,823,175	0.40%	449,752,470	6.53%	14.65%		
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	8.53%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	20.44%		
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	11.39%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	25.76%		
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	17.99%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	30.71%		
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	23.30%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	31.65%		
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	28.93%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	49.97%		
2018	1,627,982,379	15,076,946	0.93%	1,612,905,433	2.36%	33.71%	595,252,765	9,837,846	1.65%	585,414,919	-2.24%	49.23%		
Rate Ann%chg	3.04%						4.26%						C & I w/o growth	2.16%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	99,212,890	29,278,995	128,491,885	3,305,750	2.57%	125,186,135	--	--
2009	98,672,345	31,676,660	130,349,005	2,647,460	2.03%	127,701,545	-0.62%	-0.62%
2010	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-0.38%	1.06%
2011	98,580,450	34,569,405	133,149,855	1,004,550	0.75%	132,145,305	-0.61%	2.84%
2012	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-2.23%	1.32%
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	5.27%
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	5.73%
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	6.35%
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	26.14%
2017	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	26.59%
2018	121,253,690	48,369,890	169,623,580	2,942,787	1.73%	166,680,793	-2.17%	29.72%
Rate Ann%chg	2.03%	5.15%	2.82%	Ag Imprv+Site w/o growth			0.52%	

(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.

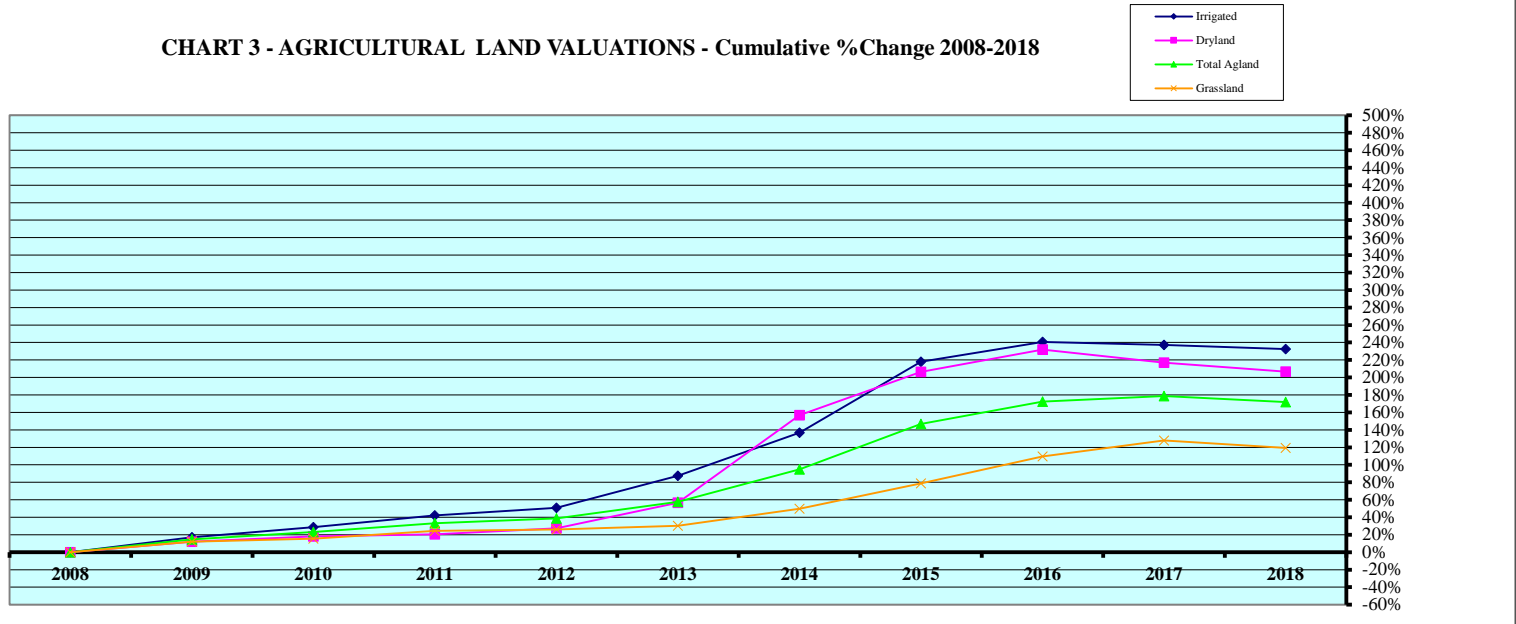
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	56
County	LINCOLN

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	281,040,385	--	--	--	44,768,415	--	--	--	319,247,720	--	--	--
2009	328,920,390	47,880,005	17.04%	17.04%	50,181,605	5,413,190	12.09%	12.09%	357,890,550	38,642,830	12.10%	12.10%
2010	361,867,930	32,947,540	10.02%	28.76%	52,918,980	2,737,375	5.45%	18.21%	368,822,005	10,931,455	3.05%	15.53%
2011	399,112,780	37,244,850	10.29%	42.01%	53,891,560	972,580	1.84%	20.38%	396,979,745	28,157,740	7.63%	24.35%
2012	424,005,315	24,892,535	6.24%	50.87%	57,007,225	3,115,665	5.78%	27.34%	401,963,635	4,983,890	1.26%	25.91%
2013	526,650,345	102,645,030	24.21%	87.39%	70,126,625	13,119,400	23.01%	56.64%	415,713,735	13,750,100	3.42%	30.22%
2014	665,390,905	138,740,560	26.34%	136.76%	114,944,295	44,817,670	63.91%	156.75%	477,769,415	62,055,680	14.93%	49.65%
2015	893,796,750	228,405,845	34.33%	218.03%	137,121,515	22,177,220	19.29%	206.29%	570,412,650	92,643,235	19.39%	78.67%
2016	957,210,135	63,413,385	7.09%	240.60%	148,566,445	11,444,930	8.35%	231.86%	669,292,590	98,879,940	17.33%	109.65%
2017	947,715,740	-9,494,395	-0.99%	237.22%	141,829,120	-6,737,325	-4.53%	216.81%	727,517,115	58,224,525	8.70%	127.88%
2018	934,315,485	-13,400,255	-1.41%	232.45%	137,325,060	-4,504,060	-3.18%	206.75%	700,370,430	-27,146,685	-3.73%	119.38%

Rate Ann.%chg: Irrigated **12.76%** Dryland **11.86%** Grassland **8.17%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	308,420	--	--	--	16,647,310	--	--	--	662,012,250	--	--	--
2009	292,000	-16,420	-5.32%	-5.32%	21,047,250	4,399,940	26.43%	26.43%	758,331,795	96,319,545	14.55%	14.55%
2010	250,525	-41,475	-14.20%	-18.77%	31,519,900	10,472,650	49.76%	89.34%	815,379,340	57,047,545	7.52%	23.17%
2011	249,975	-550	-0.22%	-18.95%	31,928,465	408,565	1.30%	91.79%	882,162,525	66,783,185	8.19%	33.25%
2012	39,005	-210,970	-84.40%	-87.35%	34,704,590	2,776,125	8.69%	108.47%	917,719,770	35,557,245	4.03%	38.63%
2013	130,360	91,355	234.21%	-57.73%	30,433,780	-4,270,810	-12.31%	82.82%	1,043,054,845	125,335,075	13.66%	57.56%
2014	13,490	-116,870	-89.65%	-95.63%	32,082,110	1,648,330	5.42%	92.72%	1,290,200,215	247,145,370	23.69%	94.89%
2015	14,795	1,305	9.67%	-95.20%	33,060,990	978,880	3.05%	98.60%	1,634,406,700	344,206,485	26.68%	146.88%
2016	12,985	-1,810	-12.23%	-95.79%	27,374,195	-5,686,795	-17.20%	64.44%	1,802,456,350	168,049,650	10.28%	172.27%
2017	13,750	765	5.89%	-95.54%	28,126,005	751,810	2.75%	68.95%	1,845,201,730	42,745,380	2.37%	178.73%
2018	13,555	-195	-1.42%	-95.61%	28,244,010	118,005	0.42%	69.66%	1,800,268,540	-44,933,190	-2.44%	171.94%

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

Rate Ann.%chg: Total Agric Land **10.52%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	281,104,380	241,810	1,163			319,175,465	1,185,323	269			44,839,125	106,710	420		
2009	329,243,250	242,969	1,355	16.57%	16.57%	50,338,210	106,523	473	75.49%	75.49%	357,945,150	1,184,159	302	-28.06%	-28.06%
2010	362,788,920	248,703	1,459	7.65%	25.48%	52,885,680	103,786	510	7.83%	89.24%	368,639,150	1,181,928	312	3.18%	-25.77%
2011	399,970,120	249,257	1,605	10.00%	38.03%	53,833,920	102,936	523	2.63%	94.22%	399,881,160	1,181,719	338	8.49%	-19.47%
2012	424,276,745	253,723	1,672	4.21%	43.85%	57,030,175	100,772	566	8.21%	110.17%	402,046,135	1,180,921	340	0.61%	-18.98%
2013	527,164,165	254,943	2,068	23.66%	77.87%	70,448,845	100,825	699	23.46%	159.48%	415,557,295	1,179,484	352	3.49%	-16.15%
2014	666,208,510	243,243	2,739	32.45%	135.60%	115,409,065	100,519	1,148	64.32%	326.38%	477,511,665	1,191,169	401	13.78%	-4.60%
2015	895,607,385	242,383	3,695	34.91%	217.85%	137,771,480	99,624	1,383	20.45%	413.57%	569,833,645	1,193,066	478	19.14%	13.67%
2016	957,003,135	242,173	3,952	6.95%	239.93%	148,635,360	98,484	1,509	9.13%	460.48%	668,731,165	1,192,075	561	17.45%	33.51%
2017	947,836,645	243,004	3,900	-1.30%	235.53%	141,898,885	97,701	1,452	-3.77%	439.37%	727,410,795	1,192,210	610	8.76%	45.20%
2018	938,991,845	243,092	3,863	-0.97%	232.27%	137,024,110	97,531	1,405	-3.27%	421.75%	711,691,425	1,192,168	597	-2.16%	42.07%

Rate Annual %chg Average Value/Acre: 12.76%

17.96%

3.57%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	307,730	6,154	50			14,281,525	23,837	599			659,708,225	1,563,835	422		
2009	292,550	5,676	52	3.08%	3.08%	14,584,615	22,898	637	6.31%	6.31%	752,403,775	1,562,225	482	14.17%	14.17%
2010	250,265	4,550	55	6.71%	10.00%	49,363,180	24,970	1,977	210.38%	229.96%	833,927,195	1,563,937	533	10.71%	26.40%
2011	249,860	4,543	55	0.00%	10.00%	28,033,455	26,780	1,047	-47.05%	74.72%	881,968,515	1,565,234	563	5.67%	33.57%
2012	40,245	732	55	0.01%	10.01%	30,875,845	28,591	1,080	3.16%	80.25%	914,269,145	1,564,738	584	3.70%	38.51%
2013	130,360	606	215	290.95%	330.07%	30,716,150	28,899	1,063	-1.58%	77.40%	1,044,016,815	1,564,757	667	14.19%	58.16%
2014	13,490	54	250	16.36%	400.45%	32,482,115	27,214	1,194	12.30%	99.22%	1,291,624,845	1,562,200	827	23.92%	95.99%
2015	14,795	49	300	19.95%	500.31%	33,171,520	27,237	1,218	2.04%	103.28%	1,636,398,825	1,562,359	1,047	26.68%	148.28%
2016	12,985	39	335	11.64%	570.17%	25,408,090	21,606	1,176	-3.44%	96.28%	1,799,790,735	1,554,377	1,158	10.55%	174.48%
2017	13,750	39	355	5.89%	609.65%	27,771,200	23,838	1,165	-0.93%	94.45%	1,844,931,275	1,556,792	1,185	2.35%	180.92%
2018	13,555	39	350	-1.42%	599.59%	28,143,710	24,187	1,164	-0.12%	94.21%	1,815,864,645	1,557,018	1,166	-1.59%	176.46%

56
LINCOLN

Rate Annual %chg Average Value/Acre: 10.70%

(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
Aglnd 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
36,288	LINCOLN	149,933,039	193,575,634	433,220,212	1,600,089,394	589,936,725	5,316,040	27,892,985	1,800,268,540	121,253,690	48,369,890	51,750	4,969,907,899
cnty sector/value % of total value:		3.02%	3.89%	8.72%	32.20%	11.87%	0.11%	0.56%	36.22%	2.44%	0.97%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
428	BRADY	123,664	1,198,598	2,985,051	12,840,925	818,075	0	0	0	0	0	0	17,966,313
1.18%	%sector of county sector	0.08%	0.62%	0.69%	0.80%	0.14%							0.36%
	%sector of municipality	0.69%	6.67%	16.61%	71.47%	4.55%							100.00%
665	HERSHEY	2,137,470	1,306,255	5,246,213	31,736,830	8,656,245	0	0	253,175	0	0	0	49,336,188
1.83%	%sector of county sector	1.43%	0.67%	1.21%	1.98%	1.47%			0.01%				0.99%
	%sector of municipality	4.33%	2.65%	10.63%	64.33%	17.55%			0.51%				100.00%
312	MAXWELL	37,738	1,155,576	4,006,485	7,538,730	623,270	0	0	0	0	0	0	13,361,799
0.86%	%sector of county sector	0.03%	0.60%	0.92%	0.47%	0.11%							0.27%
	%sector of municipality	0.28%	8.65%	29.98%	56.42%	4.66%							100.00%
24,733	NORTH PLATTE	52,325,115	28,191,133	32,439,463	947,502,314	536,323,015	1,573,120	0	725,365	0	14,980	0	1,599,094,505
68.16%	%sector of county sector	34.90%	14.56%	7.49%	59.22%	90.91%	29.59%		0.04%		0.03%		32.18%
	%sector of municipality	3.27%	1.76%	2.03%	59.25%	33.54%	0.10%		0.05%		0.00%		100.00%
1,286	SUTHERLAND	2,533,394	1,488,518	3,496,548	55,525,945	5,944,270	2,756,750	0	0	0	0	0	71,745,425
3.54%	%sector of county sector	1.69%	0.77%	0.81%	3.47%	1.01%	51.86%						1.44%
	%sector of municipality	3.53%	2.07%	4.87%	77.39%	8.29%	3.84%						100.00%
366	WALLACE	755,305	41,581	27,508	9,670,100	2,602,660	0	0	198,535	5,705	13,860	0	13,315,254
1.01%	%sector of county sector	0.50%	0.02%	0.01%	0.60%	0.44%			0.01%	0.00%	0.03%		0.27%
	%sector of municipality	5.67%	0.31%	0.21%	72.62%	19.55%			1.49%	0.04%	0.10%		100.00%
78	WELLFLEET	20,979	101,321	77,858	1,511,695	94,305	0	0	26,260	0	0	0	1,832,418
0.21%	%sector of county sector	0.01%	0.05%	0.02%	0.09%	0.02%			0.00%				0.04%
	%sector of municipality	1.14%	5.53%	4.25%	82.50%	5.15%			1.43%				100.00%
27,868	Total Municipalities	57,933,665	33,482,982	48,279,126	1,066,326,539	555,061,840	4,329,870	0	1,203,335	5,705	28,840	0	1,766,651,902
76.80%	%all municip.sectors of cnty	38.64%	17.30%	11.14%	66.64%	94.09%	81.45%		0.07%	0.00%	0.06%		35.55%

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

Total Real Property
Sum Lines 17, 25, & 30

Records : 22,456

Value : 4,210,836,703

Growth 27,666,202

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	910	7,378,469	206	3,467,493	517	8,263,827	1,633	19,109,789	
02. Res Improve Land	9,354	98,795,912	690	13,951,303	1,591	32,996,868	11,635	145,744,083	
03. Res Improvements	10,044	976,983,656	735	111,201,108	2,081	385,754,096	12,860	1,473,938,860	
04. Res Total	10,954	1,083,158,037	941	128,619,904	2,598	427,014,791	14,493	1,638,792,732	12,627,603
% of Res Total	75.58	66.09	6.49	7.85	17.93	26.06	64.54	38.92	45.64
05. Com UnImp Land	211	24,576,857	37	1,751,290	13	166,585	261	26,494,732	
06. Com Improve Land	1,178	80,646,550	70	2,888,146	47	1,066,618	1,295	84,601,314	
07. Com Improvements	1,228	447,859,534	76	16,373,544	68	17,657,128	1,372	481,890,206	
08. Com Total	1,439	553,082,941	113	21,012,980	81	18,890,331	1,633	592,986,252	12,472,948
% of Com Total	88.12	93.27	6.92	3.54	4.96	3.19	7.27	14.08	45.08
09. Ind UnImp Land	3	83,280	6	509,330	0	0	9	592,610	
10. Ind Improve Land	13	371,657	3	144,605	0	0	16	516,262	
11. Ind Improvements	13	3,765,244	3	163,335	0	0	16	3,928,579	
12. Ind Total	16	4,220,181	9	817,270	0	0	25	5,037,451	0
% of Ind Total	64.00	83.78	36.00	16.22	0.00	0.00	0.11	0.12	0.00
13. Rec UnImp Land	0	0	42	3,587,406	62	8,384,747	104	11,972,153	
14. Rec Improve Land	0	0	27	2,971,196	45	6,024,020	72	8,995,216	
15. Rec Improvements	0	0	27	2,858,636	47	6,054,144	74	8,912,780	
16. Rec Total	0	0	69	9,417,238	109	20,462,911	178	29,880,149	335,716
% of Rec Total	0.00	0.00	38.76	31.52	61.24	68.48	0.79	0.71	1.21
Res & Rec Total	10,954	1,083,158,037	1,010	138,037,142	2,707	447,477,702	14,671	1,668,672,881	12,963,319
% of Res & Rec Total	74.66	64.91	6.88	8.27	18.45	26.82	65.33	39.63	46.86
Com & Ind Total	1,455	557,303,122	122	21,830,250	81	18,890,331	1,658	598,023,703	12,472,948
% of Com & Ind Total	87.76	93.19	7.36	3.65	4.89	3.16	7.38	14.20	45.08

17. Taxable Total	12,409	1,640,461,159	1,132	159,867,392	2,788	466,368,033	16,329	2,266,696,584	25,436,267
% of Taxable Total	75.99	72.37	6.93	7.05	17.07	20.57	72.72	53.83	91.94

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	12	51,780	12	51,780	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	16	51,780	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	726	189	687	1,602

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	358,779	208	50,549,690	4,492	1,262,806,511	4,705	1,313,714,980
28. Ag-Improved Land	0	0	132	50,089,152	1,191	418,235,070	1,323	468,324,222
29. Ag Improvements	0	0	132	16,113,600	1,274	145,935,537	1,406	162,049,137

30. Ag Total					6,111	1,944,088,339
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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	93	114.99	801,278	
33. HomeSite Improvements	0	0.00	0	91	0.00	13,084,836	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.13	4,522	
36. FarmSite Improv Land	0	0.00	0	127	333.32	453,973	
37. FarmSite Improvements	0	0.00	0	123	0.00	3,028,764	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	569.26	0	
40. Other- Non Ag Use	0	0.00	0	0	37.99	50,147	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	18	23.00	114,800	18	23.00	114,800	
32. HomeSite Improv Land	858	969.85	4,681,086	951	1,084.84	5,482,364	
33. HomeSite Improvements	861	0.00	104,214,876	952	0.00	117,299,712	1,962,620
34. HomeSite Total				970	1,107.84	122,896,876	
35. FarmSite UnImp Land	131	197.03	194,962	134	200.16	199,484	
36. FarmSite Improv Land	1,134	3,201.35	3,283,653	1,261	3,534.67	3,737,626	
37. FarmSite Improvements	1,153	0.00	41,720,661	1,276	0.00	44,749,425	267,315
38. FarmSite Total				1,410	3,734.83	48,686,535	
39. Road & Ditches	0	12,871.28	0	0	13,440.54	0	
40. Other- Non Ag Use	0	185.00	117,250	0	222.99	167,397	
41. Total Section VI				2,380	18,506.20	171,750,808	2,229,935

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,018.29	3,060,433	14	4,018.29	3,060,433

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	56	9,016.42	18,432,618
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	263	44,148.01	80,596,269	319	53,164.43	99,028,887
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	5,483.62	5.27%	26,724,950	5.67%	4,873.60
46. 1A	31,570.91	30.37%	153,763,009	32.63%	4,870.40
47. 2A1	7,403.22	7.12%	36,072,459	7.66%	4,872.54
48. 2A	14,718.14	14.16%	71,511,784	15.18%	4,858.75
49. 3A1	9,597.32	9.23%	39,789,174	8.44%	4,145.86
50. 3A	18,284.29	17.59%	74,470,040	15.80%	4,072.90
51. 4A1	14,255.18	13.71%	58,302,755	12.37%	4,089.93
52. 4A	2,649.49	2.55%	10,576,460	2.24%	3,991.89
53. Total	103,962.17	100.00%	471,210,631	100.00%	4,532.52
Dry					
54. 1D1	95.97	0.36%	172,746	0.36%	1,800.00
55. 1D	7,236.81	27.30%	13,026,258	27.30%	1,800.00
56. 2D1	1,982.99	7.48%	3,569,382	7.48%	1,800.00
57. 2D	3,690.14	13.92%	6,642,252	13.92%	1,800.00
58. 3D1	3,084.68	11.64%	5,552,424	11.64%	1,800.00
59. 3D	4,673.36	17.63%	8,412,048	17.63%	1,800.00
60. 4D1	4,824.13	18.20%	8,683,434	18.20%	1,800.00
61. 4D	922.78	3.48%	1,658,448	3.48%	1,797.23
62. Total	26,510.86	100.00%	47,716,992	100.00%	1,799.90
Grass					
63. 1G1	192.75	0.28%	231,300	0.32%	1,200.00
64. 1G	1,576.11	2.27%	1,891,332	2.63%	1,200.00
65. 2G1	1,458.15	2.10%	1,749,780	2.43%	1,200.00
66. 2G	3,812.89	5.50%	4,575,468	6.35%	1,200.00
67. 3G1	1,010.95	1.46%	1,213,140	1.68%	1,200.00
68. 3G	30,533.30	44.05%	31,296,812	43.46%	1,025.01
69. 4G1	16,290.11	23.50%	16,697,477	23.19%	1,025.01
70. 4G	14,434.62	20.83%	14,349,954	19.93%	994.13
71. Total	69,308.88	100.00%	72,005,263	100.00%	1,038.90
Irrigated Total					
Irrigated Total	103,962.17	46.82%	471,210,631	76.49%	4,532.52
Dry Total					
Dry Total	26,510.86	11.94%	47,716,992	7.75%	1,799.90
Grass Total					
Grass Total	69,308.88	31.21%	72,005,263	11.69%	1,038.90
72. Waste	24.05	0.01%	8,298	0.00%	345.03
73. Other	22,260.13	10.02%	25,067,806	4.07%	1,126.13
74. Exempt	57.19	0.03%	0	0.00%	0.00
75. Market Area Total	222,066.09	100.00%	616,008,990	100.00%	2,773.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	465.61	1.33%	1,164,025	1.34%	2,500.00
46. 1A	6,501.55	18.52%	16,253,875	18.68%	2,500.00
47. 2A1	3,615.89	10.30%	8,841,721	10.16%	2,445.24
48. 2A	4,847.36	13.81%	12,071,204	13.88%	2,490.26
49. 3A1	2,214.43	6.31%	5,536,075	6.36%	2,500.00
50. 3A	3,169.79	9.03%	7,765,293	8.93%	2,449.78
51. 4A1	2,173.81	6.19%	5,414,322	6.22%	2,490.71
52. 4A	12,109.66	34.50%	29,948,738	34.43%	2,473.13
53. Total	35,098.10	100.00%	86,995,253	100.00%	2,478.63
Dry					
54. 1D1	181.27	1.16%	235,651	1.16%	1,300.00
55. 1D	3,739.14	24.00%	4,860,882	24.00%	1,300.00
56. 2D1	1,575.97	10.12%	2,048,761	10.12%	1,300.00
57. 2D	2,230.93	14.32%	2,900,209	14.32%	1,300.00
58. 3D1	2,143.88	13.76%	2,787,044	13.76%	1,300.00
59. 3D	1,526.04	9.80%	1,983,852	9.80%	1,300.00
60. 4D1	1,632.93	10.48%	2,122,809	10.48%	1,300.00
61. 4D	2,549.37	16.36%	3,314,181	16.36%	1,300.00
62. Total	15,579.53	100.00%	20,253,389	100.00%	1,300.00
Grass					
63. 1G1	30.70	0.01%	17,192	0.01%	560.00
64. 1G	1,386.67	0.26%	776,534	0.30%	560.00
65. 2G1	2,435.06	0.47%	1,363,630	0.53%	560.00
66. 2G	3,563.14	0.68%	1,995,364	0.77%	560.00
67. 3G1	820.53	0.16%	459,508	0.18%	560.01
68. 3G	16,252.38	3.11%	8,044,948	3.10%	495.00
69. 4G1	6,755.60	1.29%	3,344,040	1.29%	495.00
70. 4G	492,101.27	94.03%	243,258,163	93.83%	494.33
71. Total	523,345.35	100.00%	259,259,379	100.00%	495.39
Irrigated Total					
	35,098.10	6.11%	86,995,253	23.70%	2,478.63
Dry Total					
	15,579.53	2.71%	20,253,389	5.52%	1,300.00
Grass Total					
	523,345.35	91.13%	259,259,379	70.63%	495.39
72. Waste	3.68	0.00%	1,270	0.00%	345.11
73. Other	275.95	0.05%	535,421	0.15%	1,940.28
74. Exempt	1.80	0.00%	0	0.00%	0.00
75. Market Area Total	574,302.61	100.00%	367,044,712	100.00%	639.11

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5.25	0.01%	18,769	0.01%	3,575.05
46. 1A	9,474.99	9.87%	33,847,637	9.94%	3,572.31
47. 2A1	6,670.20	6.95%	23,845,995	7.00%	3,575.00
48. 2A	7,145.46	7.44%	25,537,084	7.50%	3,573.89
49. 3A1	4,865.76	5.07%	17,380,653	5.10%	3,572.03
50. 3A	9,653.11	10.06%	33,884,826	9.95%	3,510.25
51. 4A1	55,922.96	58.25%	198,195,359	58.18%	3,544.08
52. 4A	2,264.17	2.36%	7,938,253	2.33%	3,506.03
53. Total	96,001.90	100.00%	340,648,576	100.00%	3,548.35
Dry					
54. 1D1	32.77	0.10%	36,047	0.10%	1,100.00
55. 1D	8,717.61	25.71%	9,589,371	25.71%	1,100.00
56. 2D1	4,144.27	12.22%	4,558,697	12.22%	1,100.00
57. 2D	4,385.96	12.93%	4,824,556	12.94%	1,100.00
58. 3D1	5,675.19	16.74%	6,242,709	16.74%	1,100.00
59. 3D	2,392.12	7.05%	2,631,332	7.05%	1,100.00
60. 4D1	7,294.71	21.51%	8,024,181	21.51%	1,100.00
61. 4D	1,265.63	3.73%	1,391,352	3.73%	1,099.34
62. Total	33,908.26	100.00%	37,298,245	100.00%	1,099.98
Grass					
63. 1G1	1.56	0.00%	1,053	0.00%	675.00
64. 1G	1,863.24	0.63%	1,257,724	0.71%	675.02
65. 2G1	3,421.22	1.16%	2,309,377	1.30%	675.02
66. 2G	5,313.37	1.80%	3,586,587	2.02%	675.01
67. 3G1	1,729.81	0.59%	1,167,637	0.66%	675.01
68. 3G	17,466.14	5.91%	10,477,554	5.89%	599.88
69. 4G1	244,538.70	82.80%	146,723,220	82.44%	600.00
70. 4G	20,998.39	7.11%	12,459,687	7.00%	593.36
71. Total	295,332.43	100.00%	177,982,839	100.00%	602.65
Irrigated Total					
Irrigated Total	96,001.90	22.50%	340,648,576	61.04%	3,548.35
Dry Total					
Dry Total	33,908.26	7.95%	37,298,245	6.68%	1,099.98
Grass Total					
Grass Total	295,332.43	69.22%	177,982,839	31.89%	602.65
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,420.92	0.33%	2,131,380	0.38%	1,500.00
74. Exempt	17,397.40	4.08%	0	0.00%	0.00
75. Market Area Total	426,663.51	100.00%	558,061,040	100.00%	1,307.97

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	99.74	1.18%	282,764	1.22%	2,835.01
46. 1A	4,061.14	48.19%	11,434,020	49.32%	2,815.47
47. 2A1	719.91	8.54%	1,872,032	8.07%	2,600.37
48. 2A	573.67	6.81%	1,626,356	7.01%	2,835.00
49. 3A1	1,380.97	16.39%	3,810,148	16.43%	2,759.04
50. 3A	66.74	0.79%	189,207	0.82%	2,834.99
51. 4A1	1,079.21	12.81%	2,787,568	12.02%	2,582.97
52. 4A	446.04	5.29%	1,183,453	5.10%	2,653.24
53. Total	8,427.42	100.00%	23,185,548	100.00%	2,751.20
Dry					
54. 1D1	141.25	0.67%	183,625	0.67%	1,300.00
55. 1D	9,791.32	46.17%	12,728,716	46.17%	1,300.00
56. 2D1	1,552.36	7.32%	2,018,068	7.32%	1,300.00
57. 2D	538.78	2.54%	700,414	2.54%	1,300.00
58. 3D1	5,415.01	25.54%	7,039,513	25.54%	1,300.00
59. 3D	50.68	0.24%	65,884	0.24%	1,300.00
60. 4D1	2,099.24	9.90%	2,729,012	9.90%	1,300.00
61. 4D	1,616.52	7.62%	2,101,444	7.62%	1,299.98
62. Total	21,205.16	100.00%	27,566,676	100.00%	1,300.00
Grass					
63. 1G1	108.02	0.04%	74,535	0.04%	690.01
64. 1G	6,931.82	2.42%	4,782,989	2.65%	690.00
65. 2G1	9,272.43	3.24%	6,398,010	3.55%	690.00
66. 2G	2,066.10	0.72%	1,425,622	0.79%	690.01
67. 3G1	7,324.77	2.56%	5,054,117	2.80%	690.00
68. 3G	117.75	0.04%	71,928	0.04%	610.85
69. 4G1	8,768.22	3.07%	5,480,199	3.04%	625.01
70. 4G	251,317.32	87.90%	157,031,493	87.09%	624.83
71. Total	285,906.43	100.00%	180,318,893	100.00%	630.69
Irrigated Total					
	8,427.42	2.67%	23,185,548	10.03%	2,751.20
Dry Total					
	21,205.16	6.72%	27,566,676	11.92%	1,300.00
Grass Total					
	285,906.43	90.58%	180,318,893	77.98%	630.69
72. Waste	11.02	0.00%	3,802	0.00%	345.01
73. Other	98.58	0.03%	147,870	0.06%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	315,648.61	100.00%	231,222,789	100.00%	732.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	80.16	358,779	16,116.76	70,435,638	227,292.67	851,245,591	243,489.59	922,040,008
77. Dry Land	0.00	0	2,640.29	4,617,227	94,563.52	128,218,075	97,203.81	132,835,302
78. Grass	0.00	0	24,563.65	20,104,294	1,149,329.44	669,462,080	1,173,893.09	689,566,374
79. Waste	0.00	0	12.62	4,355	26.13	9,015	38.75	13,370
80. Other	0.00	0	3,634.66	4,167,408	20,420.92	23,715,069	24,055.58	27,882,477
81. Exempt	4.34	0	0.00	0	17,452.05	0	17,456.39	0
82. Total	80.16	358,779	46,967.98	99,328,922	1,491,632.68	1,672,649,830	1,538,680.82	1,772,337,531

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,489.59	15.82%	922,040,008	52.02%	3,786.77
Dry Land	97,203.81	6.32%	132,835,302	7.49%	1,366.56
Grass	1,173,893.09	76.29%	689,566,374	38.91%	587.42
Waste	38.75	0.00%	13,370	0.00%	345.03
Other	24,055.58	1.56%	27,882,477	1.57%	1,159.09
Exempt	17,456.39	1.13%	0	0.00%	0.00
Total	1,538,680.82	100.00%	1,772,337,531	100.00%	1,151.86

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 Ag	7	501,032	4	83,961	4	421,160	11	1,006,153	0
83.2 Lake Properties Res	31	175,682	21	1,110,000	486	118,756,070	517	120,041,752	1,252,269
83.3 North Platte	1	15,050	11	224,378	11	569,892	12	809,320	0
83.4 Northside Np	268	1,553,156	1,802	12,764,810	1,996	107,566,274	2,264	121,884,240	781,151
83.5 Rural	85	11,113,235	67	8,688,162	69	8,203,650	154	28,005,047	335,716
83.6 Rural Com	1	17,377	0	0	0	0	1	17,377	0
83.7 Rural Res	448	8,348,746	1,563	31,884,999	1,588	267,037,690	2,036	307,271,435	3,635,406
83.8 Small Villages Res	292	789,734	553	2,510,713	573	29,947,702	865	33,248,149	943,129
83.9 Southside Np	303	4,040,798	6,220	75,392,851	6,701	755,929,329	7,004	835,362,978	5,245,977
83.10 Suburban Com	0	0	1	94,710	1	3,600	1	98,310	0
83.11 Suburban Res	170	3,221,933	644	13,497,670	664	107,431,360	834	124,150,963	751,493
83.12 Suth & Hersh Res	131	1,305,199	821	8,487,045	841	86,984,913	972	96,777,157	18,178
84 Residential Total	1,737	31,081,942	11,707	154,739,299	12,934	1,482,851,640	14,671	1,668,672,881	12,963,319

Schedule XII : Commercial 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>	
85.1	Lake Properties Res	0	0	0	0	10	1,489,795	10	1,489,795	0
85.2	North Platte	199	24,917,982	1,053	80,108,199	1,092	438,492,280	1,291	543,518,461	11,555,172
85.3	Northside Np	0	0	2	124,406	2	288,488	2	412,894	0
85.4	Rural Com	13	166,585	47	1,066,618	58	16,167,333	71	17,400,536	772,192
85.5	Small Villages Com	21	74,540	80	424,999	86	3,664,659	107	4,164,198	10,536
85.6	Suburban Com	26	1,853,005	46	2,147,391	51	9,701,148	77	13,701,544	101,798
85.7	Suth & Hersh Com	11	75,230	83	1,245,963	89	16,015,082	100	17,336,275	33,250
86	Commercial Total	270	27,087,342	1,311	85,117,576	1,388	485,818,785	1,658	598,023,703	12,472,948

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	192.75	0.28%	231,300	0.32%	1,200.00
88. 1G	1,576.11	2.27%	1,891,332	2.63%	1,200.00
89. 2G1	1,458.15	2.10%	1,749,780	2.43%	1,200.00
90. 2G	3,812.89	5.50%	4,575,468	6.35%	1,200.00
91. 3G1	1,010.95	1.46%	1,213,140	1.68%	1,200.00
92. 3G	30,533.30	44.05%	31,296,812	43.46%	1,025.01
93. 4G1	16,290.11	23.50%	16,697,477	23.19%	1,025.01
94. 4G	14,434.62	20.83%	14,349,954	19.93%	994.13
95. Total	69,308.88	100.00%	72,005,263	100.00%	1,038.90
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	69,308.88	100.00%	72,005,263	100.00%	1,038.90
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	69,308.88	100.00%	72,005,263	100.00%	1,038.90

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	30.70	0.01%	17,192	0.01%	560.00
88. 1G	1,386.67	0.26%	776,534	0.30%	560.00
89. 2G1	2,435.06	0.47%	1,363,630	0.53%	560.00
90. 2G	3,563.14	0.68%	1,995,364	0.77%	560.00
91. 3G1	820.53	0.16%	459,508	0.18%	560.01
92. 3G	16,252.38	3.11%	8,044,948	3.10%	495.00
93. 4G1	6,755.60	1.29%	3,344,040	1.29%	495.00
94. 4G	492,101.27	94.03%	243,258,163	93.83%	494.33
95. Total	523,345.35	100.00%	259,259,379	100.00%	495.39
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	523,345.35	100.00%	259,259,379	100.00%	495.39
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	523,345.35	100.00%	259,259,379	100.00%	495.39

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1.56	0.00%	1,053	0.00%	675.00
88. 1G	1,863.24	0.63%	1,257,724	0.71%	675.02
89. 2G1	3,421.22	1.16%	2,309,377	1.30%	675.02
90. 2G	5,313.37	1.80%	3,586,587	2.02%	675.01
91. 3G1	1,729.81	0.59%	1,167,637	0.66%	675.01
92. 3G	17,466.14	5.91%	10,477,554	5.89%	599.88
93. 4G1	244,538.70	82.80%	146,723,220	82.44%	600.00
94. 4G	20,998.39	7.11%	12,459,687	7.00%	593.36
95. Total	295,332.43	100.00%	177,982,839	100.00%	602.65
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	295,332.43	100.00%	177,982,839	100.00%	602.65
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	295,332.43	100.00%	177,982,839	100.00%	602.65

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	108.02	0.04%	74,535	0.04%	690.01
88. 1G	6,931.82	2.42%	4,782,989	2.65%	690.00
89. 2G1	9,272.43	3.24%	6,398,010	3.55%	690.00
90. 2G	2,066.10	0.72%	1,425,622	0.79%	690.01
91. 3G1	7,324.77	2.56%	5,054,117	2.80%	690.00
92. 3G	117.75	0.04%	71,928	0.04%	610.85
93. 4G1	8,768.22	3.07%	5,480,199	3.04%	625.01
94. 4G	251,317.32	87.90%	157,031,493	87.09%	624.83
95. Total	285,906.43	100.00%	180,318,893	100.00%	630.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	285,906.43	100.00%	180,318,893	100.00%	630.69
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	285,906.43	100.00%	180,318,893	100.00%	630.69

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

56 Lincoln

	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	1,600,089,394	1,638,792,732	38,703,338	2.42%	12,627,603	1.63%
02. Recreational	27,892,985	29,880,149	1,987,164	7.12%	335,716	5.92%
03. Ag-Homesite Land, Ag-Res Dwelling	121,253,690	122,896,876	1,643,186	1.36%	1,962,620	-0.26%
04. Total Residential (sum lines 1-3)	1,749,236,069	1,791,569,757	42,333,688	2.42%	14,925,939	1.57%
05. Commercial	589,936,725	592,986,252	3,049,527	0.52%	12,472,948	-1.60%
06. Industrial	5,316,040	5,037,451	-278,589	-5.24%	0	-5.24%
07. Total Commercial (sum lines 5-6)	595,252,765	598,023,703	2,770,938	0.47%	12,472,948	-1.63%
08. Ag-Farmsite Land, Outbuildings	48,369,890	48,686,535	316,645	0.65%	267,315	0.10%
09. Minerals	51,750	51,780	30	0.06	0	0.06%
10. Non Ag Use Land	0	167,397	167,397			
11. Total Non-Agland (sum lines 8-10)	48,421,640	48,905,712	484,072	1.00%	267,315	0.45%
12. Irrigated	934,315,485	922,040,008	-12,275,477	-1.31%		
13. Dryland	137,325,060	132,835,302	-4,489,758	-3.27%		
14. Grassland	700,370,430	689,566,374	-10,804,056	-1.54%		
15. Wasteland	13,555	13,370	-185	-1.36%		
16. Other Agland	28,244,010	27,882,477	-361,533	-1.28%		
17. Total Agricultural Land	1,800,268,540	1,772,337,531	-27,931,009	-1.55%		
18. Total Value of all Real Property (Locally Assessed)	4,193,179,014	4,210,836,703	17,657,689	0.42%	27,666,202	-0.24%

2019 Assessment Survey for Lincoln County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	7
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$536,670
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$143,955
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$90,695
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,150
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$61,705

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Lincoln County

1.	Valuation data collection done by:																				
	All appraisal staff and three data collectors.																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
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The quality of homes found on the north side is, for the most part of lower quality, smaller homes and addition to more manufactured homes being found on the north side than the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southside North Platte is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Only the cost approach is used for the residential class of property.																				

4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	The county appraisal staff develops depreciation tables using local sales data.
5.	Are individual depreciation tables developed for each valuation group?
	Yes
6.	Describe the methodology used to determine the residential lot values?
	The sales comparison approach was used as much as possible, as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land.
7.	How are rural residential site values developed?
	Values are based on the location of the parcel with a size adjustment factors in place depending on the number of acres of the parcel.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	A discounted cash flow process is used for all parcels that have filed a Form 191 to combine parcels held for sale or resale.

9.	<table border="1"> <thead> <tr> <th data-bbox="203 888 365 972"><u>Valuation Group</u></th> <th data-bbox="365 888 651 972"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 888 906 972"><u>Date of Costing</u></th> <th data-bbox="906 888 1177 972"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 888 1482 972"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2017</td> <td>2015</td> <td>2017</td> <td>2017</td> </tr> <tr> <td>2</td> <td>2018</td> <td>2015</td> <td>2018</td> <td>2018</td> </tr> <tr> <td>3</td> <td>2016</td> <td>2015</td> <td>2016</td> <td>2019</td> </tr> <tr> <td>4</td> <td>2016</td> <td>2015</td> <td>2016</td> <td>2016</td> </tr> <tr> <td>5</td> <td>2017</td> <td>2015</td> <td>2017</td> <td>2017</td> </tr> <tr> <td>6</td> <td>2015</td> <td>2015</td> <td>2015</td> <td>2019</td> </tr> <tr> <td>8</td> <td>2015</td> <td>2015</td> <td>2015</td> <td>2019</td> </tr> <tr> <td>12</td> <td>2015</td> <td>2015</td> <td>2015</td> <td>2016</td> </tr> <tr> <td>AG</td> <td>2015</td> <td>2015</td> <td>2015</td> <td>2015</td> </tr> </tbody> </table>					<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	2017	2015	2017	2017	2	2018	2015	2018	2018	3	2016	2015	2016	2019	4	2016	2015	2016	2016	5	2017	2015	2017	2017	6	2015	2015	2015	2019	8	2015	2015	2015	2019	12	2015	2015	2015	2016	AG	2015	2015	2015	2015
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2019 Commercial Assessment Survey for Lincoln County

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

7.	<u>Valuation 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	2015	2015	2016	2015
	3	2009	2015	2009	2015
	4	2009	2015	2009	2015
	6	2009	2008	2009	2015
	8	2009	2008	2009	2015

2019 Agricultural Assessment Survey for Lincoln County

1.	Valuation data collection done by:									
	Appraisal staff and occasionally will be assisted by appraisal data entry clerks or former appraisal data entry clerks.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The location of I-80 through this market also adds to its desirability.	2016	2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2016
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3	<p>Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.</p>	2016
4	<p>Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.</p>	2016

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

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

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

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

	<p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p>
5.	<p>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</p>
	<p>Farm home sites are usually not more than 1 acre and rural residential home sites are more than 10 acres which complies with the zoning regulations of Lincoln County Zoning Regulations. Eleven rural neighborhoods have been established by the county appraisers based on sales of improved land in the county. Either site is valued according to the per acre rate established using sales of unimproved land in each neighborhood and adjustments made for + or – base acres.</p> <p>Farm home sites and rural residential home sites are valued according to size and location in each of 11 rural neighborhoods. The farther from urban areas the parcel is located, the lower the value per acre. The reason being; longer commutes to work, shopping, schools, entertainment, medical care, and gravel roads just to name a few.</p>
6.	<p>What separate market analysis has been conducted where intensive use is identified in the county?</p>
	<p>Analysis is completed by an in-house appraiser. Feedlots are valued as a unit based on head count , size, and quality of the operation.</p>
7.	<p>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</p>
	<p>Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.</p>
	<p><u>If your county has special value applications, please answer the following</u></p>
8a.	<p>How many special valuation applications are on file?</p>
	<p>329</p>
8b.	<p>What process was used to determine if non-agricultural influences exist in the county?</p>

	<p>All sales throughout the county are reviewed monthly. During this sales verification process, there are several factors that are examined which include, but are not limited to, sale price and price per acre, size of parcel, how the property was advertised, manner of sale, use of the property and intent of purchase. We send out both buyer and seller letters and may contact either or both or any other related party to verify information as well as a physical inspection of the property is scheduled if deemed necessary. Anything out of the ordinary will cause further examination of the sale as well as review of other sales in the same area for major differences. When differences are found, this would usually indicate non-agricultural influences of which we would watch for other similar situations to see if it becomes a major influence within that market area</p>
	<p><u>If your county recognizes a special value, please answer the following</u></p>
8c.	<p>Describe the non-agricultural influences recognized within the county.</p>
	<p>Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.</p>
8d.	<p>Where is the influenced area located within the county?</p>
	<p>Mainly along the North Platte & South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.</p>
8e.	<p>Describe in detail how the special values were arrived at in the influenced area(s).</p>
	<p>An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.</p>

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2018

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

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

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

RESIDENTIAL

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

For the 2018 assessment year, the South Side of North Platte was physically reviewed and inspected. These neighborhoods were last physically inspected in 2012 for some & the rest in 2014. This area has about 7,130 +/- parcels. Model sales were studied. Then depreciation and effective age tables were created and used for the 2018 assessment year. The appraisers had to work long and hard to get all of the South Side done for 2018. The newest appraiser had a year’s worth of training now, so she went out doing review work on her own for 2018. By dividing the 12 neighborhoods up, we were able to get all done for the 2018 assessment year.

For the 2019 assessment year, we will do another physical review and inspection of all seven villages within the county. Even though they were reviewed in 2015, we will review all villages and update the costing using our new Vanguard CAMA system. In doing so, model sales will be studied, and new depreciation tables will be created. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2019, 2020, and 2021.

In December, 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We have just recently signed a contract with Vanguard Appraisal to convert to their CAMA system. Conversion should start around August 1st, 2018, and we hope to be live on the new system by December 31st, 2018. On December 31, 2018, the contract extensions with the Dept. of Revenue hosting the Orion CAMA system & with Tyler for use of their Orion CAMA system will terminate. So, we have to be live by December 31, 2018, with Vanguard. For the 2019 assessment year we will be working on the new Vanguard system. Conversions can be difficult trying to double check all the data to be sure it converted accurately, but we are very excited for the new system & all it has to offer Lincoln County.

COMMERCIAL

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

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

For the 2019 assessment year, all of the village commercial properties as well as the suburban and rural commercial properties will be physically reviewed. The cost approach to value will be developed using our new Vanguard system. A review of the current depreciation tables used by Vanguard will be verified and adjusted if needed to fit our market. Income and expense statements will be requested when appropriate to assist in developing the income approach to value.

The next planned physical review and inspection of the Commercial properties in North Platte will be for the 2022 assessment year. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2019, 2020, and 2021.

In December, 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We have just recently signed a contract with Vanguard Appraisal to convert to their CAMA system. Conversion should start around August 1st, 2018, and we hope to be live on the new system by December 31st, 2018. On December 31, 2018, the contract extensions with the Dept. of Revenue hosting the Orion CAMA system & with Tyler for use of their Orion CAMA system will terminate. So, we have to be live by December 31, 2018, with Vanguard. For the 2019 assessment year we will be working on the new Vanguard system. Conversions can be difficult trying to double check all the data to be sure it converted accurately, but we are very excited for the new system & all it has to offer Lincoln County

RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

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

All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2019, 2020, and 2021. These sub-classes will receive adjustments as needed to reflect market conditions. As new GIS aerial imagery is received and time permits, we also continue to check and monitor the improved and unimproved parcels throughout the county for any changes in the adding or removing of buildings.

Since time is permitting for 2019, we will be doing another physical review and inspection of all suburban residential parcels. They were just last reviewed in 2016, but current sales show this area is beginning to fall out of statutory range of compliance based on the current sales within the ratio period. Model sales will be studied, and new depreciation tables will be created using our new Vanguard CAMA system. For the 2020 assessment year, we will also do another physical review and inspection of all rural residential and improved agricultural parcels within the county. These parcels were previously reviewed for 2016 as well. It may be necessary to complete this review in 2021 if time doesn't permit completing it all in one year. In doing so, model sales will be studied, and new depreciation tables will be created using our new Vanguard CAMA system.

In December, 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We have just recently signed a contract with Vanguard Appraisal to convert to their CAMA system. Conversion should start around August 1st, 2018, and we hope to be live on the new system by December 31st, 2018. On December 31, 2018, the contract extensions with the Dept. of Revenue hosting the Orion CAMA system & with Tyler for use of their Orion CAMA system will terminate. So, we have to be live by December 31, 2018, with Vanguard. For the 2019 assessment year we will be working on the new Vanguard system. Conversions can be difficult trying to double check all the data to be sure it converted accurately, but we are very excited for the new system & all it has to offer Lincoln County

For 2016 our methodology for our Recreational parcels was reviewed and updated. There was also a review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade. Any parcels that were receiving special valuation that we no longer felt qualified under the new methodology were sent a letter informing them of our decision and encouraged to reapply for the Special Valuation by filing a new Special Valuation Application Form 456. The Recreational sales were monitored and an adjustment was made for 2016, increasing the recreational value based on these sales. These special valuation applications will continue to be reviewed and sales will continue to be monitored for the 2019, 2020, and 2021 assessment years to reflect the market conditions.

UNIMPROVED AGRICULTURAL LAND

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

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

For tax year 2007, due to legal issues arising from water use that was affecting sales, a fifth market area was established. This new area divided Area Three along the boundary line between the Twin Platte and Middle Republican Natural Resource Districts. It is approximately 7 miles south of Lake Maloney Reservoir then south to the county line and from the west county line east to the Area Four boundary. This area was designated Market Area Five. At that time, this area was restricted with a moratorium on drilling new irrigation wells in their jurisdiction since July 2004, and each existing well was limited to 39 inches of water per acre for 2005, 2006, and 2007. Legislation passed during the 2007 session initiated policies concerning water issues in the Middle Republican NRD, but this legislation only exasperated property owners and public officials further and no real solution is in sight.

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

Our GIS system currently has 2016 FSA aerial imagery for the most recent inspections. The data entry staff visually inspected all unimproved suburban, rural residential, & Agricultural parcels in 2018 for the 2019 assessment year using the most current 2016 GIS Workshop aerial imagery while double checking and correcting GEO codes throughout the county. If any discrepancies were found, an actual on-site inspection was performed by an appraiser for any corrections or to add any new improvements that were spotted. Staff also uses Google Earth imagery if necessary. We will continue to view the new aerial imagery when it is updated again, as time permits, to watch for new improvements to the unimproved suburban, rural residential, & Agricultural parcels throughout 2019, 2020, and 2021.

For 2017, new updated soil maps were required to be implemented for the 2017 assessment year. These maps are from the NRCS and were updated by the Lincoln County Assessor and the computer analyst, with help from GIS Workshop, for the 2017 assessment year. These will continue to be spot checked and corrections will be made as necessary for the 2019, 2020, and 2021 assessment year as well.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2019, 2020, and 2021. Per the recommendation of our State Field Liaison and review of the current sales in the 2014 and 2015 ratio period, Market Area 3 & Market Area 5 were looked at again together as a whole. It was determined that the sales are not showing the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore, for 2014 and 2015, agricultural land values were the same in both these Market Areas. For this reason, this area was all combined back in to one big Market Area 3 again for 2016, like it was prior to 2007.

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

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

We have also seen more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013, they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2019, 2020, and 2021.

2018 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>
Residential	97.00
Commercial/Industrial	98.00
Unimproved Agricultural	71.00
Special Valuation	71.00

TRAINING

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

BUDGET

Purposed budget for 2018-2019	\$536,670
Salaries	\$405,650
Education	\$5,850
Data processing equipment and software	\$95,195
Reappraisal (for one oil well)	\$175
Other (office supplies, printing, & misc.)	\$29,800

STAFF

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

CONCLUSION

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

The three current on staff appraisers have made the process of reappraising all classes of property to be done in a more efficient and timely manner. The addition of another on staff appraiser has helped to keep Lincoln County on track with the 6-year review and inspection cycle. With the amount of classroom hours and over 20 years of experience combined between the three current on staff appraisers, we have found at the local level; this has given property owners confidence in their appraisal abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is also a cost-savings to the taxpayers. The launching of the Lincoln County GIS website and subscription option has also decreased the number of phone calls and the foot traffic in the office.

In December, 2017, it was announced that the Dept. of Revenue would not be renewing their contract with Tyler Technology for their Orion CAMA system as of June 30, 2018. It was then determined that trying to continue with the Orion system without the State contract would be cost prohibitive. We have just recently signed a contract with Vanguard Appraisal to convert to their CAMA system. Conversion should start around August 1st, 2018, and we hope to be live on the new system by December 31st, 2018. On December 31, 2018, the contract extensions with the Dept. of Revenue hosting the Orion CAMA system & with Tyler for use of their Orion CAMA system will terminate. So, we have to be live by December 31, 2018, with Vanguard. We are very excited for the new system & all it has to offer Lincoln County.

Julie Stenger
Lincoln County Assessor
July 26, 2018

Methodology for Special Valuation
Lincoln County
March 1, 2019

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

There are 302+ approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2019. For 2016, our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior to this; some are now being disqualified. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. The recreation value of the accretions was increased for 2016 to reflect the current market value of these recreational accretions. This study was also used to determine the uninfluenced Ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of Ag land present. We feel these Ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does not qualify a parcel to be used primarily for Ag purposes or does it support agriculture as a livelihood. Therefore, these parcels have been denied and will continue to be denied Special Value in the future. Other denied applications have a residence and other improvements present with little to no Ag land, mostly or only accretion ground. These have been determined that the primary use of these parcels is as a rural residential parcel with recreational accretions present. They do NOT support agriculture as a livelihood or the primary use. Therefore, these parcels have been denied and will continue to be denied Special Value in the future as well.

Julie Stenger
Lincoln County Assessor