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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LINCOLN COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Julie Stenger, Lincoln County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

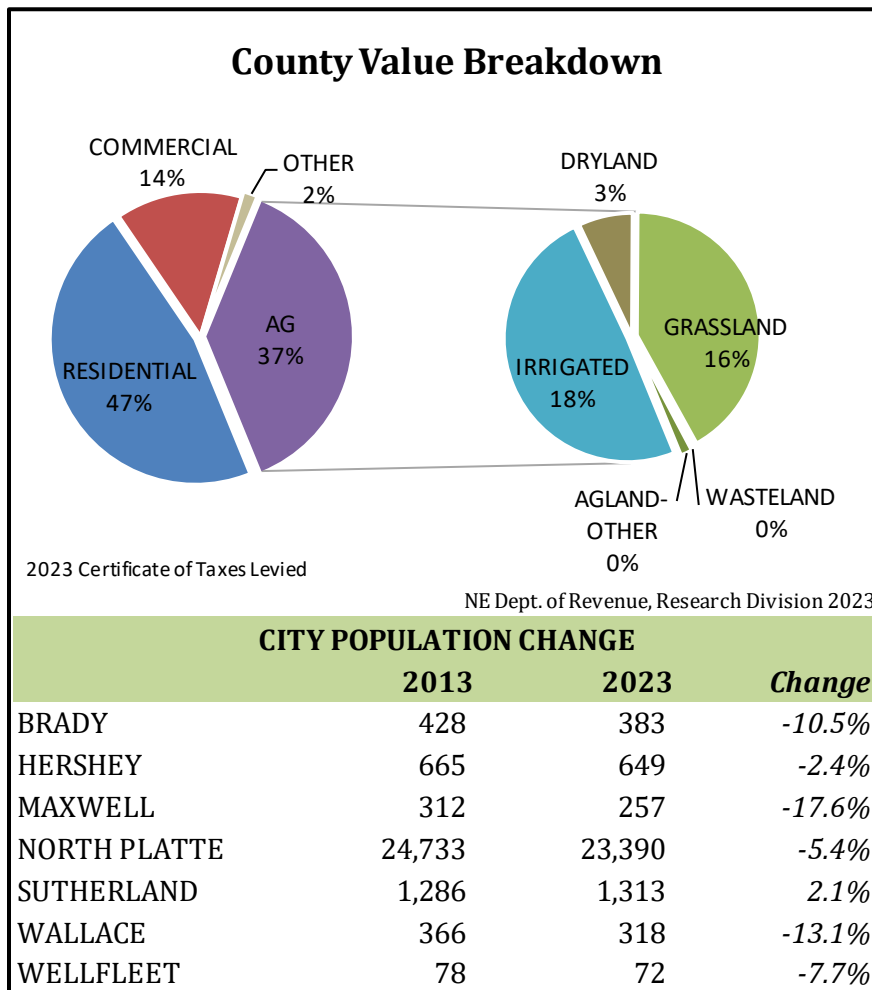
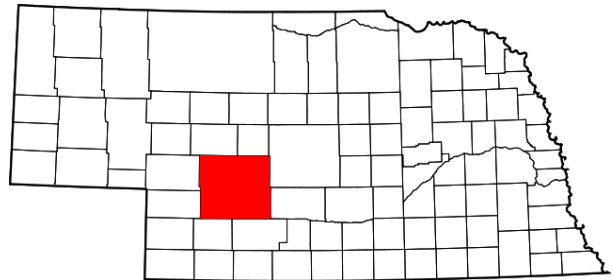
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques 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 has 33,685 residents, per the Census Bureau Quick Facts for 2024, a 3% decline from the 2023 U.S. Census. Reports indicate that 67% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$157,499 (2023 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 are 1,033 employer establishments with total employment of 11,318 for a 1% decrease in total employment.

Agricultural land accounts for the majority of the county's valuation base. Grassland makes up the majority of the land in the county. Lincoln County is included in both the Twin Platte and Middle Republican Natural Resources Districts (NRD).

The ethanol plant located in Sutherland also contributes to the local agricultural economy.

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

2024 Residential Correlation for Lincoln County

Assessment Actions

The county conducted a physical inspection and review of Valuation Group 2. In addition, the review process marks the completion of all residential parcels being converted to Vanguard depreciation tables and values. All residential parcels cost tables were updated to 2023. For all parcels outside of Valuation Group 2 the manual level for all parcels was increased from 120% to 135%. All leasehold properties, primarily around the county lakes received an 8% increase. Routine maintenance and pick-up work was completed and placed on the assessment rolls.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The residential sales verification process has yielded a usability ratio that is slightly higher than the statewide average. Sufficient comments are made for the sales that have been disqualified to determine the correct usability of the sale.

The county assessor's use of seven distinct valuation groups is based on geographical and economic distinctions, a system that has remained unchanged. Notably, the City of North Platte is divided into Valuation Groups 1 and 2. Valuation Group 5 is designated for the county's recreational lake properties, while Valuation Groups 6 and 8 cover the smaller towns within the county. Valuation Groups 3 and 4, are allocated for parcels outside the city limits. This stratification reflects the county assessor's commitment to addressing the unique characteristics of each area, ensuring that property values are assessed with an understanding of local market dynamics.

The overall land to building ratios in Lincoln County are on the upper range compared to surrounding counties. The small villages and the small towns have lower and more comparable land to building ratios to the surrounding counties while the North Platte and rural residential valuation groups are higher.

Regarding the six-year inspection cycle, the county is in compliance. Valuation Group 2 underwent a physical inspection and review for 2024, including a new lot study. All other areas are within the six-year cycle. The county adjusted the 2020 Vanguard Costing tables to account for local annual inflation or increases, 2023 tables are used for depreciation. Map factors were also applied for further adjustments where necessary, ensuring that property valuations remain current and reflective of local market conditions.

A valuation methodology is formally documented for Lincoln County, providing a structured framework for property assessment. This methodology is essential for ensuring fair and uniform assessment across the county's diverse properties.

2024 Residential Correlation for Lincoln County

Description of Analysis

Seven valuation groups make up the residential class in Lincoln County that are based on the economic characteristics of the areas.

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

The statistical profile of the overall statistics finds that all measures of central tendency and the qualitative statistics are in the acceptable range. Examination of the individual valuation groups for statistics out of range, finds a slightly high PRD in Valuation Group 1 that is brought into range by the removal of a single high outlier. In Valuation Group 3 the removal of a single low dollar sale improves the overall statistics and brings the slightly high PRD into range. The removal of outliers in Valuation Groups 4 and 6 lowers the PRD into the acceptable range. Valuation Group 8 has a statistical profile indicating that the median is in the acceptable range while the other measures are out of the acceptable range. An array of the sales by incremental dollar ranges indicates a pattern of regressivity.

The statistical sample and the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certificate of Taxes Levied (CTL) indicated the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

After review of all available information, it is determined that the quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

2024 Residential Correlation for Lincoln County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	164	95.73	98.36	94.05	16.71	104.58
2	701	98.76	100.20	99.24	07.94	100.97
3	50	98.21	102.19	98.50	20.03	103.75
4	120	92.82	96.26	90.56	20.46	106.29
5	26	94.76	97.79	94.57	12.79	103.40
6	89	95.97	102.28	95.01	21.12	107.65
8	34	97.38	105.18	91.29	29.14	115.22
<u>ALL</u>	1,184	98.10	99.88	96.75	12.57	103.24

Level of Value

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

2024 Commercial Correlation for Lincoln County

Assessment Actions

The county assessor applied an 8% increase to all leasehold properties primarily around the lakes and increased all land values in Area 3, including commercial properties. Pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Lincoln County's commercial usability rate aligns with the statewide average, supported by a structured sales verification process that provides comments for all disqualified sales that ensures all arm's-length transactions are available for measurement. The county differentiates its commercial parcels into five valuation groups to accurately reflect the distinct characteristics of its commercial landscape, from North Platte to rural and suburban areas. This segmentation allows for assessments that capture the unique attributes of each area.

The county's commercial properties, particularly those in North Platte, underwent a physical review in 2022, with properties in villages reviewed the previous year. These practices highlight Lincoln County's adherence to the 6-year inspection cycle. The use of Vanguard costing and depreciation schedules, adjusted annually, ensures that valuations are kept up to date with changing market conditions. Lincoln County's sales verification process includes sufficient details for the sales that have been disqualified.

Description of Analysis

The Lincoln County Assessor utilizes five valuation groups with unique economic characteristics to stratify the sales.

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

2024 Commercial Correlation for Lincoln County

The Lincoln County Commercial study period contains 109 sales with a statistical profile displaying two measures of central tendency and the COD in the acceptable range with a high PRD which is heavily influenced by two high dollar outliers; when removed improves the PRD to near the acceptable range and improves the COD and weighted mean. Valuation Group 1 contains the vast majority of the total sales and displays a very similar statistical profile with the high dollar outliers influencing the weighted mean and PRD. The remaining valuation groups have insufficient sales for meaningful analysis.

Stratification of the sales by Occupancy Code shows only four with sufficient sales for analysis all of which have at least the median in the acceptable range.

The 2024 Abstract of Assessment Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) reflects the minimal amount of assessment actions by the county assessor.

Equalization and Quality of Assessment

In consideration of the statistical review and the assessments practices it is determined that real property in the commercial class in Lincoln County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	88	96.17	91.86	74.84	16.26	122.74
3	2	168.26	168.26	102.30	52.26	164.48
4	6	64.84	69.86	63.82	20.11	109.46
6	7	99.30	97.09	99.71	27.57	97.37
8	6	85.35	82.65	72.68	17.32	113.72
____ALL____	109	95.65	91.88	75.00	19.23	122.51

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Lincoln County is 96%.

2024 Agricultural Correlation for Lincoln County

Assessment Actions

Following a review of the agricultural market, the Lincoln County Assessor increased values in Market Area 1 irrigated land by 6%, grassland by 4% while dryland increased between 1% and 4%. In Market Area 2, irrigated land and grassland were increased 9% while dryland increased between 5% and 9%. Irrigated land in Market Area 3 had a slight decrease in irrigated of 1% to 3% while dryland had increases of 11% to 16% and grassland of 13% to 16%. Market Area 4 had increases of 6% to 8% to irrigated land while dryland remained the same. Grassland was increased 24% to 28%. Improvements were updated to the 2020 Vanguard costing with a manual level of 135%.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The review of the arm's-length transactions demonstrates that sufficient reasons for disqualification of sales are provided. The usability rate is within the statewide average. The findings suggest that the sale qualification and verification practices are satisfactory for the agricultural class.

Four market areas are identified by the Lincoln County Assessor based on topographical or geographical differences that can affect market value. Market Area 1 follows the river basin along the North and South Platte Rivers where the land is typically flat used largely for cropland. The remaining portion is used for pastureland. Market Area 2 is the northern part of the county and has more in common with the Sandhills Region with rolling slopes of native pastureland too fragile for cropping. The northeastern part of this market has soils capable of supporting crops. The largely grassland rolling hills of the southwestern part of Market Area 3 define that market area. Market Area 4 in the southeastern portion of the county is mainly canyons and steeper terrain.

Agricultural homes and outbuildings are valued using the same appraisal models as the rural residential subclass. The townships in the rural areas are reviewed in the same time frame as the residential cycle to adhere to the six-year inspection and review requirements.

Special value is utilized in Market Area 1 in Lincoln County. The county conducted a sales comparison study for properties with accretion along the North and South Platte Rivers. This study aimed to determine the actual value of these accretions, primarily used for recreational purposes. The study's findings led to the application of the lowest class soil grassland value to the parcels approved as special value. Furthermore, a notable parcel near the city of North Platte, adjoining the Wal-Mart Super Center, received special valuation. Despite its current use for harvesting alfalfa, its highest and best use was identified as commercial development. The

2024 Agricultural Correlation for Lincoln County

special value applied was based on the Market Area 1 dry crop land value, derived from sales of unimproved agricultural land in the area.

Intensive use parcels are valued based on head count, size, and quality of the operation. The county has been identifying the acres in the Conservation Reserve Program (CRP) and valuing them at the average of grassland and dryland in the market area where they are located. Likewise, Conservation Reserve Enhancement Program (CREP) acres are identified and valued at the average of dryland and irrigated land in the market area where they are located.

Description of Analysis

The agricultural land statistics review shows all central tendency measures and qualitative statistics within acceptable ranges for the overall statistics. Each of the four market areas has sufficient sales for reliable analysis with a finding of all the medians in the acceptable range. The analysis by 80% Majority Land Use (MLU) by market areas indicates that when there is sufficient sales for analysis a satisfactory median is produced. The overall median ratio for dryland is low as is the ratio for Market Area 3 with six sales is low, a comparison to the weighted average dry acre price among the surrounding counties finds that dryland in Lincoln County is equalized.

The review of the 2024 County Abstract of Assessment for Real Property Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) shows an increase to the population and the sales in a manner consistent with the assessment actions of the county assessor.

Lincoln County has a school bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistic can be found in the appendix of this report but contains a small sample of sales. Based on the review of the statistics and the reduced values reported by the Lincoln County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

The same appraisal process is used for agricultural improvements and rural residential acreages. Rural residential acreages have been assessed at an acceptable level of value. Therefore, it is believed that agricultural homes and improvements are assessed with the acceptable range as well.

2024 Agricultural Correlation for Lincoln County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	28	70.88	73.62	71.50	15.31	102.97
1	15	72.54	73.39	71.09	14.97	103.24
2	2	61.03	61.03	58.16	10.99	104.93
3	11	75.10	76.22	74.44	13.95	102.39
<u>Dry</u>						
County	10	64.08	66.43	67.50	16.42	98.41
1	2	76.89	76.89	76.78	00.21	100.14
3	6	56.05	60.04	61.95	10.29	96.92
4	2	75.15	75.15	71.56	09.01	105.02
<u>Grass</u>						
County	53	69.63	72.66	71.40	19.45	101.76
1	2	47.06	47.06	36.91	47.98	127.50
2	19	71.09	66.89	64.95	13.21	102.99
3	14	71.77	75.37	71.59	14.44	105.28
4	18	70.14	79.50	79.22	27.54	100.35
<u>ALL</u>	112	70.06	72.78	71.52	20.58	101.76

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Lincoln County is 70%.

Special Valuation Level of Value

A review of agricultural land value in Lincoln County in areas that have influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 70%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Lincoln County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lincoln County is 48%.

Special Valuation Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land values in Lincoln County in areas that are subject to a reduced school bond valuation and that also have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-

2024 Agricultural Correlation for Lincoln County

agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of school bond valuation in Lincoln County is 48%.

2024 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	48	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Lincoln County

Residential Real Property - Current

Number of Sales	1184	Median	98.10
Total Sales Price	\$237,783,394	Mean	99.88
Total Adj. Sales Price	\$237,783,394	Wgt. Mean	96.75
Total Assessed Value	\$230,044,146	Average Assessed Value of the Base	\$159,853
Avg. Adj. Sales Price	\$200,831	Avg. Assessed Value	\$194,294

Confidence Interval - Current

95% Median C.I	97.57 to 98.64
95% Wgt. Mean C.I	95.66 to 97.83
95% Mean C.I	98.48 to 101.28
% of Value of the Class of all Real Property Value in the County	43.84
% of Records Sold in the Study Period	7.98
% of Value Sold in the Study Period	9.70

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	1,344	95	94.66
2022	1,249	94	94.05
2021	1,130	95	94.95
2020	1,082	95	94.87

2024 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	109	Median	95.65
Total Sales Price	\$63,796,358	Mean	91.88
Total Adj. Sales Price	\$63,796,358	Wgt. Mean	75.00
Total Assessed Value	\$47,846,030	Average Assessed Value of the Base	\$482,868
Avg. Adj. Sales Price	\$585,288	Avg. Assessed Value	\$438,954

Confidence Interval - Current

95% Median C.I	89.76 to 98.24
95% Wgt. Mean C.I	59.43 to 90.57
95% Mean C.I	86.69 to 97.07
% of Value of the Class of all Real Property Value in the County	14.67
% of Records Sold in the Study Period	6.63
% of Value Sold in the Study Period	6.03

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	99	96	96.26
2022	86	98	98.20
2021	115	94	94.03
2020	105	94	94.03

**56 Lincoln
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 1,184
 Total Sales Price : 237,783,394
 Total Adj. Sales Price : 237,783,394
 Total Assessed Value : 230,044,146
 Avg. Adj. Sales Price : 200,831
 Avg. Assessed Value : 194,294

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 100
 COD : 12.57
 PRD : 103.24

COV : 24.61
 STD : 24.58
 Avg. Abs. Dev : 12.33
 MAX Sales Ratio : 528.30
 MIN Sales Ratio : 37.46

95% Median C.I. : 97.57 to 98.64
 95% Wgt. Mean C.I. : 95.66 to 97.83
 95% Mean C.I. : 98.48 to 101.28

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	184	102.87	104.95	104.45	09.30	100.48	37.46	223.76	101.13 to 104.20	190,545	199,022	
01-JAN-22 To 31-MAR-22	119	101.32	106.97	101.29	14.52	105.61	57.91	330.49	99.25 to 103.68	189,417	191,862	
01-APR-22 To 30-JUN-22	159	98.09	99.68	96.12	11.55	103.70	43.24	183.88	97.13 to 99.22	212,397	204,165	
01-JUL-22 To 30-SEP-22	185	96.77	97.31	94.66	12.18	102.80	59.82	247.78	95.13 to 98.11	202,206	191,401	
01-OCT-22 To 31-DEC-22	117	98.14	101.16	97.13	12.73	104.15	51.31	261.64	96.58 to 99.92	172,586	167,633	
01-JAN-23 To 31-MAR-23	119	98.08	103.43	95.63	17.44	108.16	53.53	528.30	96.07 to 99.94	205,922	196,918	
01-APR-23 To 30-JUN-23	145	95.97	95.30	93.58	11.72	101.84	37.76	223.32	94.59 to 97.93	208,428	195,039	
01-JUL-23 To 30-SEP-23	156	93.21	92.31	92.11	10.51	100.22	40.79	171.26	89.95 to 95.45	218,487	201,244	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	647	99.40	101.84	98.87	11.98	103.00	37.46	330.49	98.65 to 100.21	199,042	196,790	
01-OCT-22 To 30-SEP-23	537	96.36	97.51	94.24	13.08	103.47	37.76	528.30	95.55 to 97.40	202,985	191,287	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	580	98.12	100.72	96.84	12.76	104.01	43.24	330.49	97.55 to 98.89	196,401	190,200	
<u>ALL</u>	1,184	98.10	99.88	96.75	12.57	103.24	37.46	528.30	97.57 to 98.64	200,831	194,294	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	164	95.73	98.36	94.05	16.71	104.58	37.76	528.30	93.48 to 98.14	105,164	98,902	
2	701	98.76	100.20	99.24	07.94	100.97	55.91	168.22	98.19 to 99.41	195,003	193,526	
3	50	98.21	102.19	98.50	20.03	103.75	53.53	183.88	92.33 to 106.50	296,826	292,382	
4	120	92.82	96.26	90.56	20.46	106.29	37.46	330.49	89.61 to 98.46	345,218	312,644	
5	26	94.76	97.79	94.57	12.79	103.40	74.17	142.90	89.51 to 105.75	403,154	381,278	
6	89	95.97	102.28	95.01	21.12	107.65	57.91	247.78	91.33 to 99.91	154,466	146,753	
8	34	97.38	105.18	91.29	29.14	115.22	43.24	261.64	83.13 to 116.70	98,315	89,757	
<u>ALL</u>	1,184	98.10	99.88	96.75	12.57	103.24	37.46	528.30	97.57 to 98.64	200,831	194,294	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	1,121	98.19	100.29	97.31	12.29	103.06	37.76	528.30	97.84 to 98.73	204,873	199,364	
06	4	63.57	61.88	62.30	19.55	99.33	37.46	82.93	N/A	497,750	310,106	
07	59	94.14	94.55	86.74	15.84	109.00	55.91	173.96	89.82 to 99.50	103,887	90,111	
<u>ALL</u>	1,184	98.10	99.88	96.75	12.57	103.24	37.46	528.30	97.57 to 98.64	200,831	194,294	

**56 Lincoln
RESIDENTIAL**

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Qualified

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MEDIAN : 98
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 Avg. Abs. Dev : 12.33
 MAX Sales Ratio : 528.30
 MIN Sales Ratio : 37.46

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 95% Wgt. Mean C.I. : 95.66 to 97.83
 95% Mean C.I. : 98.48 to 101.28

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	5	172.88	163.45	156.18	21.06	104.65	109.73	223.32	N/A	10,400	16,242
Less Than 30,000	21	117.31	150.41	148.32	41.40	101.41	76.53	528.30	105.49 to 172.88	19,370	28,731
Ranges Excl. Low \$											
Greater Than 4,999	1,184	98.10	99.88	96.75	12.57	103.24	37.46	528.30	97.57 to 98.64	200,831	194,294
Greater Than 14,999	1,179	98.08	99.61	96.73	12.34	102.98	37.46	528.30	97.54 to 98.62	201,638	195,049
Greater Than 29,999	1,163	98.02	98.97	96.66	11.76	102.39	37.46	330.49	97.45 to 98.54	204,107	197,284
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	5	172.88	163.45	156.18	21.06	104.65	109.73	223.32	N/A	10,400	16,242
15,000 TO 29,999	16	111.26	146.33	147.17	43.18	99.43	76.53	528.30	104.00 to 162.55	22,174	32,634
30,000 TO 59,999	69	112.66	118.60	119.51	27.53	99.24	37.76	330.49	100.29 to 123.75	45,174	53,985
60,000 TO 99,999	132	101.45	103.59	103.34	14.20	100.24	55.91	171.26	99.22 to 103.70	79,238	81,883
100,000 TO 149,999	252	96.82	97.28	96.85	10.58	100.44	56.27	320.84	95.68 to 98.10	126,340	122,359
150,000 TO 249,999	392	97.91	98.02	98.19	08.96	99.83	40.79	183.88	97.22 to 98.62	192,339	188,864
250,000 TO 499,999	280	97.93	96.01	95.52	09.51	100.51	37.46	173.52	96.91 to 98.59	329,986	315,194
500,000 TO 999,999	38	93.18	90.00	90.13	14.04	99.86	46.06	120.60	87.82 to 99.26	636,039	573,261
1,000,000 +											
ALL	1,184	98.10	99.88	96.75	12.57	103.24	37.46	528.30	97.57 to 98.64	200,831	194,294

**56 Lincoln
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 109
 Total Sales Price : 63,796,358
 Total Adj. Sales Price : 63,796,358
 Total Assessed Value : 47,846,030
 Avg. Adj. Sales Price : 585,288
 Avg. Assessed Value : 438,954

MEDIAN : 96
 WGT. MEAN : 75
 MEAN : 92
 COD : 19.23
 PRD : 122.51

COV : 30.07
 STD : 27.63
 Avg. Abs. Dev : 18.39
 MAX Sales Ratio : 256.20
 MIN Sales Ratio : 32.17

95% Median C.I. : 89.76 to 98.24
 95% Wgt. Mean C.I. : 59.43 to 90.57
 95% Mean C.I. : 86.69 to 97.07

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	6	99.33	102.88	101.06	06.62	101.80	92.88	125.06	92.88 to 125.06	453,167	457,957	
01-JAN-21 To 31-MAR-21	8	95.86	98.66	83.45	11.14	118.23	73.47	138.86	73.47 to 138.86	600,566	501,173	
01-APR-21 To 30-JUN-21	9	96.87	93.62	95.04	04.82	98.51	72.59	98.86	89.92 to 98.46	401,444	381,547	
01-JUL-21 To 30-SEP-21	4	106.24	109.29	116.29	03.94	93.98	104.10	120.59	N/A	366,946	426,715	
01-OCT-21 To 31-DEC-21	10	102.11	112.38	91.81	26.70	122.40	61.90	256.20	76.49 to 114.01	331,570	304,421	
01-JAN-22 To 31-MAR-22	6	92.54	87.21	82.76	17.45	105.38	61.32	113.36	61.32 to 113.36	247,567	204,888	
01-APR-22 To 30-JUN-22	10	83.39	83.17	74.69	22.22	111.35	61.01	110.13	61.72 to 103.69	1,143,980	854,409	
01-JUL-22 To 30-SEP-22	12	82.68	80.92	83.48	19.98	96.93	44.39	116.49	63.63 to 103.02	491,923	410,650	
01-OCT-22 To 31-DEC-22	10	89.86	86.51	88.55	09.97	97.70	66.18	99.30	73.76 to 98.30	323,238	286,230	
01-JAN-23 To 31-MAR-23	14	95.12	93.23	86.87	24.81	107.32	49.94	147.81	53.80 to 114.77	370,983	322,282	
01-APR-23 To 30-JUN-23	7	98.86	88.27	79.80	17.91	110.61	41.06	116.04	41.06 to 116.04	418,929	334,321	
01-JUL-23 To 30-SEP-23	13	78.83	83.92	47.98	32.01	174.91	32.17	164.08	49.26 to 108.25	1,360,726	652,938	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	27	98.24	99.49	94.40	08.23	105.39	72.59	138.86	95.15 to 103.61	466,826	440,663	
01-OCT-21 To 30-SEP-22	38	89.82	90.79	80.14	23.60	113.29	44.39	256.20	70.51 to 100.45	582,736	466,985	
01-OCT-22 To 30-SEP-23	44	89.56	88.16	62.66	23.55	140.70	32.17	164.08	76.12 to 98.86	660,184	413,698	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	31	98.24	102.99	92.37	14.98	111.50	61.90	256.20	95.15 to 104.10	425,839	393,367	
01-JAN-22 To 31-DEC-22	38	87.47	83.98	79.61	17.53	105.49	44.39	116.49	70.51 to 96.87	580,543	462,198	
<u>ALL</u>	109	95.65	91.88	75.00	19.23	122.51	32.17	256.20	89.76 to 98.24	585,288	438,954	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	88	96.17	91.86	74.84	16.26	122.74	40.57	164.08	89.88 to 98.46	681,252	509,839	
3	2	168.26	168.26	102.30	52.26	164.48	80.32	256.20	N/A	300,000	306,912	
4	6	64.84	69.86	63.82	20.11	109.46	49.94	90.42	49.94 to 90.42	343,167	219,004	
6	7	99.30	97.09	99.71	27.57	97.37	32.17	147.81	32.17 to 147.81	100,140	99,854	
8	6	85.35	82.65	72.68	17.32	113.72	60.92	104.40	60.92 to 104.40	81,030	58,894	
<u>ALL</u>	109	95.65	91.88	75.00	19.23	122.51	32.17	256.20	89.76 to 98.24	585,288	438,954	

56 Lincoln
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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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	6	95.61	88.24	89.72	13.83	98.35	63.96	110.13	63.96 to 110.13	219,747	197,163
03	102	95.81	92.12	74.66	19.64	123.39	32.17	256.20	88.82 to 98.33	611,352	456,423
04	1	89.88	89.88	89.88	00.00	100.00	89.88	89.88	N/A	120,000	107,855
<u>ALL</u>	109	95.65	91.88	75.00	19.23	122.51	32.17	256.20	89.76 to 98.24	585,288	438,954

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	1	79.66	79.66	79.66	00.00	100.00	79.66	79.66	N/A	7,000	5,576
Less Than 30,000	2	85.35	85.35	88.54	06.67	96.40	79.66	91.03	N/A	16,000	14,167
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	109	95.65	91.88	75.00	19.23	122.51	32.17	256.20	89.76 to 98.24	585,288	438,954
Greater Than 14,999	108	95.81	92.00	75.00	19.22	122.67	32.17	256.20	89.88 to 98.24	590,642	442,967
Greater Than 29,999	107	95.97	92.01	74.99	19.32	122.70	32.17	256.20	89.76 to 98.30	595,929	446,894
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	79.66	79.66	79.66	00.00	100.00	79.66	79.66	N/A	7,000	5,576
15,000 TO 29,999	1	91.03	91.03	91.03	00.00	100.00	91.03	91.03	N/A	25,000	22,757
30,000 TO 59,999	3	123.89	117.61	114.68	09.47	102.55	96.87	132.07	N/A	45,392	52,055
60,000 TO 99,999	10	92.37	103.55	104.75	30.56	98.85	61.01	256.20	64.96 to 106.10	71,540	74,942
100,000 TO 149,999	19	98.19	96.90	97.61	19.51	99.27	32.17	164.08	78.83 to 110.13	125,637	122,629
150,000 TO 249,999	26	91.49	93.16	92.90	17.05	100.28	60.92	147.81	84.66 to 103.02	209,419	194,552
250,000 TO 499,999	18	96.04	91.24	90.32	14.90	101.02	49.94	116.49	76.49 to 103.61	341,194	308,170
500,000 TO 999,999	21	95.15	80.81	79.24	19.75	101.98	41.06	114.37	61.32 to 97.72	685,336	543,047
1,000,000 TO 1,999,999	7	99.71	95.75	96.16	11.28	99.57	49.26	120.59	49.26 to 120.59	1,350,426	1,298,521
2,000,000 TO 4,999,999	1	73.47	73.47	73.47	00.00	100.00	73.47	73.47	N/A	2,925,375	2,149,415
5,000,000 TO 9,999,999	1	69.58	69.58	69.58	00.00	100.00	69.58	69.58	N/A	8,067,000	5,612,865
10,000,000 +	1	40.57	40.57	40.57	00.00	100.00	40.57	40.57	N/A	14,101,867	5,720,810
<u>ALL</u>	109	95.65	91.88	75.00	19.23	122.51	32.17	256.20	89.76 to 98.24	585,288	438,954

56 Lincoln
COMMERCIAL

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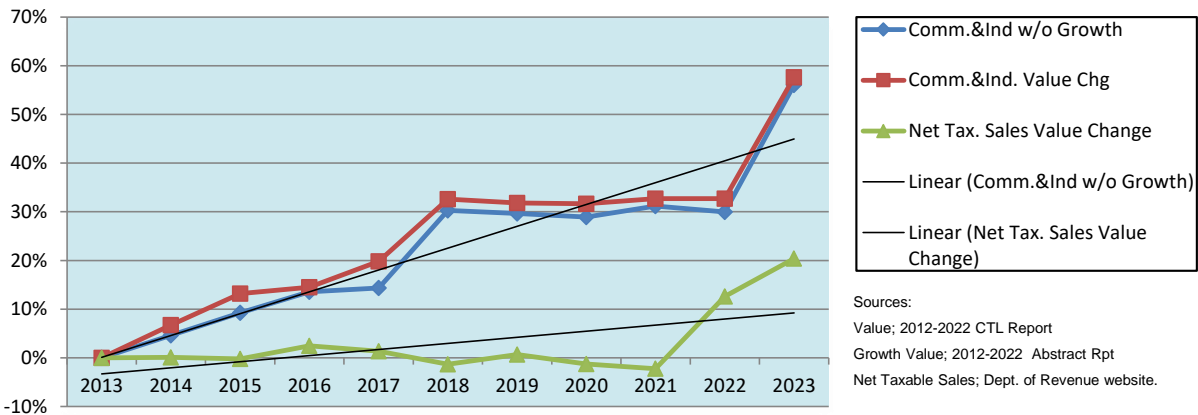
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
162	1	164.08	164.08	164.08	00.00	100.00	164.08	164.08	N/A	125,000	205,100
303	1	61.90	61.90	61.90	00.00	100.00	61.90	61.90	N/A	924,301	572,121
311	1	49.94	49.94	49.94	00.00	100.00	49.94	49.94	N/A	475,000	237,223
319	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	1,050,000	1,032,445
336	1	61.01	61.01	61.01	00.00	100.00	61.01	61.01	N/A	62,900	38,378
341	3	114.77	109.85	104.06	05.28	105.56	98.30	116.49	N/A	818,400	851,615
344	16	92.98	91.34	86.88	13.44	105.13	70.51	125.06	76.49 to 99.71	496,558	431,389
349	5	98.86	85.29	94.38	13.77	90.37	32.17	98.95	N/A	398,283	375,881
351	3	98.24	97.41	98.67	04.82	98.72	89.88	104.10	N/A	155,000	152,933
352	9	95.97	90.70	93.58	10.20	96.92	63.96	110.13	66.96 to 99.81	293,297	274,477
353	18	99.12	100.47	95.32	15.04	105.40	63.63	138.86	89.76 to 112.27	188,042	179,239
386	2	75.86	75.86	79.80	16.91	95.06	63.03	88.69	N/A	153,000	122,095
387	1	114.37	114.37	114.37	00.00	100.00	114.37	114.37	N/A	550,000	629,027
406	12	94.48	88.60	79.14	16.24	111.95	49.26	112.88	61.72 to 103.69	473,231	374,535
410	5	98.46	94.76	90.20	10.36	105.06	73.76	112.72	N/A	242,000	218,273
412	3	97.72	86.46	89.56	27.13	96.54	41.06	120.59	N/A	921,261	825,088
419	2	158.56	158.56	108.55	61.58	146.07	60.92	256.20	N/A	153,750	166,896
426	2	80.58	80.58	81.86	05.53	98.44	76.12	85.04	N/A	170,038	139,200
428	1	44.39	44.39	44.39	00.00	100.00	44.39	44.39	N/A	990,000	439,484
442	2	82.74	82.74	71.18	20.01	116.24	66.18	99.30	N/A	212,000	150,898
446	1	147.81	147.81	147.81	00.00	100.00	147.81	147.81	N/A	200,000	295,616
471	3	64.96	64.17	60.65	04.70	105.80	59.20	68.35	N/A	233,333	141,511
494	6	77.40	79.91	71.29	24.82	112.09	53.80	114.01	53.80 to 114.01	405,200	288,851
530	1	70.87	70.87	70.87	00.00	100.00	70.87	70.87	N/A	210,000	148,824
589	1	40.57	40.57	40.57	00.00	100.00	40.57	40.57	N/A	14,101,867	5,720,810
595	6	102.61	96.45	79.64	07.65	121.11	69.58	104.40	69.58 to 104.40	1,945,000	1,549,007
701	2	92.54	92.54	92.21	04.02	100.36	88.82	96.26	N/A	197,500	182,119
<u>ALL</u>	<u>109</u>	<u>95.65</u>	<u>91.88</u>	<u>75.00</u>	<u>19.23</u>	<u>122.51</u>	<u>32.17</u>	<u>256.20</u>	<u>89.76 to 98.24</u>	<u>585,288</u>	<u>438,954</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 451,575,645	\$ 1,823,175	0.40%	\$ 449,752,470		\$ 477,073,504	
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%
2019	\$ 594,582,057	\$ 12,472,948	2.10%	\$ 582,109,109	-2.21%	\$ 471,015,474	-1.95%
2020	\$ 599,307,736	\$ 6,818,174	1.14%	\$ 592,489,562	-0.35%	\$ 466,394,294	-0.98%
2021	\$ 599,353,275	\$ 12,511,917	2.09%	\$ 586,841,358	-2.08%	\$ 537,262,757	15.19%
2022	\$ 711,850,246	\$ 7,063,212	0.99%	\$ 704,787,034	17.59%	\$ 574,309,552	6.90%
2023	\$ 691,359,222	\$ 13,274,206	1.92%	\$ 678,085,016	-4.74%	\$ 600,534,796	4.57%
Ann %chg	3.68%			Average	1.99%	2.32%	2.23%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	4.63%	6.71%	0.09%
2014	9.25%	13.17%	-0.21%
2015	13.55%	14.49%	2.45%
2016	14.36%	19.82%	1.38%
2017	30.28%	32.61%	-1.33%
2018	29.64%	31.82%	0.70%
2019	28.91%	31.67%	-1.27%
2020	31.20%	32.71%	-2.24%
2021	29.95%	32.72%	12.62%
2022	56.07%	57.64%	20.38%
2023	50.16%	53.10%	25.88%

County Number	56
County Name	Lincoln

56 Lincoln
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 112
 Total Sales Price : 68,379,773
 Total Adj. Sales Price : 68,379,773
 Total Assessed Value : 48,907,426
 Avg. Adj. Sales Price : 610,534
 Avg. Assessed Value : 436,673

MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 73
 COD : 20.58
 PRD : 101.76

COV : 27.01
 STD : 19.66
 Avg. Abs. Dev : 14.42
 MAX Sales Ratio : 133.33
 MIN Sales Ratio : 17.09

95% Median C.I. : 67.25 to 75.38
 95% Wgt. Mean C.I. : 66.20 to 76.85
 95% Mean C.I. : 69.14 to 76.42

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	10	79.44	82.40	79.93	29.34	103.09	34.98	133.33	52.61 to 131.74	751,593	600,764
01-JAN-21 To 31-MAR-21	12	86.61	80.41	84.65	14.24	94.99	44.38	105.69	63.09 to 90.41	713,967	604,352
01-APR-21 To 30-JUN-21	18	75.35	70.06	70.18	16.97	99.83	17.09	88.73	65.82 to 84.47	533,123	374,155
01-JUL-21 To 30-SEP-21	13	68.31	74.84	71.33	18.24	104.92	49.23	109.26	65.76 to 100.27	434,654	310,053
01-OCT-21 To 31-DEC-21	14	74.54	76.33	74.26	12.18	102.79	57.66	100.90	65.26 to 82.28	495,039	367,613
01-JAN-22 To 31-MAR-22	7	88.40	83.10	77.81	24.67	106.80	41.34	124.28	41.34 to 124.28	665,143	517,541
01-APR-22 To 30-JUN-22	8	67.40	68.76	62.31	24.88	110.35	24.48	122.83	24.48 to 122.83	681,767	424,803
01-JUL-22 To 30-SEP-22	2	67.39	67.39	61.52	17.23	109.54	55.78	79.00	N/A	307,263	189,024
01-OCT-22 To 31-DEC-22	7	72.54	72.66	70.20	09.42	103.50	58.28	90.51	58.28 to 90.51	595,548	418,093
01-JAN-23 To 31-MAR-23	9	67.22	65.25	66.79	08.43	97.69	50.46	75.79	56.60 to 73.30	721,579	481,973
01-APR-23 To 30-JUN-23	4	54.02	54.31	54.34	02.85	99.94	52.23	56.95	N/A	1,062,336	577,254
01-JUL-23 To 30-SEP-23	8	58.38	60.04	61.64	19.32	97.40	37.50	86.07	37.50 to 86.07	560,241	345,352
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	53	75.50	75.91	76.68	20.41	99.00	17.09	133.33	68.16 to 84.40	591,137	453,308
01-OCT-21 To 30-SEP-22	31	71.09	75.33	71.06	21.35	106.01	24.48	124.28	65.26 to 81.92	569,523	404,705
01-OCT-22 To 30-SEP-23	28	66.46	64.05	63.61	14.23	100.69	37.50	90.51	56.95 to 69.63	692,654	440,580
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	57	75.50	74.87	75.34	16.52	99.38	17.09	109.26	68.38 to 80.69	539,384	406,391
01-JAN-22 To 31-DEC-22	24	69.12	73.97	69.33	23.22	106.69	24.48	124.28	64.04 to 82.93	620,563	430,246
<u>ALL</u>	112	70.06	72.78	71.52	20.58	101.76	17.09	133.33	67.25 to 75.38	610,534	436,673

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	29	69.63	66.97	67.60	22.71	99.07	17.09	105.69	58.28 to 77.05	677,276	457,842
2	26	71.63	73.04	68.51	20.19	106.61	37.50	131.74	62.14 to 76.80	483,094	330,944
3	35	69.85	73.82	72.79	16.22	101.42	52.61	109.26	66.69 to 82.28	696,610	507,067
4	22	70.83	78.50	78.65	24.44	99.81	41.34	133.33	65.26 to 92.61	536,226	421,732
<u>ALL</u>	112	70.06	72.78	71.52	20.58	101.76	17.09	133.33	67.25 to 75.38	610,534	436,673

56 Lincoln
AGRICULTURAL LAND

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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	5	73.89	74.01	71.61	15.86	103.35	50.46	90.51	N/A	488,250	349,614
1	5	73.89	74.01	71.61	15.86	103.35	50.46	90.51	N/A	488,250	349,614
Dry											
County	7	59.77	65.29	67.93	17.13	96.11	52.61	80.69	52.61 to 80.69	352,143	239,220
1	2	76.89	76.89	76.78	00.21	100.14	76.73	77.05	N/A	435,000	333,977
3	5	55.15	60.66	63.11	11.89	96.12	52.61	80.69	N/A	319,000	201,317
Grass											
County	52	70.36	73.01	73.11	19.22	99.86	24.48	133.33	66.92 to 75.79	444,275	324,800
1	2	47.06	47.06	36.91	47.98	127.50	24.48	69.63	N/A	396,644	146,387
2	18	71.63	67.57	69.03	12.58	97.88	37.50	79.78	62.14 to 76.80	327,803	226,291
3	14	71.77	75.37	71.59	14.44	105.28	59.76	109.26	65.22 to 84.69	444,667	318,344
4	18	70.14	79.50	79.22	27.54	100.35	41.34	133.33	65.26 to 98.88	565,736	448,154
ALL	112	70.06	72.78	71.52	20.58	101.76	17.09	133.33	67.25 to 75.38	610,534	436,673

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	28	70.88	73.62	71.50	15.31	102.97	50.46	94.77	67.05 to 86.07	940,044	672,162
1	15	72.54	73.39	71.09	14.97	103.24	50.46	94.77	66.09 to 86.87	825,015	586,499
2	2	61.03	61.03	58.16	10.99	104.93	54.32	67.74	N/A	1,100,000	639,745
3	11	75.10	76.22	74.44	13.95	102.39	59.71	90.41	64.04 to 90.12	1,067,818	794,870
Dry											
County	10	64.08	66.43	67.50	16.42	98.41	52.61	81.92	55.06 to 80.69	353,074	238,312
1	2	76.89	76.89	76.78	00.21	100.14	76.73	77.05	N/A	435,000	333,977
3	6	56.05	60.04	61.95	10.29	96.92	52.61	80.69	52.61 to 80.69	327,500	202,883
4	2	75.15	75.15	71.56	09.01	105.02	68.38	81.92	N/A	347,868	248,934
Grass											
County	53	69.63	72.66	71.40	19.45	101.76	24.48	133.33	66.69 to 75.79	480,421	343,044
1	2	47.06	47.06	36.91	47.98	127.50	24.48	69.63	N/A	396,644	146,387
2	19	71.09	66.89	64.95	13.21	102.99	37.50	79.78	56.60 to 76.80	434,760	282,367
3	14	71.77	75.37	71.59	14.44	105.28	59.76	109.26	65.22 to 84.69	444,667	318,344
4	18	70.14	79.50	79.22	27.54	100.35	41.34	133.33	65.26 to 98.88	565,736	448,154
ALL	112	70.06	72.78	71.52	20.58	101.76	17.09	133.33	67.25 to 75.38	610,534	436,673

Lincoln County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,647	4,642	4,423	4,392	4,273	4,132	4,264	4,228	4,490
Dawson	1	5,513	4,701	4,701	4,436	4,117	3,950	3,430	3,810	4,959
Keith	1	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Lincoln	2	3,000	2,977	3,000	2,993	2,931	2,896	2,986	2,974	2,978
Custer	4	3,710	3,700	3,700	3,400	3,000	3,000	2,800	2,625	3,407
Logan	1	4,250	4,000	4,000	4,000	3,400	3,400	3,000	3,000	3,666
McPherson	1	2,100	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100
Lincoln	3	3,572	3,568	3,575	3,564	3,460	3,401	3,467	3,453	3,491
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Perkins	1	5,219	4,433	4,433	5,057	4,989	4,536	4,881	4,862	5,081
Lincoln	4	3,000	2,978	2,484	2,912	3,000	2,950	2,661	2,768	2,906
Dawson	1	5,513	4,701	4,701	4,436	4,117	3,950	3,430	3,810	4,959
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	3,623

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,850	1,850	1,825	1,825	1,801	1,800	1,800	1,800	1,824
Dawson	1	n/a	2,573	2,573	2,333	2,321	2,095	1,810	1,793	2,283
Keith	1	n/a	625	625	625	600	600	600	600	608
Lincoln	2	n/a	1,550	1,550	1,550	1,550	1,500	1,500	1,500	1,536
Custer	4	n/a	1,600	1,550	1,300	1,300	1,200	1,130	1,130	1,381
Logan	1	n/a	1,498	1,498	1,498	1,404	1,404	1,258	1,251	1,415
McPherson	1	n/a	725	n/a	725	725	n/a	n/a	725	725
Lincoln	3	n/a	1,300	1,300	1,300	1,250	1,250	1,250	1,250	1,284
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Perkins	1	n/a	1,365	1,365	1,280	1,280	n/a	1,200	1,200	1,321
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Dawson	1	n/a	2,573	2,573	2,333	2,321	2,095	1,810	1,793	2,283
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	1,377

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,140	1,140	1,140	1,140	1,090	1,090	1,090	1,090	1,130
Dawson	1	1,141	1,141	1,130	1,083	1,045	1,035	1,008	998	1,114
Keith	1	580	581	n/a	580	550	550	550	550	552
Lincoln	2	750	738	750	750	748	720	720	710	722
Custer	4	788	823	821	750	819	621	n/a	260	763
Logan	1	636	634	634	634	634	634	634	n/a	634
McPherson	1	625	625	625	625	625	625	625	625	625
Lincoln	3	723	725	725	725	725	675	675	675	680
Hayes	1	585	585	n/a	585	585	585	585	585	585
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	615
Lincoln	4	800	800	800	800	800	725	725	725	795
Dawson	1	1,141	1,141	1,130	1,083	1,045	1,035	1,008	998	1,114
Frontier	1	730	730	730	n/a	730	730	730	730	730

County	Mkt Area	CRP	TIMBER	WASTE
Lincoln	1	#N/A	#N/A	624
Dawson	1		n/a	50
Keith	1	710	n/a	326
Lincoln	2	#N/A	#N/A	369
Custer	4	1,060	n/a	50
Logan	1	634	n/a	15
McPherson	1	725	n/a	10
Lincoln	3	#N/A	#N/A	376
Hayes	1	739	n/a	25
Perkins	1	618	n/a	80
Lincoln	4	#N/A	#N/A	373
Dawson	1		n/a	50
Frontier	1	1,305	n/a	n/a

Source: 2024 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 - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	48	COV :	28.46	95% Median C.I. :	32.94 to 52.08
Total Sales Price :	7,476,608	Wgt. Mean :	45	STD :	12.59	95% Wgt. Mean C.I. :	25.64 to 64.73
Total Adj. Sales Price :	7,951,052	Mean :	44	Avg.Abs.Dev :	08.93	95% Mean C.I. :	37.26 to 51.20
Total Assessed Value :	3,592,792						
Avg. Adj. Sales Price :	530,070	COD :	18.60	MAX Sales Ratio :	57.94		
Avg. Assessed Value :	239,519	PRD :	97.88	MIN Sales Ratio :	15.99		

Printed : 04/01/2024

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	28.96	28.96	28.96		100.00	28.96	28.96	N/A	455,000	131,783
04/01/2021 To 06/30/2021	4	53.50	47.52	50.09	18.34	94.87	25.12	57.94	N/A	358,750	179,703
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	2	51.61	51.61	51.72	00.91	99.79	51.14	52.08	N/A	624,999	323,225
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	15.99	15.99	15.99		100.00	15.99	15.99	N/A	575,000	91,921
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	47.35	47.70	48.32	03.42	98.72	45.44	50.30	N/A	618,316	298,755
01/01/2023 To 03/31/2023	2	40.48	40.48	41.93	18.63	96.54	32.94	48.02	N/A	741,554	310,924
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	2	50.58	50.58	54.09	11.09	93.51	44.97	56.19	N/A	449,000	242,859
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	5	50.30	43.80	45.00	24.08	97.33	25.12	57.94	N/A	378,000	170,119
10/01/2021 To 09/30/2022	3	51.14	39.74	40.46	23.52	98.22	15.99	52.08	N/A	608,332	246,123
10/01/2022 To 09/30/2023	7	47.35	46.46	47.30	09.40	98.22	32.94	56.19	32.94 to 56.19	605,151	286,261
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	7	51.14	46.03	47.68	17.42	96.54	25.12	57.94	25.12 to 57.94	448,571	213,863
01/01/2022 To 12/31/2022	4	46.40	39.77	40.67	19.53	97.79	15.99	50.30	N/A	607,487	247,047
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	48.02	44.23	45.19	18.60	97.88	15.99	57.94	32.94 to 52.08	530,070	239,519

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Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	48	COV :	28.46	95% Median C.I. :	32.94 to 52.08
Total Sales Price :	7,476,608	Wgt. Mean :	45	STD :	12.59	95% Wgt. Mean C.I. :	25.64 to 64.73
Total Adj. Sales Price :	7,951,052	Mean :	44	Avg.Abs.Dev :	08.93	95% Mean C.I. :	37.26 to 51.20
Total Assessed Value :	3,592,792						
Avg. Adj. Sales Price :	530,070	COD :	18.60	MAX Sales Ratio :	57.94		
Avg. Assessed Value :	239,519	PRD :	97.88	MIN Sales Ratio :	15.99		

Printed : 04/01/2024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	11	47.35	41.57	42.50	21.71	97.81	15.99	56.70	25.12 to 56.19	538,459	228,849
2	3	51.14	49.40	50.92	04.63	97.01	44.97	52.08	N/A	472,666	240,668
3	1	57.94	57.94	57.94		100.00	57.94	57.94	N/A	610,001	353,454
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	48.02	44.23	45.19	18.60	97.88	15.99	57.94	32.94 to 52.08	530,070	239,519

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	48	COV :	28.46	95% Median C.I. :	32.94 to 52.08
Total Sales Price :	7,476,608	Wgt. Mean :	45	STD :	12.59	95% Wgt. Mean C.I. :	25.64 to 64.73
Total Adj. Sales Price :	7,951,052	Mean :	44	Avg.Abs.Dev :	08.93	95% Mean C.I. :	37.26 to 51.20
Total Assessed Value :	3,592,792						
Avg. Adj. Sales Price :	530,070	COD :	18.60	MAX Sales Ratio :	57.94		
Avg. Assessed Value :	239,519	PRD :	97.88	MIN Sales Ratio :	15.99		

Printed : 04/01/2024

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
210089											
240020											
320046											
320095											
320125											
510006											
560001											
560006											
560007											
560037	15	48.02	44.23	45.19	18.60	97.88	15.99	57.94	32.94 to 52.08	530,070	239,519
560055											
560565											
570501											
600090											
680020											
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	48.02	44.23	45.19	18.60	97.88	15.99	57.94	32.94 to 52.08	530,070	239,519

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	48	COV :	28.46	95% Median C.I. :	32.94 to 52.08
Total Sales Price :	7,476,608	Wgt. Mean :	45	STD :	12.59	95% Wgt. Mean C.I. :	25.64 to 64.73
Total Adj. Sales Price :	7,951,052	Mean :	44	Avg.Abs.Dev :	08.93	95% Mean C.I. :	37.26 to 51.20
Total Assessed Value :	3,592,792						
Avg. Adj. Sales Price :	530,070	COD :	18.60	MAX Sales Ratio :	57.94		
Avg. Assessed Value :	239,519	PRD :	97.88	MIN Sales Ratio :	15.99		

Printed : 04/01/2024

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	44.82	44.82	42.53	26.51	105.38	32.94	56.70	N/A	502,000	213,476
1	2	44.82	44.82	42.53	26.51	105.38	32.94	56.70	N/A	502,000	213,476
<u>Dry</u>											
County	2	50.30	50.30	50.30		100.00	50.30	50.30	N/A	435,000	218,794
1	2	50.30	50.30	50.30		100.00	50.30	50.30	N/A	435,000	218,794
<u>Grass</u>											
County	5	45.44	41.92	41.29	18.60	101.53	15.99	52.08	N/A	442,257	182,625
1	2	30.72	30.72	24.09	47.95	127.52	15.99	45.44	N/A	396,644	95,560
2	3	51.14	49.40	50.92	04.63	97.01	44.97	52.08	N/A	472,666	240,668
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	48.02	44.23	45.19	18.60	97.88	15.99	57.94	32.94 to 52.08	530,070	239,519

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	5	48.02	48.24	47.98	13.58	100.54	32.94	56.70	N/A	700,953	336,297
1	5	48.02	48.24	47.98	13.58	100.54	32.94	56.70	N/A	700,953	336,297
<u>Dry</u>											
County	2	50.30	50.30	50.30		100.00	50.30	50.30	N/A	435,000	218,794
1	2	50.30	50.30	50.30		100.00	50.30	50.30	N/A	435,000	218,794
<u>Grass</u>											
County	5	45.44	41.92	41.29	18.60	101.53	15.99	52.08	N/A	442,257	182,625
1	2	30.72	30.72	24.09	47.95	127.52	15.99	45.44	N/A	396,644	95,560
2	3	51.14	49.40	50.92	04.63	97.01	44.97	52.08	N/A	472,666	240,668
<u>ALL</u>											

10/01/2020 To 09/30/2023

15

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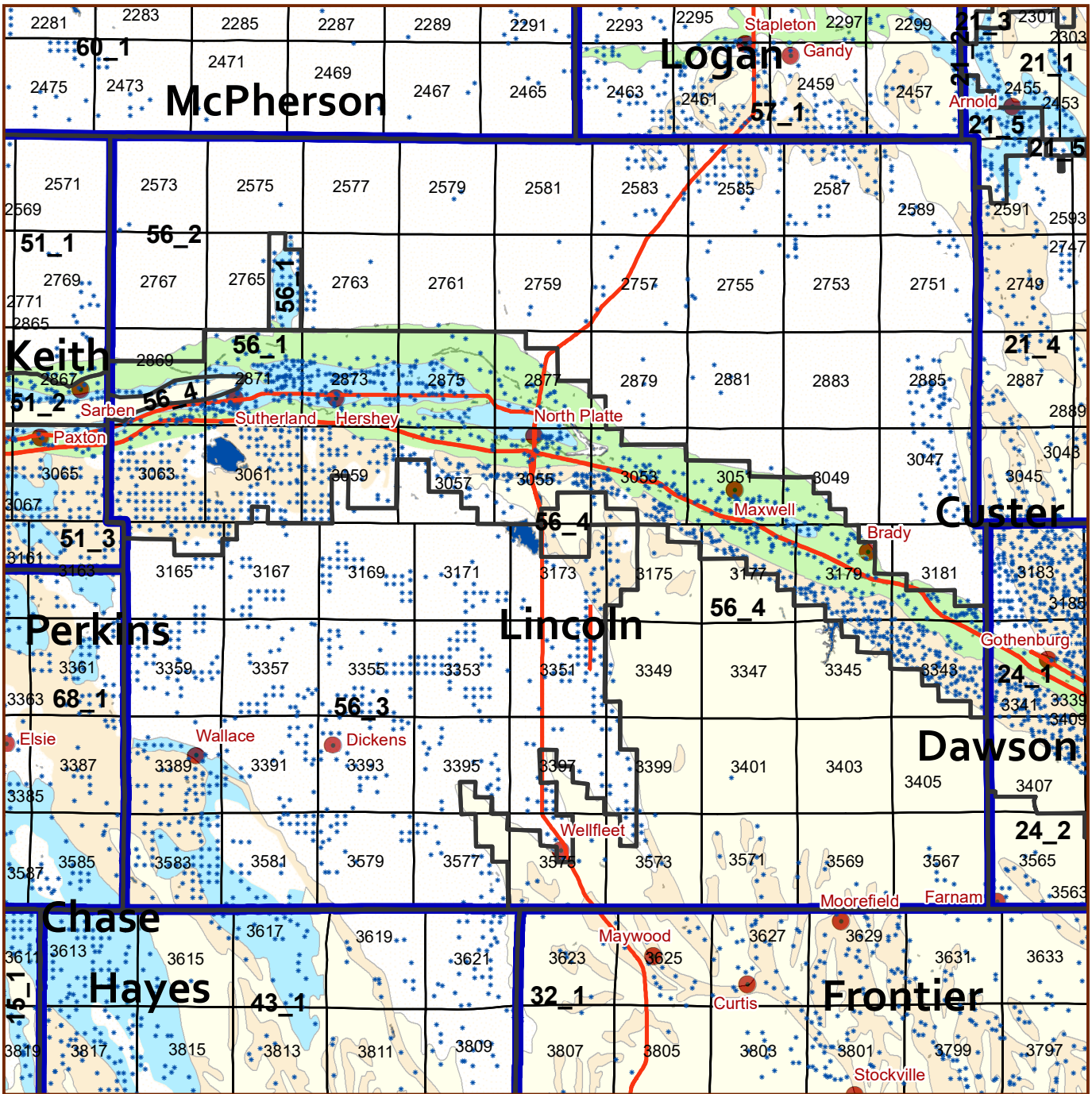
57.94

32.94 to 52.08

530,070

239,519

LINCOLN COUNTY



Legend

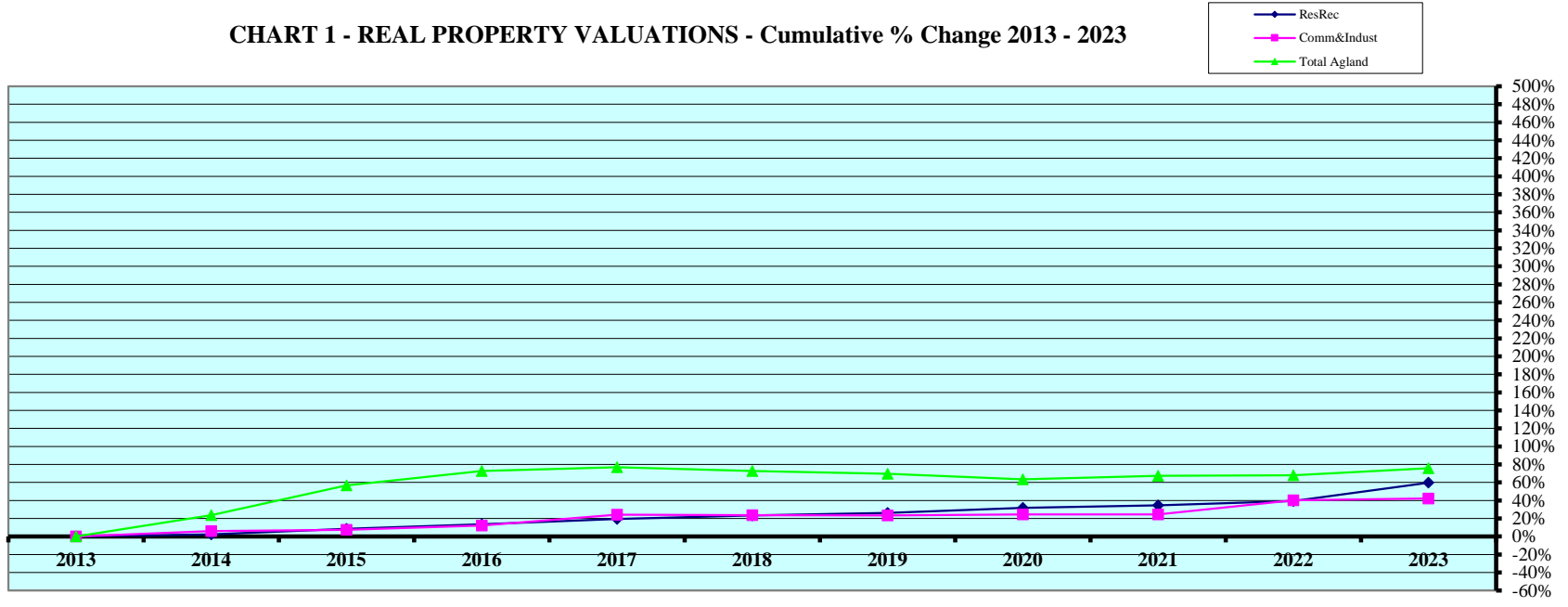
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	1,320,485,940	-	-	-	481,874,000	-	-	-	1,043,054,845	-	-	-
2014	1,352,715,636	32,229,696	2.44%	2.44%	511,056,736	29,182,736	6.06%	6.06%	1,290,200,215	247,145,370	23.69%	23.69%
2015	1,433,103,510	80,387,874	5.94%	8.53%	516,998,421	5,941,685	1.16%	7.29%	1,634,406,700	344,206,485	26.68%	56.69%
2016	1,500,581,165	67,477,655	4.71%	13.64%	541,057,694	24,059,273	4.65%	12.28%	1,802,456,350	168,049,650	10.28%	72.81%
2017	1,575,700,935	75,119,770	5.01%	19.33%	598,843,655	57,785,961	10.68%	24.27%	1,845,201,730	42,745,380	2.37%	76.90%
2018	1,627,982,379	52,281,444	3.32%	23.29%	595,252,765	-3,590,890	-0.60%	23.53%	1,800,268,540	-44,933,190	-2.44%	72.60%
2019	1,666,266,069	38,283,690	2.35%	26.19%	594,582,057	-670,708	-0.11%	23.39%	1,770,571,503	-29,697,037	-1.65%	69.75%
2020	1,739,975,312	73,709,243	4.42%	31.77%	599,307,736	4,725,679	0.79%	24.37%	1,705,586,028	-64,985,475	-3.67%	63.52%
2021	1,776,394,213	36,418,901	2.09%	34.53%	599,353,275	45,539	0.01%	24.38%	1,746,275,691	40,689,663	2.39%	67.42%
2022	1,840,218,791	63,824,578	3.59%	39.36%	675,860,332	76,507,057	12.76%	40.26%	1,751,079,821	4,804,130	0.28%	67.88%
2023	2,108,791,672	268,572,881	14.59%	59.70%	685,307,013	9,446,681	1.40%	42.22%	1,832,963,387	81,883,566	4.68%	75.73%

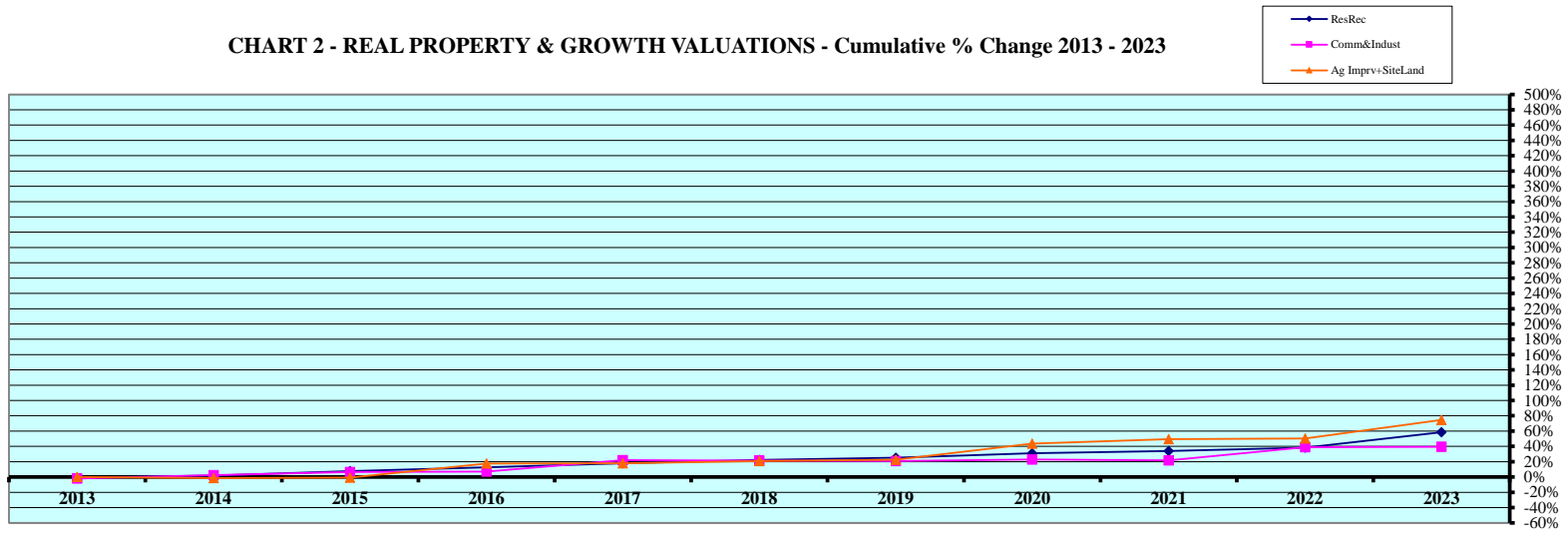
Rate Annual %chg: Residential & Recreational **4.79%** Commercial & Industrial **3.58%** Agricultural Land **5.80%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



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	
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	-	-0.85%	481,874,000	9,405,925	1.95%	472,468,075	-	-1.95%	
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	1.76%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	2.38%	
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	7.79%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	6.41%	
2016	1,500,581,165	13,268,829	0.88%	1,487,312,336	3.78%	12.63%	541,057,694	24,626,415	4.55%	516,431,279	-0.11%	7.17%	
2017	1,575,700,935	20,380,726	1.29%	1,555,320,209	3.65%	17.78%	598,843,655	10,511,865	1.76%	588,331,790	8.74%	22.09%	
2018	1,627,982,379	15,076,946	0.93%	1,612,905,433	2.36%	22.14%	595,252,765	9,837,846	1.65%	585,414,919	-2.24%	21.49%	
2019	1,666,266,069	12,963,319	0.78%	1,653,302,750	1.56%	25.20%	594,582,057	12,472,948	2.10%	582,109,109	-2.21%	20.80%	
2020	1,739,975,312	8,478,204	0.49%	1,731,497,108	3.91%	31.13%	599,307,736	6,818,174	1.14%	592,489,562	-0.35%	22.96%	
2021	1,776,394,213	9,198,888	0.52%	1,767,195,325	1.56%	33.83%	599,353,275	12,511,917	2.09%	586,841,358	-2.08%	21.78%	
2022	1,840,218,791	11,580,629	0.63%	1,828,638,162	2.94%	38.48%	675,860,332	7,063,212	1.05%	668,797,120	11.59%	38.79%	
2023	2,108,791,672	15,899,585	0.75%	2,092,892,087	13.73%	58.49%	685,307,013	13,274,206	1.94%	672,032,807	-0.57%	39.46%	
Rate Ann%chg	4.79%			Resid & Recreat w/o growth			3.58%			C & I w/o growth			1.55%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	-	-
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	-1.47%
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	-0.89%
2016	120,418,115	47,548,375	167,966,490	5,882,802	3.50%	162,083,688	15.86%	17.55%
2017	122,076,280	48,303,755	170,380,035	7,722,972	4.53%	162,657,063	-3.16%	17.97%
2018	121,253,690	48,369,890	169,623,580	2,942,787	1.73%	166,680,793	-2.17%	20.89%
2019	122,475,968	48,819,565	171,295,533	2,229,935	1.30%	169,065,598	-0.33%	22.62%
2020	147,718,894	55,251,922	202,970,816	4,885,534	2.41%	198,085,282	15.64%	43.66%
2021	141,583,178	67,346,967	208,930,145	2,862,448	1.37%	206,067,697	1.53%	49.45%
2022	141,214,122	68,970,270	210,184,392	3,069,518	1.46%	207,114,874	-0.87%	50.21%
2023	163,962,117	78,740,844	242,702,961	1,945,412	0.80%	240,757,549	14.55%	74.61%
Rate Ann%chg	4.61%	8.94%	5.82%	Ag Imprv+Site w/o growth			3.81%	

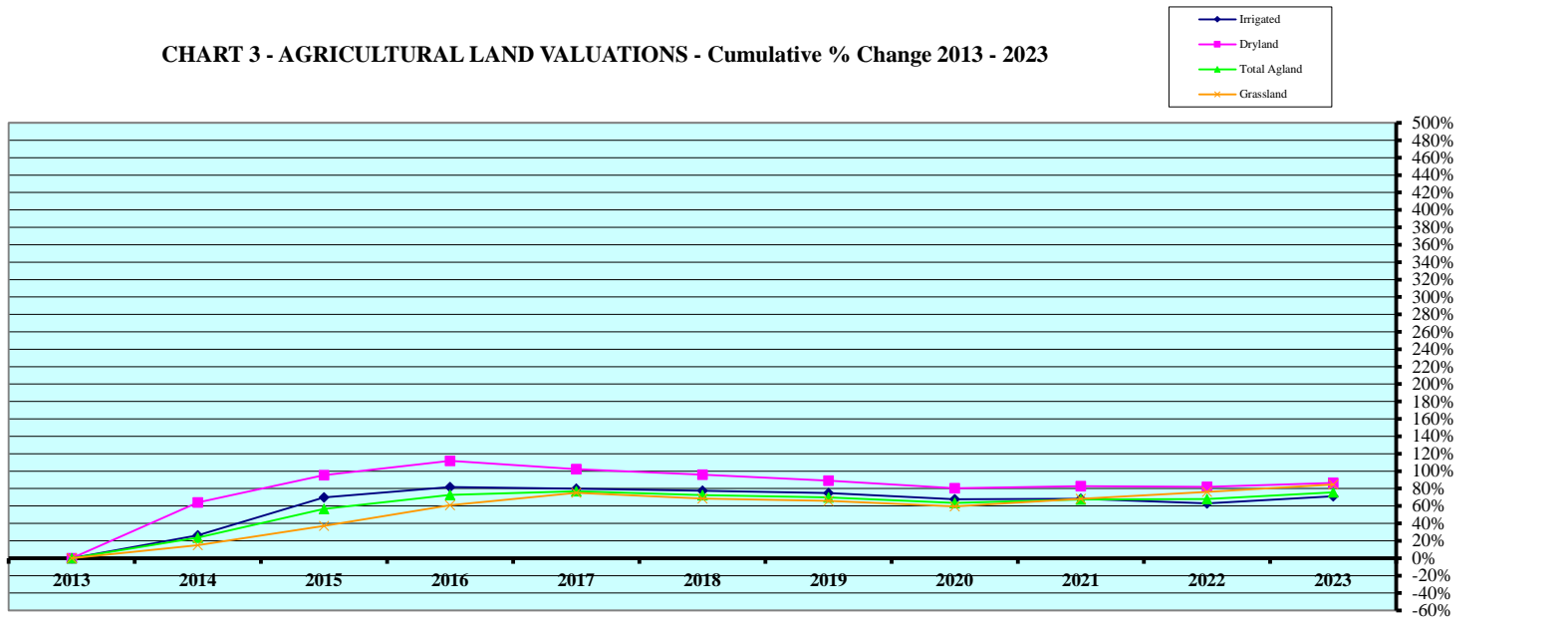
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 56
County LINCOLN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	526,650,345	-	-	-	70,126,625	-	-	-	415,713,735	-	-	-
2014	665,390,905	138,740,560	26.34%	26.34%	114,944,295	44,817,670	63.91%	63.91%	477,769,415	62,055,680	14.93%	14.93%
2015	893,796,750	228,405,845	34.33%	69.71%	137,121,515	22,177,220	19.29%	95.53%	570,412,650	92,643,235	19.39%	37.21%
2016	957,210,135	63,413,385	7.09%	81.75%	148,566,445	11,444,930	8.35%	111.85%	669,292,590	98,879,940	17.33%	61.00%
2017	947,715,740	-9,494,395	-0.99%	79.95%	141,829,120	-6,737,325	-4.53%	102.25%	727,517,115	58,224,525	8.70%	75.00%
2018	934,315,485	-13,400,255	-1.41%	77.41%	137,325,060	-4,504,060	-3.18%	95.82%	700,370,430	-27,146,685	-3.73%	68.47%
2019	920,136,365	-14,179,120	-1.52%	74.71%	132,558,321	-4,766,739	-3.47%	89.03%	689,792,793	-10,577,637	-1.51%	65.93%
2020	882,767,545	-37,368,820	-4.06%	67.62%	126,552,803	-6,005,518	-4.53%	80.46%	662,805,364	-26,987,429	-3.91%	59.44%
2021	885,466,975	2,699,430	0.31%	68.13%	128,114,508	1,561,705	1.23%	82.69%	698,998,732	36,193,368	5.46%	68.14%
2022	857,624,719	-27,842,256	-3.14%	62.85%	127,653,871	-460,637	-0.36%	82.03%	732,127,257	33,128,525	4.74%	76.11%
2023	900,768,354	43,143,635	5.03%	71.04%	130,670,660	3,016,789	2.36%	86.34%	767,655,338	35,528,081	4.85%	84.66%

Rate Ann.%chg: Irrigated **5.51%** Dryland **6.42%** Grassland **6.33%**

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
2013	130,360	-	-	-	30,433,780	-	-	-	1,043,054,845	-	-	-
2014	13,490	-116,870	-89.65%	-89.65%	32,082,110	1,648,330	5.42%	5.42%	1,290,200,215	247,145,370	23.69%	23.69%
2015	14,795	1,305	9.67%	-88.65%	33,060,990	978,880	3.05%	8.63%	1,634,406,700	344,206,485	26.68%	56.69%
2016	12,985	-1,810	-12.23%	-90.04%	27,374,195	-5,686,795	-17.20%	-10.05%	1,802,456,350	168,049,650	10.28%	72.81%
2017	13,750	765	5.89%	-89.45%	28,126,005	751,810	2.75%	-7.58%	1,845,201,730	42,745,380	2.37%	76.90%
2018	13,555	-195	-1.42%	-89.60%	28,244,010	118,005	0.42%	-7.20%	1,800,268,540	-44,933,190	-2.44%	72.60%
2019	13,370	-185	-1.36%	-89.74%	28,070,654	-173,356	-0.61%	-7.76%	1,770,571,503	-29,697,037	-1.65%	69.75%
2020	5,244,712	5,231,342	39127.46%	3923.25%	28,215,604	144,950	0.52%	-7.29%	1,705,586,028	-64,985,475	-3.67%	63.52%
2021	5,297,641	52,929	1.01%	3963.85%	28,397,835	182,231	0.65%	-6.69%	1,746,275,691	40,689,663	2.39%	67.42%
2022	5,322,963	25,322	0.48%	3983.28%	28,351,011	-46,824	-0.16%	-6.84%	1,751,079,821	4,804,130	0.28%	67.88%
2023	5,453,914	130,951	2.46%	4083.73%	28,415,121	64,110	0.23%	-6.63%	1,832,963,387	81,883,566	4.68%	75.73%

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

Rate Ann.%chg: Total Agric Land **5.80%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	527,164,165	254,943	2,068			70,448,845	100,825	699			415,557,295	1,179,484	352		
2014	666,208,510	243,243	2,739	32.45%	32.45%	115,409,065	100,519	1,148	64.32%	64.32%	477,511,665	1,191,169	401	13.78%	13.78%
2015	895,607,385	242,383	3,695	34.91%	78.70%	137,771,480	99,624	1,383	20.45%	97.92%	569,833,645	1,193,066	478	19.14%	35.56%
2016	957,003,135	242,173	3,952	6.95%	91.11%	148,635,360	98,484	1,509	9.13%	116.00%	668,731,165	1,192,075	561	17.45%	59.22%
2017	947,836,645	243,004	3,900	-1.30%	88.63%	141,898,885	97,701	1,452	-3.77%	107.86%	727,410,795	1,192,210	610	8.76%	73.18%
2018	938,991,845	243,092	3,863	-0.97%	86.81%	137,024,110	97,531	1,405	-3.27%	101.07%	711,691,425	1,192,168	597	-2.16%	69.44%
2019	922,040,008	243,490	3,787	-1.97%	83.13%	132,835,302	97,204	1,367	-2.73%	95.58%	689,566,374	1,173,893	587	-1.60%	66.73%
2020	882,669,322	243,195	3,629	-4.15%	75.53%	126,727,202	96,416	1,314	-3.82%	88.11%	662,345,606	1,163,809	569	-3.12%	61.53%
2021	886,179,239	242,928	3,648	0.51%	76.42%	128,272,716	96,822	1,325	0.80%	89.61%	699,022,165	1,163,806	601	5.54%	70.48%
2022	858,424,150	242,835	3,535	-3.09%	70.96%	127,771,123	96,388	1,326	0.06%	89.72%	732,032,189	1,163,269	629	4.77%	78.61%
2023	900,747,878	243,266	3,703	4.74%	79.07%	130,983,028	95,985	1,365	2.94%	95.30%	767,556,290	1,162,936	660	4.88%	87.33%

Rate Annual %chg Average Value/Acre: 6.00%

6.92%

6.48%

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
2013	130,360	606	215			30,716,150	28,899	1,063			1,044,016,815	1,564,757	667		
2014	13,490	54	250	16.36%	16.36%	32,482,115	27,214	1,194	12.30%	12.30%	1,291,624,845	1,562,200	827	23.92%	23.92%
2015	14,795	49	300	19.95%	39.58%	33,171,520	27,237	1,218	2.04%	14.59%	1,636,398,825	1,562,359	1,047	26.68%	56.98%
2016	12,985	39	335	11.64%	55.83%	25,408,090	21,606	1,176	-3.44%	10.64%	1,799,790,735	1,554,377	1,158	10.55%	73.54%
2017	13,750	39	355	5.89%	65.01%	27,771,200	23,838	1,165	-0.93%	9.61%	1,844,931,275	1,556,792	1,185	2.35%	77.62%
2018	13,555	39	350	-1.42%	62.67%	28,143,710	24,187	1,164	-0.12%	9.47%	1,815,864,645	1,557,018	1,166	-1.59%	74.80%
2019	13,370	39	345	-1.36%	60.45%	27,882,477	24,056	1,159	-0.38%	9.05%	1,772,337,531	1,538,681	1,152	-1.23%	72.64%
2020	5,241,068	10,601	494	43.29%	129.91%	28,363,775	24,186	1,173	1.18%	10.34%	1,705,346,973	1,538,207	1,109	-3.75%	66.16%
2021	5,297,626	10,602	500	1.07%	132.36%	28,190,123	24,094	1,170	-0.23%	10.08%	1,746,961,869	1,538,252	1,136	2.44%	70.21%
2022	5,323,071	10,596	502	0.54%	133.60%	28,351,011	24,308	1,166	-0.31%	9.74%	1,751,901,544	1,537,397	1,140	0.34%	70.79%
2023	5,454,081	10,583	515	2.60%	139.67%	28,532,259	24,049	1,186	1.72%	11.62%	1,833,273,536	1,536,818	1,193	4.68%	78.79%

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Rate Annual %chg Average Value/Acre: 5.98%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
34,676	LINCOLN	178,029,078	160,027,488	564,907,512	2,069,876,801	679,123,557	6,183,456	38,914,871	1,832,963,387	163,962,117	78,740,844	5,440	5,772,734,551
cnty sectorvalue % of total value:		3.08%	2.77%	9.79%	35.86%	11.76%	0.11%	0.67%	31.75%	2.84%	1.36%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
383	BRADY	210,743	2,220,768	3,992,335	16,371,534	1,271,100	0	0	0	0	0	0	24,066,480
1.10%	%sector of county sector	0.12%	1.39%	0.71%	0.79%	0.19%							0.42%
	%sector of municipality	0.88%	9.23%	16.59%	68.03%	5.28%							100.00%
649	HERSHEY	1,523,438	1,622,419	6,996,974	40,569,541	10,519,808	0	0	251,958	0	0	0	61,484,138
1.87%	%sector of county sector	0.86%	1.01%	1.24%	1.96%	1.55%			0.01%				1.07%
	%sector of municipality	2.48%	2.64%	11.38%	65.98%	17.11%			0.41%				100.00%
257	MAXWELL	561,948	1,460,287	5,285,678	9,372,469	948,961	0	0	0	0	0	0	17,629,343
0.74%	%sector of county sector	0.32%	0.91%	0.94%	0.45%	0.14%							0.31%
	%sector of municipality	3.19%	8.28%	29.98%	53.16%	5.38%							100.00%
23,390	NORTH PLATTE	54,281,272	33,435,703	41,567,699	1,152,339,766	607,986,865	2,315,607	115,200	1,160,623	0	15,164	0	1,893,217,899
67.45%	%sector of county sector	30.49%	20.89%	7.36%	55.67%	89.53%	37.45%	0.30%	0.06%		0.02%		32.80%
	%sector of municipality	2.87%	1.77%	2.20%	60.87%	32.11%	0.12%	0.01%	0.06%		0.00%		100.00%
1,313	SUTHERLAND	4,496,966	3,589,695	4,912,336	68,995,308	7,688,989	3,396,167	0	0	0	0	0	93,079,461
3.79%	%sector of county sector	2.53%	2.24%	0.87%	3.33%	1.13%	54.92%						1.61%
	%sector of municipality	4.83%	3.86%	5.28%	74.13%	8.26%	3.65%						100.00%
318	WALLACE	674,070	451,775	28,568	10,141,575	3,152,217	0	0	189,828	4,885	10,515	0	14,653,433
0.92%	%sector of county sector	0.38%	0.28%	0.01%	0.49%	0.46%			0.01%	0.00%	0.01%		0.25%
	%sector of municipality	4.60%	3.08%	0.19%	69.21%	21.51%			1.30%	0.03%	0.07%		100.00%
72	WELLFLEET	26,442	226,402	92,824	2,303,269	26,106	0	0	24,326	0	0	0	2,699,369
0.21%	%sector of county sector	0.01%	0.14%	0.02%	0.11%	0.00%			0.00%				0.05%
	%sector of municipality	0.98%	8.39%	3.44%	85.33%	0.97%			0.90%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
26,383	Total Municipalities	61,774,880	43,007,050	62,876,415	1,300,093,467	631,594,048	5,711,775	115,200	1,626,735	4,885	25,679	0	2,106,830,130
76.08%	%all municip.sectors of cnty	34.70%	26.87%	11.13%	62.81%	93.00%	92.37%	0.30%	0.09%	0.00%	0.03%		36.50%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 22,707	Value : 5,407,905,171	Growth 108,601,301	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	843	9,899,189	170	3,476,464	425	10,153,464	1,438	23,529,117	
02. Res Improve Land	9,592	267,951,762	679	30,015,529	1,643	89,694,825	11,914	387,662,116	
03. Res Improvements	10,328	1,197,470,725	726	140,246,903	2,148	580,178,396	13,202	1,917,896,024	
04. Res Total	11,171	1,475,321,676	896	173,738,896	2,573	680,026,685	14,640	2,329,087,257	15,984,867
% of Res Total	76.30	63.34	6.12	7.46	17.58	29.20	64.47	43.07	14.72
05. Com UnImp Land	193	23,812,357	36	2,198,049	11	733,392	240	26,743,798	
06. Com Improve Land	1,149	127,968,305	73	4,840,195	55	2,650,997	1,277	135,459,497	
07. Com Improvements	1,199	575,914,427	87	14,901,299	95	34,149,372	1,381	624,965,098	
08. Com Total	1,392	727,695,089	123	21,939,543	106	37,533,761	1,621	787,168,393	89,234,619
% of Com Total	85.87	92.44	7.59	2.79	6.54	4.77	7.14	14.56	82.17
09. Ind UnImp Land	5	470,048	3	240,728	2	65,697	10	776,473	
10. Ind Improve Land	10	696,117	2	162,496	0	0	12	858,613	
11. Ind Improvements	10	4,545,609	2	2,761	0	0	12	4,548,370	
12. Ind Total	15	5,711,774	5	405,985	2	65,697	22	6,183,456	0
% of Ind Total	68.18	92.37	22.73	6.57	9.09	1.06	0.10	0.11	0.00
13. Rec UnImp Land	2	141,840	40	2,983,275	64	9,822,764	106	12,947,879	
14. Rec Improve Land	0	0	31	4,214,855	52	8,175,185	83	12,390,040	
15. Rec Improvements	0	0	31	5,088,290	53	11,107,456	84	16,195,746	
16. Rec Total	2	141,840	71	12,286,420	117	29,105,405	190	41,533,665	350,899
% of Rec Total	1.05	0.34	37.37	29.58	61.58	70.08	0.84	0.77	0.32
Res & Rec Total	11,173	1,475,463,516	967	186,025,316	2,690	709,132,090	14,830	2,370,620,922	16,335,766
% of Res & Rec Total	75.34	62.24	6.52	7.85	18.14	29.91	65.31	43.84	15.04
Com & Ind Total	1,407	733,406,863	128	22,345,528	108	37,599,458	1,643	793,351,849	89,234,619
% of Com & Ind Total	85.64	92.44	7.79	2.82	6.57	4.74	7.24	14.67	82.17
17. Taxable Total	12,580	2,208,870,379	1,095	208,370,844	2,798	746,731,548	16,473	3,163,972,771	105,570,385
% of Taxable Total	76.37	69.81	6.65	6.59	16.99	23.60	72.55	58.51	97.21

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	35	248,501	9,585,291	0	0	0
19. Commercial	35	6,819,300	69,770,163	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	35	248,501	9,585,291
19. Commercial	0	0	0	35	6,819,300	69,770,163
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				70	7,067,801	79,355,454

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	12	5,440	12	5,440	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	16	5,440	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	737	166	688	1,591

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	1,623,310	213	53,193,363	4,582	1,453,682,704	4,810	1,508,499,377
28. Ag-Improved Land	1	101,735	133	51,656,798	1,197	448,394,600	1,331	500,153,133
29. Ag Improvements	1	81,369	134	22,342,270	1,273	212,850,811	1,408	235,274,450

30. Ag Total				6,218	2,243,926,960
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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	80	98.00	3,000,000	
33. HomeSite Improvements	0	0.00	0	87	0.00	16,919,687	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	5.13	6,844	
36. FarmSite Improv Land	1	1.00	1,535	126	334.72	489,375	
37. FarmSite Improvements	1	0.00	81,369	124	0.00	5,422,583	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	508.68	0	
40. Other- Non Ag Use	0	0.00	0	0	187.41	219,006	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	16.00	346,000	11	16.00	346,000	
32. HomeSite Improv Land	760	854.25	24,999,455	840	952.25	27,999,455	
33. HomeSite Improvements	840	0.00	137,167,133	927	0.00	154,086,820	1,802,076
34. HomeSite Total				938	968.25	182,432,275	
35. FarmSite UnImp Land	140	215.98	246,748	144	221.11	253,592	
36. FarmSite Improv Land	1,120	3,238.83	3,786,647	1,247	3,574.55	4,277,557	
37. FarmSite Improvements	1,126	0.00	75,683,678	1,251	0.00	81,187,630	1,228,840
38. FarmSite Total				1,395	3,795.66	85,718,779	
39. Road & Ditches	0	14,319.40	0	0	14,828.08	0	
40. Other- Non Ag Use	0	519.14	421,908	0	706.55	640,914	
41. Total Section VI				2,333	20,298.54	268,791,968	3,030,916

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	3,533,860	14	4,018.29	3,533,860

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	85.06	94,576	56	9,037.52	18,825,589
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	263	42,216.14	79,564,277	320	51,338.72	98,484,442
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	30,509.88	29.34%	141,774,937	30.37%	4,646.85
46. 1A	19,655.37	18.90%	91,231,722	19.54%	4,641.57
47. 2A1	2,142.33	2.06%	9,475,326	2.03%	4,422.91
48. 2A	37,591.18	36.16%	165,106,529	35.37%	4,392.16
49. 3A1	1,633.06	1.57%	6,978,044	1.49%	4,272.99
50. 3A	5,389.78	5.18%	22,271,937	4.77%	4,132.25
51. 4A1	4,521.95	4.35%	19,282,673	4.13%	4,264.24
52. 4A	2,526.48	2.43%	10,683,193	2.29%	4,228.49
53. Total	103,970.03	100.00%	466,804,361	100.00%	4,489.80
Dry					
54. 1D1	101.98	0.39%	188,668	0.40%	1,850.05
55. 1D	9,323.14	35.94%	17,248,054	36.44%	1,850.03
56. 2D1	666.83	2.57%	1,216,979	2.57%	1,825.02
57. 2D	5,582.97	21.52%	10,188,983	21.53%	1,825.01
58. 3D1	6,236.34	24.04%	11,231,748	23.73%	1,801.02
59. 3D	591.56	2.28%	1,064,808	2.25%	1,800.00
60. 4D1	2,007.60	7.74%	3,613,680	7.64%	1,800.00
61. 4D	1,431.38	5.52%	2,576,124	5.44%	1,799.75
62. Total	25,941.80	100.00%	47,329,044	100.00%	1,824.43
Grass					
63. 1G1	33,487.60	54.05%	38,171,809	54.52%	1,139.88
64. 1G	9,523.11	15.37%	10,856,350	15.50%	1,140.00
65. 2G1	3,916.50	6.32%	4,475,824	6.39%	1,142.81
66. 2G	2,131.97	3.44%	2,441,954	3.49%	1,145.40
67. 3G1	3,986.79	6.43%	4,351,702	6.22%	1,091.53
68. 3G	7,011.10	11.32%	7,646,954	10.92%	1,090.69
69. 4G1	1,421.87	2.29%	1,550,708	2.21%	1,090.61
70. 4G	480.27	0.78%	523,497	0.75%	1,090.01
71. Total	61,959.21	100.00%	70,018,798	100.00%	1,130.08
Irrigated Total					
	103,970.03	47.09%	466,804,361	75.96%	4,489.80
Dry Total					
	25,941.80	11.75%	47,329,044	7.70%	1,824.43
Grass Total					
	61,959.21	28.07%	70,018,798	11.39%	1,130.08
72. Waste	7,177.77	3.25%	4,476,443	0.73%	623.65
73. Other	21,721.45	9.84%	25,935,828	4.22%	1,194.02
74. Exempt	53.34	0.02%	0	0.00%	0.00
75. Market Area Total	220,770.26	100.00%	614,564,474	100.00%	2,783.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,325.34	6.55%	6,976,020	6.60%	3,000.00
46. 1A	8,771.72	24.72%	26,112,033	24.71%	2,976.84
47. 2A1	56.13	0.16%	168,390	0.16%	3,000.00
48. 2A	7,871.16	22.18%	23,561,303	22.30%	2,993.37
49. 3A1	1,805.32	5.09%	5,290,495	5.01%	2,930.50
50. 3A	296.66	0.84%	859,009	0.81%	2,895.60
51. 4A1	1,641.34	4.63%	4,901,419	4.64%	2,986.23
52. 4A	12,715.10	35.83%	37,810,840	35.78%	2,973.70
53. Total	35,482.77	100.00%	105,679,509	100.00%	2,978.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,173.15	34.60%	8,018,497	34.90%	1,550.02
56. 2D1	38.35	0.26%	59,445	0.26%	1,550.07
57. 2D	4,147.03	27.73%	6,427,997	27.98%	1,550.02
58. 3D1	1,508.03	10.09%	2,337,472	10.17%	1,550.02
59. 3D	142.09	0.95%	213,135	0.93%	1,500.00
60. 4D1	1,300.57	8.70%	1,950,855	8.49%	1,500.00
61. 4D	2,643.82	17.68%	3,965,730	17.26%	1,500.00
62. Total	14,953.04	100.00%	22,973,131	100.00%	1,536.35
Grass					
63. 1G1	4,735.00	0.91%	3,551,317	0.95%	750.01
64. 1G	493.08	0.09%	363,729	0.10%	737.67
65. 2G1	13,191.13	2.53%	9,892,531	2.63%	749.94
66. 2G	7,799.62	1.50%	5,849,783	1.56%	750.01
67. 3G1	5,133.04	0.99%	3,840,923	1.02%	748.27
68. 3G	488,400.89	93.84%	351,648,630	93.62%	720.00
69. 4G1	34.18	0.01%	24,610	0.01%	720.01
70. 4G	648.81	0.12%	460,363	0.12%	709.55
71. Total	520,435.75	100.00%	375,631,886	100.00%	721.76
Irrigated Total	35,482.77	6.19%	105,679,509	20.89%	2,978.33
Dry Total	14,953.04	2.61%	22,973,131	4.54%	1,536.35
Grass Total	520,435.75	90.86%	375,631,886	74.26%	721.76
72. Waste	1,278.35	0.22%	471,183	0.09%	368.59
73. Other	633.67	0.11%	1,072,001	0.21%	1,691.73
74. Exempt	1.80	0.00%	0	0.00%	0.00
75. Market Area Total	572,783.58	100.00%	505,827,710	100.00%	883.10

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,631.32	2.76%	9,399,501	2.83%	3,572.16
46. 1A	13,509.99	14.20%	48,201,588	14.51%	3,567.85
47. 2A1	69.84	0.07%	249,679	0.08%	3,575.01
48. 2A	13,263.94	13.94%	47,273,268	14.23%	3,564.04
49. 3A1	54,235.80	56.99%	187,632,832	56.47%	3,459.58
50. 3A	2,776.79	2.92%	9,443,426	2.84%	3,400.84
51. 4A1	5,991.61	6.30%	20,775,691	6.25%	3,467.46
52. 4A	2,693.14	2.83%	9,300,309	2.80%	3,453.33
53. Total	95,172.43	100.00%	332,276,294	100.00%	3,491.31
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	12,001.99	35.64%	15,602,587	36.10%	1,300.00
56. 2D1	72.21	0.21%	93,873	0.22%	1,300.00
57. 2D	10,506.36	31.20%	13,658,268	31.60%	1,300.00
58. 3D1	2,158.43	6.41%	2,698,091	6.24%	1,250.02
59. 3D	458.95	1.36%	573,703	1.33%	1,250.03
60. 4D1	5,103.45	15.15%	6,379,425	14.76%	1,250.02
61. 4D	3,373.86	10.02%	4,217,427	9.76%	1,250.03
62. Total	33,675.25	100.00%	43,223,374	100.00%	1,283.54
Grass					
63. 1G1	1,376.98	0.47%	995,592	0.50%	723.03
64. 1G	2,899.55	0.99%	2,102,208	1.05%	725.01
65. 2G1	9,135.69	3.11%	6,624,483	3.32%	725.12
66. 2G	8,749.83	2.98%	6,344,121	3.18%	725.06
67. 3G1	6,098.93	2.08%	4,422,065	2.22%	725.06
68. 3G	262,469.81	89.49%	177,180,062	88.86%	675.05
69. 4G1	2,236.94	0.76%	1,509,942	0.76%	675.00
70. 4G	326.04	0.11%	220,079	0.11%	675.01
71. Total	293,293.77	100.00%	199,398,552	100.00%	679.86
Irrigated Total					
Irrigated Total	95,172.43	22.37%	332,276,294	57.50%	3,491.31
Dry Total					
Dry Total	33,675.25	7.91%	43,223,374	7.48%	1,283.54
Grass Total					
Grass Total	293,293.77	68.93%	199,398,552	34.51%	679.86
72. Waste	1,862.65	0.44%	701,003	0.12%	376.35
73. Other	1,496.22	0.35%	2,244,330	0.39%	1,500.00
74. Exempt	18,513.82	4.35%	0	0.00%	0.00
75. Market Area Total	425,500.32	100.00%	577,843,553	100.00%	1,358.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	916.95	10.91%	2,750,850	11.26%	3,000.00
46. 1A	3,758.18	44.70%	11,192,882	45.81%	2,978.27
47. 2A1	217.65	2.59%	540,648	2.21%	2,484.02
48. 2A	1,936.98	23.04%	5,641,345	23.09%	2,912.44
49. 3A1	132.35	1.57%	397,050	1.63%	3,000.00
50. 3A	55.27	0.66%	163,049	0.67%	2,950.05
51. 4A1	943.47	11.22%	2,510,530	10.28%	2,660.95
52. 4A	446.04	5.31%	1,234,555	5.05%	2,767.81
53. Total	8,406.89	100.00%	24,430,909	100.00%	2,906.06
Dry					
54. 1D1	3.57	0.02%	4,284	0.02%	1,200.00
55. 1D	10,293.62	49.00%	12,352,344	49.00%	1,200.00
56. 2D1	1,064.12	5.07%	1,276,944	5.07%	1,200.00
57. 2D	5,962.06	28.38%	7,154,472	28.38%	1,200.00
58. 3D1	99.76	0.47%	119,712	0.47%	1,200.00
59. 3D	13.08	0.06%	15,696	0.06%	1,200.00
60. 4D1	1,935.01	9.21%	2,322,012	9.21%	1,200.00
61. 4D	1,635.80	7.79%	1,962,960	7.79%	1,200.00
62. Total	21,007.02	100.00%	25,208,424	100.00%	1,200.00
Grass					
63. 1G1	8,680.60	3.04%	6,942,135	3.06%	799.73
64. 1G	14,169.73	4.96%	11,335,784	4.99%	800.00
65. 2G1	37,101.61	12.99%	29,681,288	13.07%	800.00
66. 2G	113,760.58	39.83%	91,008,464	40.09%	800.00
67. 3G1	92,336.10	32.33%	73,868,880	32.54%	800.00
68. 3G	3,292.66	1.15%	2,387,195	1.05%	725.01
69. 4G1	12,201.30	4.27%	8,845,960	3.90%	725.00
70. 4G	4,064.40	1.42%	2,946,697	1.30%	725.00
71. Total	285,606.98	100.00%	227,016,403	100.00%	794.86
Irrigated Total					
Irrigated Total	8,406.89	2.67%	24,430,909	8.82%	2,906.06
Dry Total					
Dry Total	21,007.02	6.66%	25,208,424	9.10%	1,200.00
Grass Total					
Grass Total	285,606.98	90.56%	227,016,403	81.99%	794.86
72. Waste	256.43	0.08%	95,649	0.03%	373.00
73. Other	98.58	0.03%	147,870	0.05%	1,500.00
74. Exempt	255.83	0.08%	0	0.00%	0.00
75. Market Area Total	315,375.90	100.00%	276,899,255	100.00%	878.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	260.37	1,163,965	15,929.33	70,110,668	226,842.42	857,916,440	243,032.12	929,191,073
77. Dry Land	113.73	206,315	2,569.40	4,456,875	92,893.98	134,070,783	95,577.11	138,733,973
78. Grass	90.33	102,578	22,568.86	21,297,610	1,138,636.52	850,665,451	1,161,295.71	872,065,639
79. Waste	24.72	15,748	1,672.95	1,065,921	8,877.53	4,662,609	10,575.20	5,744,278
80. Other	129.77	234,904	3,574.24	4,203,862	20,245.91	24,961,263	23,949.92	29,400,029
81. Exempt	4.34	0	0.00	0	18,820.45	0	18,824.79	0
82. Total	618.92	1,723,510	46,314.78	101,134,936	1,487,496.36	1,872,276,546	1,534,430.06	1,975,134,992

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	243,032.12	15.84%	929,191,073	47.04%	3,823.33
Dry Land	95,577.11	6.23%	138,733,973	7.02%	1,451.54
Grass	1,161,295.71	75.68%	872,065,639	44.15%	750.94
Waste	10,575.20	0.69%	5,744,278	0.29%	543.18
Other	23,949.92	1.56%	29,400,029	1.49%	1,227.56
Exempt	18,824.79	1.23%	0	0.00%	0.00
Total	1,534,430.06	100.00%	1,975,134,992	100.00%	1,287.21

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	1	16,863	1	66,665	2	424,684	3	508,212	189,911
83.2 Lake Properties Res	30	219,727	15	2,025,000	490	200,481,537	520	202,726,264	1,791,713
83.3 North Platte Com	0	0	2	76,810	2	389,590	2	466,400	247,319
83.4 Northside Np Res	257	2,662,211	1,828	27,077,578	2,094	137,256,330	2,351	166,996,119	2,519,319
83.5 Rural (rec)	4	431,674	0	0	0	0	4	431,674	0
83.6 Rural Res	439	19,185,305	1,679	95,791,099	1,709	390,789,259	2,148	505,765,663	6,333,172
83.7 Small Villages Res	282	986,175	551	5,176,705	566	37,737,787	848	43,900,667	321,898
83.8 Southside Np Res	256	5,597,724	6,432	221,740,708	6,883	918,290,319	7,139	1,145,628,751	3,034,934
83.9 Suburban Rec	2	54,240	1	108,864	1	108,233	3	271,337	0
83.10 Suburban Res	153	6,074,855	646	32,501,129	669	138,501,071	822	177,077,055	1,460,115
83.11 Suth & Hersh Res	120	1,248,222	842	15,487,598	870	110,112,960	990	126,848,780	437,385
84 Residential Total	1,544	36,476,996	11,997	400,052,156	13,286	1,934,091,770	14,830	2,370,620,922	16,335,766

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Ag	2	593,660	1	276,190	4	80,006	6	949,856	0
85.2 Lake Properties Com	0	0	0	0	10	2,278,095	10	2,278,095	0
85.3 North Platte Com	193	24,786,637	1,030	129,181,360	1,067	561,565,038	1,260	715,533,035	79,973,169
85.4 Rural Com	13	1,094,102	56	2,714,147	74	31,705,138	87	35,513,387	8,357,165
85.5 Rural Res	1	33,287	0	0	11	348,509	12	381,796	0
85.6 Small Villages Com	16	59,697	80	624,538	88	5,459,019	104	6,143,254	720,115
85.7 Southside Np Res	0	0	1	45,317	1	266,604	1	311,921	0
85.8 Suburban Com	13	642,407	34	2,057,621	42	7,570,155	55	10,270,183	184,170
85.9 Suburban Res	0	0	0	0	3	99,863	3	99,863	0
85.10 Suth & Hersh Com	12	310,481	87	1,418,937	93	20,141,041	105	21,870,459	0
86 Commercial Total	250	27,520,271	1,289	136,318,110	1,393	629,513,468	1,643	793,351,849	89,234,619

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	33,487.60	54.13%	38,171,809	54.63%	1,139.88
88. 1G	9,523.11	15.39%	10,856,350	15.54%	1,140.00
89. 2G1	3,883.13	6.28%	4,426,770	6.34%	1,140.00
90. 2G	2,097.09	3.39%	2,390,681	3.42%	1,140.00
91. 3G1	3,970.78	6.42%	4,328,167	6.19%	1,090.00
92. 3G	6,998.37	11.31%	7,628,241	10.92%	1,090.00
93. 4G1	1,419.60	2.29%	1,547,371	2.21%	1,090.00
94. 4G	480.27	0.78%	523,497	0.75%	1,090.01
95. Total	61,859.95	100.00%	69,872,886	100.00%	1,129.53
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	33.37	33.62%	49,054	33.62%	1,470.00
99. 2C	34.88	35.14%	51,273	35.14%	1,469.98
100. 3C1	16.01	16.13%	23,535	16.13%	1,470.02
101. 3C	12.73	12.82%	18,713	12.82%	1,469.99
102. 4C1	2.27	2.29%	3,337	2.29%	1,470.04
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	99.26	100.00%	145,912	100.00%	1,470.00
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	61,859.95	99.84%	69,872,886	99.79%	1,129.53
CRP Total	99.26	0.16%	145,912	0.21%	1,470.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	61,959.21	100.00%	70,018,798	100.00%	1,130.08

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	4,735.00	0.91%	3,551,317	0.95%	750.01
88. 1G	493.08	0.09%	363,729	0.10%	737.67
89. 2G1	13,191.13	2.53%	9,892,531	2.63%	749.94
90. 2G	7,799.62	1.50%	5,849,783	1.56%	750.01
91. 3G1	5,133.04	0.99%	3,840,923	1.02%	748.27
92. 3G	488,400.89	93.84%	351,648,630	93.62%	720.00
93. 4G1	34.18	0.01%	24,610	0.01%	720.01
94. 4G	648.81	0.12%	460,363	0.12%	709.55
95. Total	520,435.75	100.00%	375,631,886	100.00%	721.76
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	520,435.75	100.00%	375,631,886	100.00%	721.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	520,435.75	100.00%	375,631,886	100.00%	721.76

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	1,376.98	0.47%	995,592	0.50%	723.03
88. 1G	2,899.55	0.99%	2,102,208	1.05%	725.01
89. 2G1	9,131.94	3.11%	6,620,770	3.32%	725.01
90. 2G	8,748.16	2.98%	6,342,468	3.18%	725.01
91. 3G1	6,097.90	2.08%	4,421,045	2.22%	725.01
92. 3G	262,429.72	89.49%	177,140,372	88.86%	675.00
93. 4G1	2,236.94	0.76%	1,509,942	0.76%	675.00
94. 4G	326.04	0.11%	220,079	0.11%	675.01
95. Total	293,247.23	100.00%	199,352,476	100.00%	679.81
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	3.75	8.06%	3,713	8.06%	990.13
99. 2C	1.67	3.59%	1,653	3.59%	989.82
100. 3C1	1.03	2.21%	1,020	2.21%	990.29
101. 3C	40.09	86.14%	39,690	86.14%	990.02
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	46.54	100.00%	46,076	100.00%	990.03
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	293,247.23	99.98%	199,352,476	99.98%	679.81
CRP Total	46.54	0.02%	46,076	0.02%	990.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	293,293.77	100.00%	199,398,552	100.00%	679.86

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	8,680.60	3.04%	6,942,135	3.06%	799.73
88. 1G	14,169.73	4.96%	11,335,784	4.99%	800.00
89. 2G1	37,101.61	12.99%	29,681,288	13.07%	800.00
90. 2G	113,760.58	39.83%	91,008,464	40.09%	800.00
91. 3G1	92,336.10	32.33%	73,868,880	32.54%	800.00
92. 3G	3,292.66	1.15%	2,387,195	1.05%	725.01
93. 4G1	12,201.30	4.27%	8,845,960	3.90%	725.00
94. 4G	4,064.40	1.42%	2,946,697	1.30%	725.00
95. Total	285,606.98	100.00%	227,016,403	100.00%	794.86
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	285,606.98	100.00%	227,016,403	100.00%	794.86
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	285,606.98	100.00%	227,016,403	100.00%	794.86

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

56 Lincoln

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,069,876,801	2,329,087,257	259,210,456	12.52%	15,984,867	11.75%
02. Recreational	38,914,871	41,533,665	2,618,794	6.73%	350,899	5.83%
03. Ag-Homesite Land, Ag-Res Dwelling	163,962,117	182,432,275	18,470,158	11.26%	1,802,076	10.17%
04. Total Residential (sum lines 1-3)	2,272,753,789	2,553,053,197	280,299,408	12.33%	18,137,842	11.53%
05. Commercial	679,123,557	787,168,393	108,044,836	15.91%	89,234,619	2.77%
06. Industrial	6,183,456	6,183,456	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	685,307,013	793,351,849	108,044,836	15.77%	89,234,619	2.74%
08. Ag-Farmsite Land, Outbuildings	77,994,065	85,718,779	7,724,714	9.90%	1,228,840	8.33%
09. Minerals	5,440	5,440	0	0.00%	0	0.00%
10. Non Ag Use Land	746,779	640,914	-105,865	-14.18%		
11. Total Non-Agland (sum lines 8-10)	78,746,284	86,365,133	7,618,849	9.68%	1,228,840	8.11%
12. Irrigated	900,768,354	929,191,073	28,422,719	3.16%		
13. Dryland	130,670,660	138,733,973	8,063,313	6.17%		
14. Grassland	767,655,338	872,065,639	104,410,301	13.60%		
15. Wasteland	5,453,914	5,744,278	290,364	5.32%		
16. Other Agland	28,415,121	29,400,029	984,908	3.47%		
17. Total Agricultural Land	1,832,963,387	1,975,134,992	142,171,605	7.76%		
18. Total Value of all Real Property (Locally Assessed)	4,869,770,473	5,407,905,171	538,134,698	11.05%	108,601,301	8.82%

2024 Assessment Survey for Lincoln County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$563,260
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$153,965
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:
	\$57,145
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,150
12.	Amount of last year's assessor's budget not used:
	\$29313

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	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.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, gWorks (ESRI/Arc View)
7.	Is GIS available to the public? If so, what is the web address?
	Yes- www.lincoln.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks (full support)
9.	What type of aerial imagery is used in the cyclical review of properties?
	The most recent FSA aerial imagery provided to us by GWorks
10.	When was the aerial imagery last updated?
	The current and most recent imagery we are using is 2020 aerial imagery.

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.	List any outside appraisal or listing services employed by the county for the current assessment year
	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?
	Renewed in 2020
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 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.	For the cost approach does the County develop the depreciation study(ies) based on the 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 with assist from Vanguard.																																																						
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																																																						
	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. Unimproved lots are adjusted for not being improved.																																																						
7.	How are rural residential site values developed?																																																						
	Lincoln County uses the sales comparison approach to determine a vacant lot value, than adds for the lot being improved (\$25,000) for water/well, sewer/septic and electrical																																																						
8.	Are there form 191 applications on file?																																																						
	Yes																																																						
9.	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. Any without applications filed are valued the same as all other lots.																																																						
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	Vanguard's (CAMA vendor) costing is 2010 and is adjusted yearly for inflation.																																																						

2024 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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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.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The county studied the Vanguard 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 group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.												
	Not at this time; however, an economic depreciation or map factor 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 Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2021	2021	2021
	3	2021	2021	2021	2020
	4	2021	2021	2021	2020
	6	2021	2021	2021	2021
	8	2021	2021	2021	2021

2024 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.

<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>
1	<p>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.</p>	2023
2	<p>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.</p>	2023
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>	2023

	4	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.	2023
A land use review was completed during assessment year 2019 using 2018 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. Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?			
Yes			
6. What separate market analysis has been conducted where intensive use is identified in the county?			

	Analysis is completed by an in-house appraiser. Feedlots are valued as a unit based on head count , size, and quality of the operation.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	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.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	Irrigated grass is the only other subclass currently. The value is arrive by using a formula based on other subclass and using market analysis as well
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	335
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market Analysis is used and a more detailed Special Valuation Methodology report is kept on file in our office.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.
8d.	Where is the influenced area located within the county?
	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.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	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.

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2023

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 15; 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.

NORTH PLATTE & VILLAGE RESIDENTIAL

North Platte and the surrounding villages are experiencing a steady number of sales and also seeing the sales prices very strong. Sales continue to be steady despite the layoffs occurring at the Union Pacific Railroad and several other major stores closing in the area. The market has become a sellers’ market with very few properties being on the market and shorter marketing times. Even with the Covid-19 pandemic, properties continue to sell at or above the current assessed values indicating that the market has not suffered too significantly due to the pandemic.

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 now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1st, 2019, with Vanguard. 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 2023, we updated our costing tables with Vanguard to the 2020 manual. This manual is then adjusted to our area as well as account for any inflation or increases in costs since 2020. Any adjustments to depreciation tables were also made where needed. Most parcels in Lincoln County, except for the south side of North Platte and commercial properties, received the updated costing for 2023.

For the 2023 assessment year, we performed a physical review and inspection of all north side properties. New photos were taken, and condition of the improvements were reviewed. The updated cost tables were also applied to these properties for 2023. Land valuations were also reviewed and adjusted for the 2023 assessment year on the north side of North Platte. For 2024, 2025, and 2026, sales will continue to be monitored for any necessary adjustments that may need to be applied.

The south side of North Platte again, fell out of compliance with state statute regulations for the 2023 assessment year. Values on the south side of North Platte were increased 16% on both land and improvements for the 2023 assessment year. Sales on the south side continue to be strong with short marketing times and many times multiple bidders on one property. It has also been seen where houses are selling above the asking price due to the low number of properties being on the market. Demand is high and supply is low, creating a sellers’ market and sometimes inflated sales prices.

For 2024, all of the south side of North Platte will be physically reviewed and inspected. New photos will be taken, and condition of the improvements will be reviewed. Land will be revalued at this time as well. Updated cost tables will be applied, depreciation tables will be adjusted as necessary and map factors will be applied when necessary. For 2024, 2025, and 2026, sales will continue to be monitored for any necessary adjustments that may need to be applied.

For 2025, all of the small villages in Lincoln County will be reviewed. This includes Brady, Maxwell, Hershey, Sutherland, Wallace, and Wellfleet. Both the residential parcels and the commercial parcels will be physically reviewed and inspected, new photos will be taken, land will be reviewed and/or adjusted if necessary, depreciation tables will be adjusted where necessary, and map factors will be applied where necessary for locational adjustments. For 2024, 2025, and 2026, sales will continue to be monitored for any necessary adjustments that may need to be applied.

Assessment year 2026 will begin our suburban and rural review of all residential and improved agricultural parcels. New photos will be taken, and condition of the improvements will be reviewed. Land will be revalued at this time as well. Updated cost tables will be applied, depreciation tables will be adjusted as necessary and map factors will be applied when necessary. If necessary, this review may run into the 2027 assessment year. For 2027, 2028, and 2029, sales will continue to be monitored for any necessary adjustments that may need to be applied.

COMMERCIAL

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 now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1st, 2019, with Vanguard. 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 the 2020 assessment year, all of the suburban and rural commercial properties were physically inspected, however; they were not revalued due to time constraints and the shutdown from the Covid-19 pandemic. These parcels were re-assessed for 2021.

For the 2021 assessment year, all of the suburban and rural commercial properties were re-assessed. Also, all of the Village commercial properties were physically inspected and reviewed. The cost approach to value was developed using our new Vanguard system. The new land methodology was implemented for the Villages, Suburban, and Rural Commercial properties for 2021 as well. A review of the current depreciation tables used by Vanguard were verified and adjusted if needed to fit our market. Income and expense statements were requested when appropriate to assist in developing the income approach to value.

For 2022, a physical review and inspection of the Commercial properties in North Platte was performed. All of North Platte Commercial parcels were removed from override and re-assessed using Vanguard costing and depreciation schedules. Income and expense statements will be requested when appropriate to assist in developing the income approach to value. Commercial land was reviewed and re-assessed for 2022 as well. Although updated cost tables have been received, commercial parcels did not get the updated costing applied and won't until the next review in 2027 or 2028 depending upon how long the rural review takes. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

For the 2020 assessment year, all of the rural residential and improved agricultural properties were physically inspected and reviewed. All of the suburban and rural residential properties were re-assessed in neighborhoods Co.-2, Co.-3, Co.-4, Co.-9, Co.-10, and Co.-11 for 2020. Due to the pandemic shutting down the courthouse, the remaining neighborhoods were not able to be re-assessed for 2020. All of the improved agricultural parcels were physically inspected, but also were not all re-assessed. All parcels that were not re-assessed received new valuations for 2021. However, these parcels did receive the new land methodology valuation for 2020. These parcels have been updated with the current Vanguard cost tables as well as new depreciation tables created and used for these parcels. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

For the 2020 assessment year, a new land methodology was developed and put into place for the suburban, rural residential, and improved agricultural properties. Our vendor, Vanguard, helped in the development of the land valuations for 2020. For vacant parcels, the vacant land sales were used to establish values of those parcels. With regards to the improved parcels, the values of the septic, well, and electricity to the house were included in the total land valuation. A study of what septic systems, wells, and electricity costs were ranged from \$15,000 and up; we determined that on average, it would cost \$25,000 to install these items on an improved parcel. So, for the improved parcel, we developed a methodology that took the unimproved sale value plus the \$25,000 for the land improvements. For the unimproved parcels, they received a 50% discount for vacancy across the county to remove the land improvements from the land value. Sales indicated to us that there were three separate areas namely, Area #1 with a 1-acre base of \$45,000, Area #2 with a 1-acre base of \$35,000, and Area #3 with a 1-acre base of \$25,000. Area #1 includes neighborhoods Co.-1, Co.-2, and Co.-8. These three neighborhoods are in close proximity to the city of North Platte and have the highest demand for country living but still being close to necessary amenities that the city of North Platte can provide. Area #2 includes neighborhoods Co.-4 (Township 12 only), Co.-6, and Co.-10. These three neighborhood areas are along the Highway 30 and Interstate area as well as further south of the city of North Platte. The demand is still high in these areas due to having Villages nearby with some amenities or still being fairly close to the city of North Platte. Area #3 includes all the rest of the rural neighborhoods namely, Co.-3, Co.-4 (Townships 9, 10, and 11 only), Co.-5, Co.-7, Co.-9, and Co.-11. Demand in these areas is not as high as they are in the other two areas and far fewer suburban and rural residential parcels can be found in these areas as these areas are predominantly agricultural properties. The 1-acre base in each area was also used for the improved agricultural parcels based on what neighborhood the improved agricultural parcel was located in. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

For the 2021 assessment year, the remaining areas in the suburban and rural residential neighborhoods, as well as all of the improved agricultural parcels, that didn't get done for 2020, were re-assessed. 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 2024, 2025, and 2026. 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. Most recently, the 2018 imagery was reviewed in the late summer & early fall of 2018 for land use changes and new or removed improvements in preparation for the 2019 physical review and inspections. We received our updated 2022 FSA imagery earlier this year.

For 2023, all suburban, rural residential, and improved agricultural parcels received updated costing and new valuations due to the market increases.

Assessment year 2026 will begin our suburban and rural review of all residential and improved agricultural parcels. New photos will be taken, and condition of the improvements will be reviewed. Land will be revalued at this time as well. Updated cost tables will be applied, depreciation tables will be adjusted as necessary and map factors will be applied when necessary. If necessary, this review may run into the 2027 assessment year. For 2027, 2028, and 2029, sales will continue to be monitored for any necessary adjustments that may need to be applied.

For 2016 our methodology for our Recreational parcels was reviewed and updated. Due to continued sales of recreational parcels, a review of all recreational parcels was performed for 2021; however, no adjustments were warranted to the Recreational land valuation for 2021. Recreational parcels will be reviewed again during the 2027 assessment year and any adjustments necessary will be applied at that time.

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 2024, 2025, and 2026 assessment years to reflect the market conditions.

LAKE MALONEY & JEFFREY LAKE PROPERTIES

The lake properties consist of properties that sit on leased ground at Lake Maloney. At Jeffrey Lake, there is a mixture of both leasehold interest properties and fee simple properties. This group of properties includes Prairie Lake, Mill Isle, and Frontier Resort Boat Clubs as well. These properties have become more and more desirable in the past 20 years and continue to be the case with sales at both lakes. Sales at the lakes continue to sell high with many properties being purchased with an older home on it that is torn down and new house being built in its place. Frontier Resort is also seeing this occur where the old mobile homes are being removed and new houses are being built on the lots. This will make that boat club more desirable as well.

Leasehold values at Lake Maloney were updated to reflect the same classification as what NPPD considers them to be for 2023. This was done for equalization purposes as this is how NPPD determines what their leases are set at, therefore; the Lincoln County Assessor's Office recognizes these same classifications for 2023.

For 2023, a full review and inspection of all Lake Maloney and Jeffrey Lake properties was performed. Leasehold values were reviewed and updated, new photos were taken, and condition of the improvements was reviewed. Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2024, 2025, and 2026.

UNIMPROVED AGRICULTURAL LAND

Legislation that became effective January 1, 2007, set the percent to market ratio for agricultural land at 75%. The acceptable range for our median level 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. It also has a strict new well drilling moratorium and some strict irrigation water usage regulations. 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.

Since each of these areas have such diverse soils, terrain, elevation, irrigation, length of growing season and water 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 2022 FSA aerial imagery for the most recent inspections. The appraisal staff visually inspected all unimproved suburban, rural residential, & Agricultural parcels in the late summer & early fall of 2018 for the 2019 assessment year using the 2018 GIS Workshop aerial imagery while preparing for our improved suburban, and the rural residential, and improved Agricultural parcel data review beginning in 2020 & finishing in 2021. 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. GIS Workshop has updated our GIS website to the most current 2022 FSA imagery earlier in the 2023 assessment year. We will continue to view the new aerial imagery and again, as time permits, to watch for new improvements & land use changes to the unimproved suburban, rural residential, & Agricultural parcels throughout 2024, 2025, and 2026.

For 2020, another NRCS soil implementation change was made due to the passing of LB 372. LB 372 was passed which amended [Neb. Rev. Statute §77-1363](#) to require that Land Capability Groups (LCG) be based on Natural Resources Conservation Service (NRCS) data specific to each land use. That bill became operative on August 31, 2019. The Property Assessment Division (PAD) required this change be implemented for 2020. This conversion reflected a change in the way PAD utilizes NRCS data to classify soils into LCGs. The NRCS did not change their soils classification system. We, as Assessor's, were told by the PAD this change was NOT to change our Ag land values. The Assessor worked very closely with the PAD Field Liaison to assure that did not happen and still fall within statutory range for the current sales ratio period.

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 2024, 2025, and 2026.

For 2023:

a. Market Area 1

- a. Irrigated Land was increased by 7% for 1A1 and 1A soils, 6% increase for 2A1 and 2A soils, and a 3% increase for 3A1, 3A, 4A1, and 4A soils.
- b. Dryland was increased by 1%.
- c. Grassland was increased by 4% for 1G1, 1G, 2G1 and 2G soils, 2% increase for 3G1, 3G, 4G1, and 4G soils.

b. Market Area 2

- a. Irrigated Land was increased by 5%.
- b. Dryland was increased by 4%.
- c. Grassland was increased by 8%

c. Market Area 3:

- a. Irrigated Land was increased by 3%.
- b. Dryland was increased by 10%.
- c. Grassland was increased by 4%

d. Market Area 4:

- a. No Change to Irrigated Land.
- b. Dryland was decreased by 4%.
- c. No Change to Grassland.

Agricultural land sales with improvements less than 5% of the sale price will also be reviewed at the Division's request for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2024, 2025, and 2026.

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 as it is updated every year.

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 2024, 2025, and 2026.

2023 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>
Residential	95.00
Commercial/Industrial	96.00
Unimproved Agricultural	70.00
Special Valuation	70.00

TRAINING

Julie Stenger took office on January 1st, 2011. Her Assessor's Certificate is valid through December 31, 2026. Our deputy, Pat Collins, received her Assessor's Certificate in the fall of 2010 and is valid through December 31st, 2026. They both attend the workshops and classes to receive the required continuing education hours to maintain their Assessor's Certificates. 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 2022-2023 (estimated)	\$590,375
Salaries	\$471,860
Education	\$5,850
Data processing equipment and software	\$60,145
Reappraisal (for one oil well)	\$180
Other (office supplies, printing, & misc.)	\$52,340

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 40 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 now have a signed contract with Vanguard Appraisal and have converted to their CAMA system. We have been live since January 1st, 2019, with Vanguard. After working with the system for the past several years, we feel that the program runs great and fits our county very well. The on-staff appraisers with Vanguard have been an added benefit for the Lincoln County Assessor's Office staff in helping to better assess properties in Lincoln County. We believe the transition to Vanguard was a great choice and look forward to continuing to work with Vanguard in the future!

Julie Stenger
Lincoln County Assessor
June 2, 2023

Methodology for Special Valuation
Lincoln County
March 1, 2024

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 334+ 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 2024. 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 nor does it support agriculture as a livelihood. Therefore, these parcels have been denied and will continue to be denied Special Value in the future. Other denied applications have a residence and other improvements present with little to no Ag land, 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