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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LANCASTER COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Dan Nolte, Lancaster County Assessor

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## Introduction

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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.

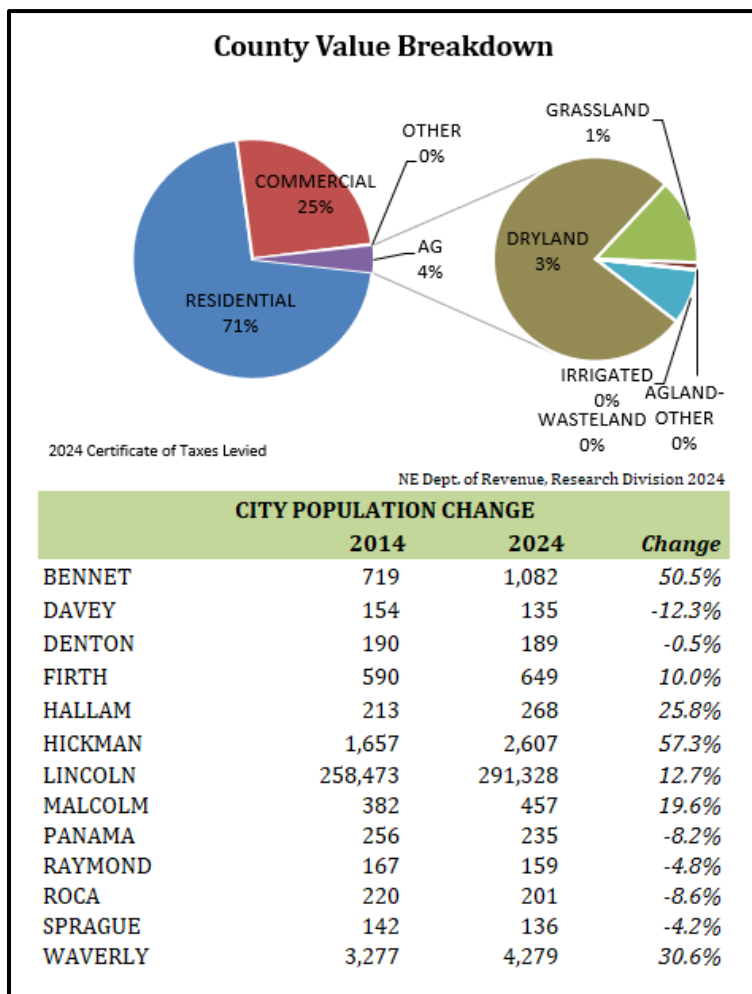
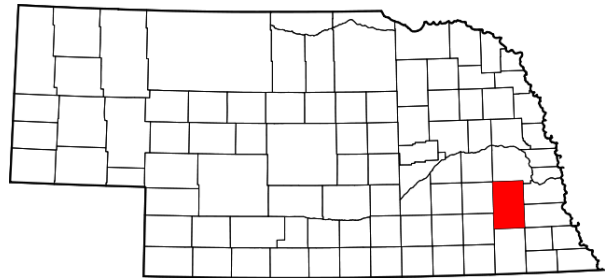
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 838 square miles, Lancaster County has 326,716 residents, per the Census Bureau Quick Facts for 2023, a 1% population increase over the 2020 U.S. Census. Reports indicate that 59% of county residents are homeowners and 82% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$290,904 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Lancaster County are located in and around Lincoln, the county seat and state capital. According to information available from the U.S. Census Bureau, there were 8,929 employer establishments with total employment of 147,601 a 4% increase in total employment since 2019.

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

## 2025 Residential Correlation for Lancaster County

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### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A review of the sales verification and qualification process was completed and indicates that the Lancaster County Assessor qualified sales at a rate near the statewide average rate. A review of the sales roster shows a sufficient reason for all disqualified sales which supports that all arm's-length transactions were made available for measurement. A phone call is made on all warranty deed transfers with the appraiser using their judgment for qualification determinations on all other transfers.

There are 24 valuation groups in the residential class. Valuations Groups 1 through 17 represent neighborhoods in Lincoln, Valuation Groups 18 through 22 represent the rural and Valuation Groups 23 and 24 represent small villages divided between the north part of the county and the south part of the county. The Lancaster County appraisal staff are assigned areas and are responsible for reviewing one-sixth of the parcels each year. The Lancaster County Assessor is in compliance with the statutory requirement.

The Lancaster County Assessor does not maintain a stand-alone valuation methodology. However, the county assessor does maintain a detailed listing guide to provide both consistency for staff appraisers, and transparency in the valuation process. Factors influencing value are publicly available on the county's parcel search website which also includes features such as sales maps, comparable sales reports for each property, and frequently asked questions which help taxpayers understand how their values are determined.

## 2025 Residential Correlation for Lancaster County

2025 Residential Assessment Details for Lancaster County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Airpark	2024*	2023	2022/2024*	2019-2024*	
2	Fallbrook/Highlands	2024*	2023	2022/2024*	2019-2024*	
3	North Star	2024*	2023	2022/2024*	2019-2024*	
4	Capital Beach	2024*	2023	2022/2024*	2019-2024*	
5	Belmont	2024*	2023	2022/2024*	2019-2024*	
6	North Midtown	2024*	2023	2022/2024*	2019-2024*	
7	Uni Place/Bethany	2024*	2023	2022/2024*	2019-2024*	
8	Mahoney/Waterford	2024*	2023	2022/2024*	2019-2024*	
9	West A	2024*	2023	2022/2024*	2019-2024*	
10	South Midtown	2024*	2023	2022/2024*	2019-2024*	
11	Country Club	2024*	2023	2022/2024*	2019-2024*	
12	Nebraska Parkway	2024*	2023	2022/2024*	2019-2024*	
13	Holmes	2024*	2023	2022/2024*	2019-2024*	
14	East Lincoln 70-84	2024*	2023	2022/2024*	2019-2024*	
15	Southwest	2024*	2023	2022/2024*	2019-2024*	
16	Yankee Hill	2024*	2023	2022/2024*	2019-2024*	
17	Pine Lake	2024*	2023	2022/2024*	2019-2024*	
18	Northwest Rural	2024*	2023	2022/2024*	2019-2024*	
19	Northeast Rural	2024*	2023	2022/2024*	2019-2024*	
20	Southwest Rural	2024*	2023	2022/2024*	2019-2024*	
21	East Rural	2024*	2023	2022/2024*	2019-2024*	
22	South Rural	2024*	2023	2022/2024*	2019-2024*	
23	North Villages	2024*	2023	2022/2024*	2019-2024*	
24	South Village	2024*	2023	2022/2024*	2019-2024*	
Additional comments: Depreciation tables were revised to help minimize large adjustments between depreciated years. Lot values were reviewed by NBHD within each valuation group and adjusted as necessary. General review inspections were completed by NBHD as well as building permit inspections within each valuation group. All residential properties were revalued, and new market models were developed based on market conditions.						
* = assessment action for current year						

### *Description of Analysis*

The statistical sample for the residential class consists of 8,066 qualified sales. All three measures of central tendency are within the acceptable range. Both qualitative statistics are also within the recommended range. Review of the valuation groups shows that all have statistics within the acceptable range. Valuation Group 3 has a lower than typical COD, further analysis shows that they are unusually homogeneous, with quality, condition and year built all being very similar.

Comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property.

### *Equalization and Quality of Assessment*

A review of the statistics and the assessment practices suggest that the assessments within the county are valued within the acceptable range and are equalized. The quality of the assessment of

## 2025 Residential Correlation for Lancaster County

residential property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	286	98.32	98.86	98.37	04.89	100.50
2	372	96.81	97.52	97.08	04.57	100.45
3	58	96.90	96.59	96.25	02.77	100.35
4	181	97.57	98.43	97.02	05.89	101.45
5	324	96.90	97.86	97.27	05.07	100.61
6	434	97.71	98.36	97.12	06.99	101.28
7	525	97.30	98.07	97.57	05.99	100.51
8	627	97.01	97.82	97.46	04.60	100.37
9	292	97.67	98.08	97.78	04.44	100.31
10	678	97.69	99.08	98.01	07.92	101.09
11	103	97.43	98.45	97.78	06.71	100.69
12	434	96.60	97.68	97.14	05.42	100.56
13	871	96.90	98.13	97.59	05.76	100.55
14	669	96.50	97.11	96.36	05.16	100.78
15	612	97.05	97.65	97.25	04.64	100.41
16	305	96.23	97.11	96.43	05.16	100.71
17	542	97.30	97.78	97.36	04.64	100.43
18	30	93.82	95.68	95.33	06.11	100.37
19	23	99.07	95.97	94.30	08.31	101.77
20	189	96.56	97.04	96.33	04.97	100.74
21	33	98.28	99.14	97.94	08.48	101.23
22	39	96.10	98.38	96.27	09.08	102.19
23	165	97.65	97.38	96.88	05.66	100.52
24	274	97.03	97.54	96.86	05.88	100.70
____ALL____	8,066	97.08	97.90	97.17	05.56	100.75

### *Level of Value*

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

# 2025 Commercial Correlation for Lancaster County

## Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

A review of the sales verification and qualification process was completed and indicated that the Lancaster County Assessor qualified sales at a rate near the statewide average rate. A review of the sales roster shows a sufficient reason for all disqualified sales which supports that all arm's-length transactions were made available for measurement. A phone call is made on all warranty deed transfers with the appraiser using their judgment for qualification decisions on all other transfers.

There are 11 valuation groups in the commercial class based on geographic locations. Valuation Group 41 was combined into Valuation Group 44 this year as there were few sales and they were similar in location. Reviews are completed by building type/occupancy code and the assigned appraiser is responsible for reviewing one-sixth of the parcels each year. The Lancaster County Assessor is in compliance with the six-year inspection and review cycle.

2025 Commercial Assessment Details for Lancaster County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
42	North Central	2023	2023	2024*	2019-2024*	
43	Northeast	2023	2023	2024*	2019-2024*	
44	Northwest	2023	2023	2024*	2019-2024*	
45	Central	2023	2023	2024*	2019-2024*	
46	Downtown/Central Business District/ Haymarket/Perimeter	2023	2023	2024*	2019-2024*	
47	East Central	2023	2023	2024*	2019-2024*	
48	Southwest	2023	2023	2024*	2019-2024*	
49	South Central	2023	2023	2024*	2019-2024*	
50	Southeast	2023	2023	2024*	2019-2024*	
51	Villages	2023	2023	2024*	2019-2024*	
52	Golf Courses	2023	2023	2024*	2019-2024*	
<b>Additional comments:</b> In 2024 the Commercial Department completed a commercial land study that led to a land revalue for all commercial land parcels in Lancaster County. This study was initiated due to assessed values falling below the market value. The last inspection of these parcels has occurred within the past 6 years per State Statute. Inspections are completed per building type/occupancy code rather than location so there are parcels within this location valuation group that have been inspected in each of the past 6 years.  * = assessment action for current year						

## Description of Analysis

The statistical sample for the commercial class consists of 384 qualified sales. All three measures of central tendency are within the acceptable range. Both qualitative statistics are within the

## 2025 Commercial Correlation for Lancaster County

recommended range. Review of the valuation groups show them all with medians and COD's within the acceptable range. All occupancy codes and property type subclasses with sufficient sales have medians within the acceptable range.

Comparison of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property.

### *Equalization and Quality of Assessment*

A review of the statistics and the assessment practices suggests that the assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of the commercial property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
42	38	96.62	95.07	90.28	11.60	105.31
43	67	94.32	97.42	97.62	08.95	99.80
44	21	92.32	92.44	93.93	10.03	98.41
45	122	93.06	94.39	92.41	09.90	102.14
46	11	94.03	98.13	94.60	08.03	103.73
47	28	94.40	93.20	94.47	13.28	98.66
48	13	99.59	92.79	92.40	08.45	100.42
49	22	96.81	93.81	93.71	09.71	100.11
50	35	98.86	96.35	93.38	09.38	103.18
51	27	99.04	97.89	92.37	09.82	105.98
____ALL____	384	94.51	95.24	93.46	10.25	101.90

### *Level of Value*

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

## 2025 Agricultural Correlation for Lancaster County

### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

Lancaster County's agricultural land is all subject to non-agricultural influence; therefore, sales in Lancaster County are neither used to value nor measure agricultural land within the county. Due to the absence of agricultural sales, only one market area is used within the county.

Agricultural homes and outbuildings are valued similarly to rural residential parcels. Appraisal staff from the Lancaster County assessor's office reviews the agricultural parcels and one-sixth are completed each year to remain in compliance with statutory requirements. Intensive use is very limited in the county, so values are based on soil productivity for these parcels. Conservation Reserve Program (CRP) acres have been identified and inventoried.

2025 Agricultural Assessment Details for Lancaster County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2024*	2023	2022/2024*	2019-2024*	
AB DW	Agricultural dwellings	2024*	2023	2022/2024*	2019-2024*	
Additional comments: Depreciation tables were revised to help minimize large adjustments between depreciated years. Homesite values were reviewed by NBHD within each valuation group and adjusted if necessary. General review inspections were completed by NBHD as well as building permit inspections within each valuation group. All agricultural properties were revalued, and new market models were developed based on market conditions.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2019-2024*	Irrigated land increased an average of 35%, Dryland increased an average of 48%, Grassland increased an average of 27%
Additional comments: Market area 1 is agricultural properties that receive special valuation for land use. General review inspections were completed by NBHD. All agricultural properties were revalued, and new market models were developed based on market conditions. An LCG of timber was created to separate grass and timber.			

### *Description of Analysis*

The statistical sample for the agricultural class consists of 61 qualified sales that were available for the measurement of special values. All sales come from comparable, uninfluenced areas outside of Lancaster County including Butler, Cass, Gage, Johnson, Otoe, and Saunders counties. The

## 2025 Agricultural Correlation for Lancaster County

median is within the acceptable range while the mean and weighted mean are high. The COD is within the recommended range and supports the use of the median as an indicator of the level of value. A review of the 80% Majority Land Use (MLU) subclass shows that only the dryland has sufficient sales for analysis and is within the acceptable range.

Irrigated land and grassland were also adjusted, and comparison of the Average Acre Land Value Chart supports that the values are comparable to surrounding counties.

The 2025 County Abstract of Assessment, Form 45 Compared to the 2024 Certificate of Taxes Levied (CTL) Reports reflects the reported actions of the county assessor.

Lancaster County does have a school district subject to a 50% assessment level for property taxes levied to pay the principal and interest on school bonds; there are no sales within the school district, however, review of the data supports that values have been reduced as required by law.

### ***Equalization and Quality of Assessment***

Agricultural improvements have been valued using the same process that non-agricultural properties within the county are valued and have been assessed within the acceptable range.

Analysis of the statistics and the Average Acre Comparison Chart supports that agricultural land values in Lancaster County are equitably assessed. The quality of assessment of the agricultural class of property complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Irrigated						
County	2	55.14	55.14	54.32	03.77	101.51
1	2	55.14	55.14	54.32	03.77	101.51
Dry						
County	34	73.88	80.75	80.45	20.49	100.37
1	34	73.88	80.75	80.45	20.49	100.37
Grass						
County	4	60.26	60.02	60.87	14.47	98.60
1	4	60.26	60.02	60.87	14.47	98.60
ALL						
10/01/2021 To 09/30/2024	61	75.43	78.07	75.88	20.92	102.89

### ***Special Level of Value***

Based on analysis of all available information, the level of value of the special valuation of agricultural land in Lancaster County is 75%.



## 2025 Agricultural Correlation for Lancaster County

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

A review of agricultural land value in Lancaster 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 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lancaster County is 50%.

## 2025 Opinions of the Property Tax Administrator for Lancaster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>School Bond Value Agricultural Land</b>	<b>50</b>	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 7th day of April, 2025.



A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2025 Commission Summary for Lancaster County

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### Residential Real Property - Current

Number of Sales	Median	
Total Sales Price	Mean	
Total Adj. Sales Price	Wgt. Mean	
Total Assessed Value	Average Assessed Value of the Base	\$297,988
Avg. Adj. Sales Price	Avg. Assessed Value	

### Confidence Interval - Current

95% Median C.I	
95% Wgt. Mean C.I	
95% Mean C.I	
% of Value of the Class of all Real Property Value in the County	68.15
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2024			
2023			
2022			
2021			

## 2025 Commission Summary for Lancaster County

### Commercial Real Property - Current

Number of Sales	384	Median	94.51
Total Sales Price	\$533,534,727	Mean	95.24
Total Adj. Sales Price	\$533,534,727	Wgt. Mean	93.46
Total Assessed Value	\$498,640,930	Average Assessed Value of the Base	\$1,295,449
Avg. Adj. Sales Price	\$1,389,413	Avg. Assessed Value	\$1,298,544

### Confidence Interval - Current

95% Median C.I	93.37 to 96.71
95% Wgt. Mean C.I	90.40 to 96.52
95% Mean C.I	93.99 to 96.49
% of Value of the Class of all Real Property Value in the County	24.26
% of Records Sold in the Study Period	4.52
% of Value Sold in the Study Period	4.53

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	460	95	95.46
2023	548	97	96.75
2022	524	95	95.14
2021	463	97	97.06

**55 Lancaster****RESIDENTIAL****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 8,066  
 Total Sales Price : 2,751,687,690  
 Total Adj. Sales Price : 2,751,687,690  
 Total Assessed Value : 2,673,724,730  
 Avg. Adj. Sales Price : 341,147  
 Avg. Assessed Value : 331,481

MEDIAN : 97  
 WGT. MEAN : 97  
 MEAN : 98  
  
 COD : 05.56  
 PRD : 100.75

COV : 07.77  
 STD : 07.61  
 Avg. Abs. Dev : 05.40  
  
 MAX Sales Ratio : 150.06  
 MIN Sales Ratio : 53.30

95% Median C.I. : 96.93 to 97.25  
 95% Wgt. Mean C.I. : 96.97 to 97.37  
 95% Mean C.I. : 97.73 to 98.07

*Printed:3/27/2025 12:54:48PM***DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-22 To 31-DEC-22	943	102.49	103.34	102.24	07.13	101.08	65.49	148.93	101.87 to 103.31	328,549	335,911
01-JAN-23 To 31-MAR-23	758	100.73	101.33	100.64	05.28	100.69	72.38	138.85	100.23 to 101.20	328,576	330,665
01-APR-23 To 30-JUN-23	1,201	97.76	97.89	97.04	04.73	100.88	67.08	142.84	97.43 to 98.05	342,871	332,716
01-JUL-23 To 30-SEP-23	1,114	97.52	97.82	97.39	04.52	100.44	68.16	139.09	97.26 to 97.85	346,029	336,995
01-OCT-23 To 31-DEC-23	814	98.10	99.26	98.56	05.18	100.71	53.30	146.64	97.80 to 98.47	329,467	324,727
01-JAN-24 To 31-MAR-24	804	96.62	97.17	96.46	04.83	100.74	61.32	150.06	96.22 to 96.86	338,078	326,097
01-APR-24 To 30-JUN-24	1,306	94.73	94.77	94.45	04.43	100.34	67.31	135.22	94.45 to 94.98	346,537	327,299
01-JUL-24 To 30-SEP-24	1,126	94.13	94.29	93.64	04.48	100.69	54.44	128.30	93.85 to 94.43	357,871	335,124
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	4,016	98.91	99.80	98.99	05.70	100.82	65.49	148.93	98.64 to 99.14	337,686	334,266
01-OCT-23 To 30-SEP-24	4,050	95.58	96.02	95.40	04.93	100.65	53.30	150.06	95.39 to 95.73	344,578	328,719
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	3,887	98.19	98.83	98.13	04.99	100.71	53.30	146.64	98.01 to 98.35	338,181	331,869
<u>ALL</u>	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481

**55 Lancaster**  
**RESIDENTIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

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 STD : 07.61  
 Avg. Abs. Dev : 05.40  
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 MIN Sales Ratio : 53.30

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 95% Wgt. Mean C.I. : 96.97 to 97.37  
 95% Mean C.I. : 97.73 to 98.07

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**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	286	98.32	98.86	98.37	04.89	100.50	80.44	123.40	97.55 to 98.90	277,413	272,905
2	372	96.81	97.52	97.08	04.57	100.45	83.97	127.73	96.07 to 97.20	374,763	363,819
3	58	96.90	96.59	96.25	02.77	100.35	85.34	106.61	96.27 to 97.91	383,299	368,914
4	181	97.57	98.43	97.02	05.89	101.45	71.26	129.78	96.69 to 98.50	267,359	259,402
5	324	96.90	97.86	97.27	05.07	100.61	76.37	132.61	96.12 to 97.49	250,731	243,877
6	434	97.71	98.36	97.12	06.99	101.28	61.32	142.84	96.87 to 98.73	246,187	239,105
7	525	97.30	98.07	97.57	05.99	100.51	65.49	139.09	96.76 to 98.07	215,158	209,939
8	627	97.01	97.82	97.46	04.60	100.37	82.90	150.06	96.67 to 97.56	367,619	358,279
9	292	97.67	98.08	97.78	04.44	100.31	77.83	130.76	97.25 to 98.24	273,547	267,480
10	678	97.69	99.08	98.01	07.92	101.09	67.08	148.93	96.84 to 98.35	228,853	224,309
11	103	97.43	98.45	97.78	06.71	100.69	80.13	129.97	95.67 to 99.17	432,845	423,215
12	434	96.60	97.68	97.14	05.42	100.56	77.26	127.15	96.00 to 97.25	282,018	273,965
13	871	96.90	98.13	97.59	05.76	100.55	77.65	139.26	96.58 to 97.52	280,968	274,205
14	669	96.50	97.11	96.36	05.16	100.78	69.35	128.24	96.17 to 96.97	461,573	444,775
15	612	97.05	97.65	97.25	04.64	100.41	74.58	146.64	96.66 to 97.51	429,649	417,834
16	305	96.23	97.11	96.43	05.16	100.71	76.71	118.44	95.41 to 97.03	454,846	438,623
17	542	97.30	97.78	97.36	04.64	100.43	70.41	130.94	96.77 to 97.70	463,860	451,614
18	30	93.82	95.68	95.33	06.11	100.37	83.75	114.08	91.14 to 97.51	567,393	540,905
19	23	99.07	95.97	94.30	08.31	101.77	54.44	115.78	93.54 to 103.16	584,517	551,183
20	189	96.56	97.04	96.33	04.97	100.74	73.46	113.27	95.84 to 98.03	515,928	496,978
21	33	98.28	99.14	97.94	08.48	101.23	72.70	147.21	94.05 to 101.43	647,493	634,141
22	39	96.10	98.38	96.27	09.08	102.19	53.30	139.36	93.97 to 101.30	682,778	657,325
23	165	97.65	97.38	96.88	05.66	100.52	75.97	131.34	96.34 to 98.51	332,382	322,004
24	274	97.03	97.54	96.86	05.88	100.70	77.64	137.47	95.94 to 98.05	333,366	322,912
____ALL____	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481
06											
07											
____ALL____	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481

**55 Lancaster**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 8,066  
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 Total Assessed Value : 2,673,724,730  
 Avg. Adj. Sales Price : 341,147  
 Avg. Assessed Value : 331,481

MEDIAN : 97  
 WGT. MEAN : 97  
 MEAN : 98  
 COD : 05.56  
 PRD : 100.75

COV : 07.77  
 STD : 07.61  
 Avg. Abs. Dev : 05.40  
 MAX Sales Ratio : 150.06  
 MIN Sales Ratio : 53.30

95% Median C.I. : 96.93 to 97.25  
 95% Wgt. Mean C.I. : 96.97 to 97.37  
 95% Mean C.I. : 97.73 to 98.07

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481
Greater Than 14,999	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481
Greater Than 29,999	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	47	100.93	105.45	105.82	10.08	99.65	83.43	138.97	97.30 to 104.02	85,002	89,946
100,000 TO 149,999	238	103.21	104.60	104.40	08.49	100.19	78.52	148.93	101.25 to 105.36	131,598	137,386
150,000 TO 249,999	2,213	98.29	99.34	99.20	06.12	100.14	65.49	150.06	97.98 to 98.56	208,407	206,740
250,000 TO 499,999	4,496	96.81	97.26	97.23	04.82	100.03	53.30	147.21	96.66 to 96.99	342,555	333,078
500,000 TO 999,999	1,014	95.40	96.02	95.85	05.45	100.18	68.16	130.99	95.05 to 95.84	624,399	598,501
1,000,000 +	58	92.70	92.31	91.44	09.35	100.95	69.35	119.96	88.28 to 95.75	1,412,023	1,291,139
<u>ALL</u>	8,066	97.08	97.90	97.17	05.56	100.75	53.30	150.06	96.93 to 97.25	341,147	331,481



**55 Lancaster****COMMERCIAL****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 384  
 Total Sales Price : 533,534,727  
 Total Adj. Sales Price : 533,534,727  
 Total Assessed Value : 498,640,930  
 Avg. Adj. Sales Price : 1,389,413  
 Avg. Assessed Value : 1,298,544

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 10.25  
 PRD : 101.90

COV : 13.09  
 STD : 12.47  
 Avg. Abs. Dev : 09.69  
 MAX Sales Ratio : 134.27  
 MIN Sales Ratio : 54.47

95% Median C.I. : 93.37 to 96.71  
 95% Wgt. Mean C.I. : 90.40 to 96.52  
 95% Mean C.I. : 93.99 to 96.49

*Printed:3/27/2025 12:54:51PM***DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	57	100.71	99.86	99.42	09.11	100.44	69.12	126.66	95.61 to 102.63	2,820,174	2,803,797
01-JAN-22 To 31-MAR-22	26	101.57	98.52	88.36	13.36	111.50	66.40	134.27	83.51 to 106.21	1,556,070	1,374,957
01-APR-22 To 30-JUN-22	32	94.26	96.67	95.12	10.28	101.63	77.65	129.22	89.32 to 101.53	895,837	852,086
01-JUL-22 To 30-SEP-22	32	97.86	95.03	96.46	10.93	98.52	70.53	119.83	85.57 to 104.45	920,669	888,086
01-OCT-22 To 31-DEC-22	30	98.25	96.83	95.55	09.42	101.34	74.06	125.51	91.31 to 103.06	524,154	500,812
01-JAN-23 To 31-MAR-23	22	92.93	95.57	93.21	08.87	102.53	81.61	118.26	87.73 to 102.94	783,345	730,176
01-APR-23 To 30-JUN-23	30	91.65	91.55	84.85	08.15	107.90	69.48	109.24	87.40 to 97.07	1,871,352	1,587,897
01-JUL-23 To 30-SEP-23	35	93.26	93.25	93.22	07.42	100.03	75.61	115.79	89.60 to 96.77	1,913,606	1,783,829
01-OCT-23 To 31-DEC-23	31	94.53	95.81	93.64	07.47	102.32	71.69	116.83	93.03 to 102.09	865,217	810,205
01-JAN-24 To 31-MAR-24	24	93.32	92.38	88.60	10.00	104.27	64.21	116.19	84.98 to 100.21	1,852,293	1,641,115
01-APR-24 To 30-JUN-24	33	93.11	91.83	90.28	09.96	101.72	56.77	111.76	88.08 to 96.14	663,362	598,885
01-JUL-24 To 30-SEP-24	32	93.14	92.11	88.01	13.03	104.66	54.47	124.71	84.49 to 97.80	779,878	686,395
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	147	99.45	97.88	96.88	10.64	101.03	66.40	134.27	95.54 to 101.03	1,764,190	1,709,189
01-OCT-22 To 30-SEP-23	117	93.20	94.17	90.44	08.58	104.12	69.48	125.51	91.31 to 96.77	1,333,974	1,206,489
01-OCT-23 To 30-SEP-24	120	93.37	93.04	89.93	10.21	103.46	54.47	124.71	92.29 to 94.96	984,365	885,258
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	120	97.88	96.68	93.13	11.07	103.81	66.40	134.27	92.62 to 100.79	952,589	887,156
01-JAN-23 To 31-DEC-23	118	93.58	93.92	90.48	07.93	103.80	69.48	118.26	91.40 to 95.48	1,416,713	1,281,789
<u>ALL</u>	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544

**55 Lancaster**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 384	MEDIAN : 95	COV : 13.09	95% Median C.I. : 93.37 to 96.71
Total Sales Price : 533,534,727	WGT. MEAN : 93	STD : 12.47	95% Wgt. Mean C.I. : 90.40 to 96.52
Total Adj. Sales Price : 533,534,727	MEAN : 95	Avg. Abs. Dev : 09.69	95% Mean C.I. : 93.99 to 96.49
Total Assessed Value : 498,640,930			
Avg. Adj. Sales Price : 1,389,413	COD : 10.25	MAX Sales Ratio : 134.27	
Avg. Assessed Value : 1,298,544	PRD : 101.90	MIN Sales Ratio : 54.47	

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**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
42	38	96.62	95.07	90.28	11.60	105.31	64.21	129.22	90.67 to 101.66	1,982,198	1,789,545
43	67	94.32	97.42	97.62	08.95	99.80	75.61	126.66	93.13 to 101.08	744,153	726,465
44	21	92.32	92.44	93.93	10.03	98.41	76.82	116.19	83.94 to 98.23	7,157,796	6,723,021
45	122	93.06	94.39	92.41	09.90	102.14	60.98	134.27	90.35 to 95.54	683,865	631,943
46	11	94.03	98.13	94.60	08.03	103.73	88.34	116.83	89.08 to 116.27	782,788	740,551
47	28	94.40	93.20	94.47	13.28	98.66	54.47	133.29	82.45 to 101.93	2,106,505	1,990,102
48	13	99.59	92.79	92.40	08.45	100.42	72.70	103.76	84.36 to 101.54	333,823	308,461
49	22	96.81	93.81	93.71	09.71	100.11	73.48	119.83	86.10 to 100.81	917,332	859,617
50	35	98.86	96.35	93.38	09.38	103.18	70.53	123.99	90.35 to 101.46	1,963,431	1,833,458
51	27	99.04	97.89	92.37	09.82	105.98	56.77	119.79	94.47 to 103.34	510,144	471,223
<u>      ALL      </u>	<u>384</u>	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	152	93.11	94.03	93.88	09.11	100.16	54.47	134.27	91.40 to 95.92	1,664,200	1,562,393
03	230	95.22	95.86	92.68	10.84	103.43	56.77	133.29	94.13 to 98.33	1,195,875	1,108,334
04	2	115.92	115.92	112.95	09.27	102.63	105.17	126.66	N/A	2,762,500	3,120,195
<u>      ALL      </u>	<u>384</u>	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544

**55 Lancaster**  
**COMMERCIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 384	MEDIAN : 95	COV : 13.09	95% Median C.I. : 93.37 to 96.71
Total Sales Price : 533,534,727	WGT. MEAN : 93	STD : 12.47	95% Wgt. Mean C.I. : 90.40 to 96.52
Total Adj. Sales Price : 533,534,727	MEAN : 95	Avg. Abs. Dev : 09.69	95% Mean C.I. : 93.99 to 96.49
Total Assessed Value : 498,640,930			
Avg. Adj. Sales Price : 1,389,413	COD : 10.25	MAX Sales Ratio : 134.27	
Avg. Assessed Value : 1,298,544	PRD : 101.90	MIN Sales Ratio : 54.47	

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544
Greater Than 14,999	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544
Greater Than 29,999	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	106.44	106.44	105.02	25.23	101.35	79.58	133.29	N/A	47,500	49,885
60,000 TO 99,999	3	89.55	80.97	78.58	14.82	103.04	56.77	96.59	N/A	79,667	62,603
100,000 TO 149,999	17	103.34	102.61	102.68	05.98	99.93	78.35	124.71	99.04 to 110.72	139,159	142,893
150,000 TO 249,999	32	97.17	95.43	95.79	07.92	99.62	75.88	110.47	89.85 to 100.20	201,506	193,026
250,000 TO 499,999	134	94.48	95.90	95.96	09.55	99.94	64.21	125.51	93.37 to 97.80	365,585	350,799
500,000 TO 999,999	96	93.09	94.81	94.80	10.58	100.01	60.98	134.27	90.51 to 96.83	688,442	652,630
1,000,000 TO 1,999,999	49	94.03	93.93	93.46	11.16	100.50	69.48	122.91	89.32 to 99.55	1,367,354	1,277,962
2,000,000 TO 4,999,999	38	95.94	93.63	92.98	09.68	100.70	54.47	126.66	89.86 to 100.89	2,813,043	2,615,701
5,000,000 TO 9,999,999	6	94.94	97.33	98.55	10.51	98.76	86.55	115.79	86.55 to 115.79	7,189,822	7,085,567
10,000,000 +	7	89.60	88.69	91.31	12.14	97.13	66.40	112.81	66.40 to 112.81	27,467,602	25,079,676
<u>ALL</u>	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544

**55 Lancaster**  
**COMMERCIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024    Posted on: 1/31/2025

Number of Sales : 384  
 Total Sales Price : 533,534,727  
 Total Adj. Sales Price : 533,534,727  
 Total Assessed Value : 498,640,930  
 Avg. Adj. Sales Price : 1,389,413  
 Avg. Assessed Value : 1,298,544

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 10.25  
 PRD : 101.90

COV : 13.09  
 STD : 12.47  
 Avg. Abs. Dev : 09.69  
 MAX Sales Ratio : 134.27  
 MIN Sales Ratio : 54.47

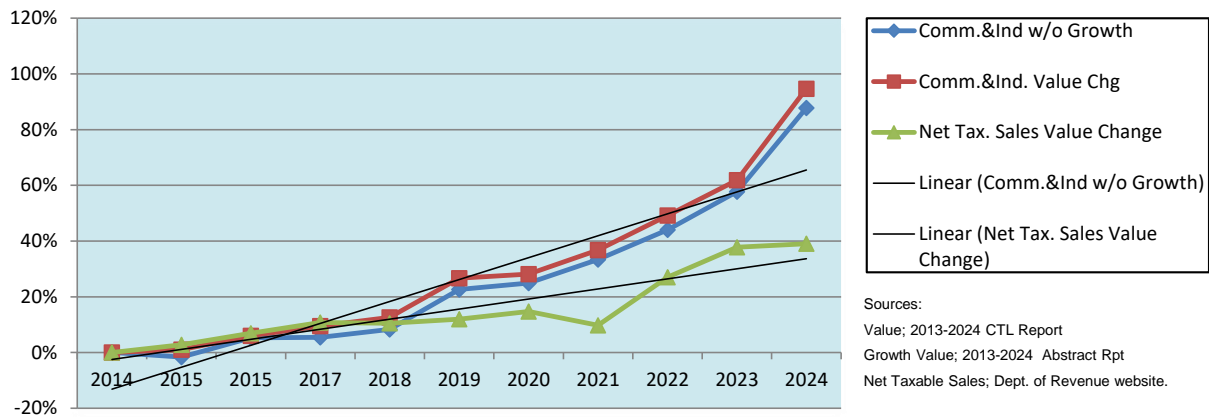
95% Median C.I. : 93.37 to 96.71  
 95% Wgt. Mean C.I. : 90.40 to 96.52  
 95% Mean C.I. : 93.99 to 96.49

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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
152	2	84.57	84.57	85.53	05.90	98.88	79.58	89.55	N/A	62,000	53,030
157	8	95.91	95.90	95.02	08.31	100.93	75.13	109.05	75.13 to 109.05	519,000	493,153
300	21	93.13	95.88	97.08	09.52	98.76	75.02	129.32	89.32 to 101.53	3,611,524	3,506,125
303	1	103.09	103.09	103.09	00.00	100.00	103.09	103.09	N/A	2,795,000	2,881,280
313	1	54.47	54.47	54.47	00.00	100.00	54.47	54.47	N/A	3,085,600	1,680,610
319	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	16,110,912	10,696,940
323	2	106.79	106.79	107.26	01.18	99.56	105.53	108.05	N/A	400,000	429,045
341	9	91.68	93.09	93.43	07.76	99.64	80.23	118.49	85.66 to 97.61	1,207,365	1,128,093
343	1	90.20	90.20	90.20	00.00	100.00	90.20	90.20	N/A	450,000	405,900
344	74	94.59	96.81	96.33	12.06	100.50	64.21	129.22	92.57 to 101.66	917,747	884,050
349	1	105.98	105.98	105.98	00.00	100.00	105.98	105.98	N/A	1,650,000	1,748,640
350	9	98.87	90.37	89.76	09.82	100.68	69.48	101.93	76.71 to 100.21	1,408,148	1,263,903
352	132	93.36	94.45	95.00	09.04	99.42	68.44	134.27	91.66 to 97.07	1,446,370	1,374,117
353	13	94.81	99.10	96.78	09.46	102.40	86.37	116.83	89.27 to 113.67	484,562	468,962
381	1	106.34	106.34	106.34	00.00	100.00	106.34	106.34	N/A	432,000	459,410
384	5	97.46	97.50	102.49	14.11	95.13	75.88	123.99	N/A	289,800	297,006
386	4	101.07	98.80	105.84	09.61	93.35	81.46	111.58	N/A	558,750	591,365
391	12	93.37	92.35	92.29	06.47	100.07	72.43	119.83	84.98 to 94.32	604,283	557,718
406	35	99.59	94.76	85.24	10.65	111.17	60.98	126.66	87.73 to 103.34	1,578,175	1,345,198
412	16	94.54	95.83	93.36	07.32	102.65	77.21	114.56	88.84 to 101.46	1,719,063	1,604,894
426	3	95.61	95.33	95.81	04.46	99.50	88.79	101.58	N/A	1,238,333	1,186,483
434	1	56.77	56.77	56.77	00.00	100.00	56.77	56.77	N/A	95,000	53,930
442	3	89.08	95.18	90.99	10.63	104.60	84.03	112.44	N/A	463,333	421,590
444	2	101.43	101.43	102.37	05.87	99.08	95.48	107.37	N/A	315,000	322,455
446	1	94.24	94.24	94.24	00.00	100.00	94.24	94.24	N/A	2,400,000	2,261,820
458	1	93.03	93.03	93.03	00.00	100.00	93.03	93.03	N/A	1,600,000	1,488,490
470	1	90.51	90.51	90.51	00.00	100.00	90.51	90.51	N/A	975,000	882,440
528	4	88.28	92.99	96.02	14.31	96.84	79.12	116.27	N/A	406,000	389,825
531	1	105.65	105.65	105.65	00.00	100.00	105.65	105.65	N/A	187,500	198,100
534	9	98.33	94.89	98.06	06.30	96.77	78.72	104.14	86.10 to 101.31	468,555	459,467
554	1	125.08	125.08	125.08	00.00	100.00	125.08	125.08	N/A	455,000	569,130
595	8	99.67	96.38	97.93	08.24	98.42	71.69	110.37	71.69 to 110.37	3,551,277	3,477,705
999	1	133.29	133.29	133.29	00.00	100.00	133.29	133.29	N/A	45,000	59,980
____ALL____	384	94.51	95.24	93.46	10.25	101.90	54.47	134.27	93.37 to 96.71	1,389,413	1,298,544

### 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
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970		\$ 3,523,147,197	
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
2017	\$ 5,750,454,278	\$ 220,214,014	3.83%	\$ 5,530,240,264	-1.11%	\$ 3,892,522,238	-0.23%
2018	\$ 6,466,603,627	\$ 202,688,217	3.13%	\$ 6,263,915,410	8.93%	\$ 3,946,261,717	1.38%
2019	\$ 6,543,625,878	\$ 165,725,817	2.53%	\$ 6,377,900,061	-1.37%	\$ 4,042,755,921	2.45%
2020	\$ 6,982,956,564	\$ 171,758,076	2.46%	\$ 6,811,198,488	4.09%	\$ 3,868,482,961	-4.31%
2021	\$ 7,616,144,007	\$ 258,833,397	3.40%	\$ 7,357,310,610	5.36%	\$ 4,475,973,710	15.70%
2022	\$ 8,266,762,124	\$ 214,148,267	2.59%	\$ 8,052,613,857	5.73%	\$ 4,853,248,655	8.43%
2023	\$ 9,942,830,147	\$ 352,485,712	3.55%	\$ 9,590,344,435	16.01%	\$ 4,898,423,519	0.93%
2024	\$ 10,908,616,018	\$ 483,813,351	4.44%	\$ 10,424,802,667	4.85%	\$ 5,023,632,408	2.56%
Ann %chg	7.77%			Average	4.05%	3.32%	3.39%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-1.63%	1.06%	2.81%
2015	5.26%	5.99%	6.92%
2016	5.48%	9.51%	10.74%
2017	8.30%	12.61%	10.48%
2018	22.66%	26.63%	12.01%
2019	24.89%	28.14%	14.75%
2020	33.38%	36.74%	9.80%
2021	44.07%	49.14%	27.04%
2022	57.69%	61.88%	37.75%
2023	87.80%	94.71%	39.04%
2024	104.14%	113.62%	42.59%

County Number	55
County Name	Lancaster

## Type : Qualified

Number of Sales :	61	Median :	75	COV :	24.72	95% Median C.I. :	67.71 to 82.76
Total Sales Price :	53,394,955	Wgt. Mean :	76	STD :	19.30	95% Wgt. Mean C.I. :	71.31 to 80.44
Total Adj. Sales Price :	53,394,955	Mean :	78	Avg.Abs.Dev :	15.78	95% Mean C.I. :	73.23 to 82.91
Total Assessed Value :	40,513,875						
Avg. Adj. Sales Price :	875,327	COD :	20.92	MAX Sales Ratio :	124.88		
Avg. Assessed Value :	664,162	PRD :	102.89	MIN Sales Ratio :	43.04		

Printed : 04/01/2025

**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>											
10/01/2021 To 12/31/2021	7	96.00	87.41	86.95	13.89	100.53	53.69	105.13	53.69 to 105.13	612,884	532,885
01/01/2022 To 03/31/2022	9	95.35	95.08	86.11	15.83	110.42	61.56	121.80	64.89 to 111.54	754,150	649,365
04/01/2022 To 06/30/2022	4	77.01	75.71	75.35	11.45	100.48	61.85	86.96	N/A	891,411	671,639
07/01/2022 To 09/30/2022	2	92.68	92.68	92.86	17.52	99.81	76.44	108.91	N/A	728,500	676,515
10/01/2022 To 12/31/2022	8	67.92	69.19	70.22	04.30	98.53	63.92	82.55	63.92 to 82.55	837,188	587,887
01/01/2023 To 03/31/2023	5	84.66	81.83	85.34	19.31	95.89	43.04	112.48	N/A	1,064,629	908,600
04/01/2023 To 06/30/2023	5	68.11	72.18	66.25	29.35	108.95	43.36	124.88	N/A	1,371,850	908,840
07/01/2023 To 09/30/2023	3	62.18	61.24	59.66	03.83	102.65	57.21	64.34	N/A	848,152	506,045
10/01/2023 To 12/31/2023	6	83.13	77.96	78.19	13.87	99.71	57.38	99.21	57.38 to 99.21	931,579	728,404
01/01/2024 To 03/31/2024	1	82.76	82.76	82.76		100.00	82.76	82.76	N/A	1,250,000	1,034,483
04/01/2024 To 06/30/2024	11	66.69	68.07	68.50	12.30	99.37	50.20	83.16	52.40 to 82.39	820,996	562,406
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	22	93.20	88.90	84.56	16.56	105.13	53.69	121.80	71.92 to 103.81	731,826	618,821
10/01/2022 To 09/30/2023	21	68.11	71.78	71.45	18.37	100.46	43.04	124.88	63.92 to 78.35	1,020,207	728,973
10/01/2023 To 09/30/2024	18	72.39	72.18	73.04	15.49	98.82	50.20	99.21	62.83 to 82.76	881,690	643,965
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	23	76.44	82.50	78.82	20.40	104.67	61.56	121.80	67.71 to 94.72	804,674	634,216
01/01/2023 To 12/31/2023	19	71.51	74.82	73.71	24.58	101.51	43.04	124.88	57.38 to 85.51	1,069,280	788,198

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	61	75.43	78.07	75.88	20.92	102.89	43.04	124.88	67.71 to 82.76	875,327	664,162

## Type : Qualified

Number of Sales :	61	Median :	75	COV :	24.72	95% Median C.I. :	67.71 to 82.76
Total Sales Price :	53,394,955	Wgt. Mean :	76	STD :	19.30	95% Wgt. Mean C.I. :	71.31 to 80.44
Total Adj. Sales Price :	53,394,955	Mean :	78	Avg.Abs.Dev :	15.78	95% Mean C.I. :	73.23 to 82.91
Total Assessed Value :	40,513,875						
Avg. Adj. Sales Price :	875,327	COD :	20.92	MAX Sales Ratio :	124.88		
Avg. Assessed Value :	664,162	PRD :	102.89	MIN Sales Ratio :	43.04		

Printed : 04/01/2025

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	1	57.21	57.21	57.21		100.00	57.21	57.21	N/A	1,512,000	865,021
1	1	57.21	57.21	57.21		100.00	57.21	57.21	N/A	1,512,000	865,021
<u>      Dry      </u>											
County	24	68.41	77.68	76.78	19.60	101.17	57.38	112.48	65.93 to 91.68	709,375	544,624
1	24	68.41	77.68	76.78	19.60	101.17	57.38	112.48	65.93 to 91.68	709,375	544,624
<u>      Grass      </u>											
County	4	60.26	60.02	60.87	14.47	98.60	50.20	69.35	N/A	652,363	397,075
1	4	60.26	60.02	60.87	14.47	98.60	50.20	69.35	N/A	652,363	397,075
<u>      ALL      </u>											
10/01/2021 To 09/30/2024	61	75.43	78.07	75.88	20.92	102.89	43.04	124.88	67.71 to 82.76	875,327	664,162

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	2	55.14	55.14	54.32	03.77	101.51	53.06	57.21	N/A	2,503,625	1,359,851
1	2	55.14	55.14	54.32	03.77	101.51	53.06	57.21	N/A	2,503,625	1,359,851
<u>      Dry      </u>											
County	34	73.88	80.75	80.45	20.49	100.37	57.38	124.88	67.40 to 90.64	777,067	625,141
1	34	73.88	80.75	80.45	20.49	100.37	57.38	124.88	67.40 to 90.64	777,067	625,141
<u>      Grass      </u>											
County	4	60.26	60.02	60.87	14.47	98.60	50.20	69.35	N/A	652,363	397,075
1	4	60.26	60.02	60.87	14.47	98.60	50.20	69.35	N/A	652,363	397,075
<u>      ALL      </u>											
10/01/2021 To 09/30/2024	61	75.43	78.07	75.88	20.92	102.89	43.04	124.88	67.71 to 82.76	875,327	664,162

## Lancaster County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	7,507
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Cass	1	7,080	n/a	6,700	6,234	6,010	5,860	4,518	4,448	5,454
Gage	1	8,260	n/a	8,250	8,250	6,830	n/a	6,645	6,645	7,792
Johnson	1	10,000	n/a	9,000	9,000	5,800	5,800	5,380	5,380	8,225
Otoe	1	7,040	n/a	6,910	6,910	6,270	6,270	5,370	5,370	6,623
Otoe	2	6,170	n/a	5,640	5,500	n/a	5,250	4,980	4,980	5,463
Saline	1	5,265	5,265	4,309	4,310	4,255	4,255	4,090	4,090	4,573
Saline	3	7,440	7,297	7,299	7,225	6,895	6,020	6,018	5,733	7,144
Saunders	1	7,630	n/a	7,040	6,580	n/a	5,880	4,720	4,430	5,759
Saunders	3	7,471	n/a	6,940	6,382	n/a	5,809	4,967	4,385	6,242
Seward	2	7,200	7,000	6,700	6,500	6,200	5,000	4,800	4,000	6,601

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,694	5,362	5,024	6,211
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Cass	1	6,780	6,579	6,398	5,940	5,710	5,559	5,175	4,880	5,968
Gage	1	6,196	6,200	5,890	5,890	4,490	n/a	4,195	4,195	5,209
Johnson	1	6,200	5,540	5,100	4,600	4,040	4,040	3,780	3,360	4,489
Otoe	1	6,300	6,300	5,860	5,700	5,550	5,500	4,680	4,290	5,656
Otoe	2	5,800	5,530	5,277	5,190	4,860	4,560	4,060	3,900	4,934
Saline	1	4,468	4,469	4,350	4,350	4,100	4,079	3,914	3,909	4,310
Saline	3	3,675	3,674	3,376	3,335	3,252	3,229	3,226	3,089	3,415
Saunders	1	7,495	7,200	7,010	n/a	6,085	5,445	4,560	4,240	5,698
Saunders	3	6,265	6,075	5,944	n/a	5,156	4,848	4,365	4,120	5,468
Seward	2	6,400	6,400	6,350	6,200	6,100	5,494	5,350	4,300	5,858

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	2,996
Butler	1	3,295	3,270	3,208	3,220	2,659	3,079	n/a	2,975	3,259
Cass	1	2,040	2,040	2,040	n/a	2,040	n/a	2,040	2,040	2,040
Gage	1	2,335	2,335	2,335	2,335	2,335	2,335	n/a	2,335	2,335
Johnson	1	2,460	2,360	2,220	n/a	2,220	n/a	2,202	2,220	2,401
Otoe	1	2,300	2,300	2,100	2,100	1,800	1,800	1,800	1,800	2,278
Otoe	2	2,300	2,300	2,100	n/a	n/a	n/a	1,800	1,800	2,281
Saline	1	1,992	1,994	1,975	n/a	1,925	1,280	1,255	1,565	1,980
Saline	3	1,993	1,998	1,975	1,480	1,846	1,280	1,255	1,304	1,982
Saunders	1	2,720	2,720	2,720	n/a	n/a	n/a	n/a	2,415	2,719
Saunders	3	2,365	2,365	2,365	n/a	n/a	2,100	n/a	2,100	2,361
Seward	2	2,949	2,950	2,800	n/a	2,800	n/a	n/a	2,400	2,900

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	3,008	1,250	750
Butler	1	3,824	1,899	754
Cass	1	3,000	1,650	965
Gage	1	-	-	200
Johnson	1	2,706	1,200	150
Otoe	1	3,137	1,159	200
Otoe	2	2,934	1,188	200
Saline	1	1,983	516	100
Saline	3	1,979	516	100
Saunders	1	2,856	725	250
Saunders	3	2,477	630	250
Seward	2	3,044	816	101

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00	Printed : 03/27/2025	

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
Calendar Yrs											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023											
____ALL____											
10/01/2021 To 09/30/2024											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

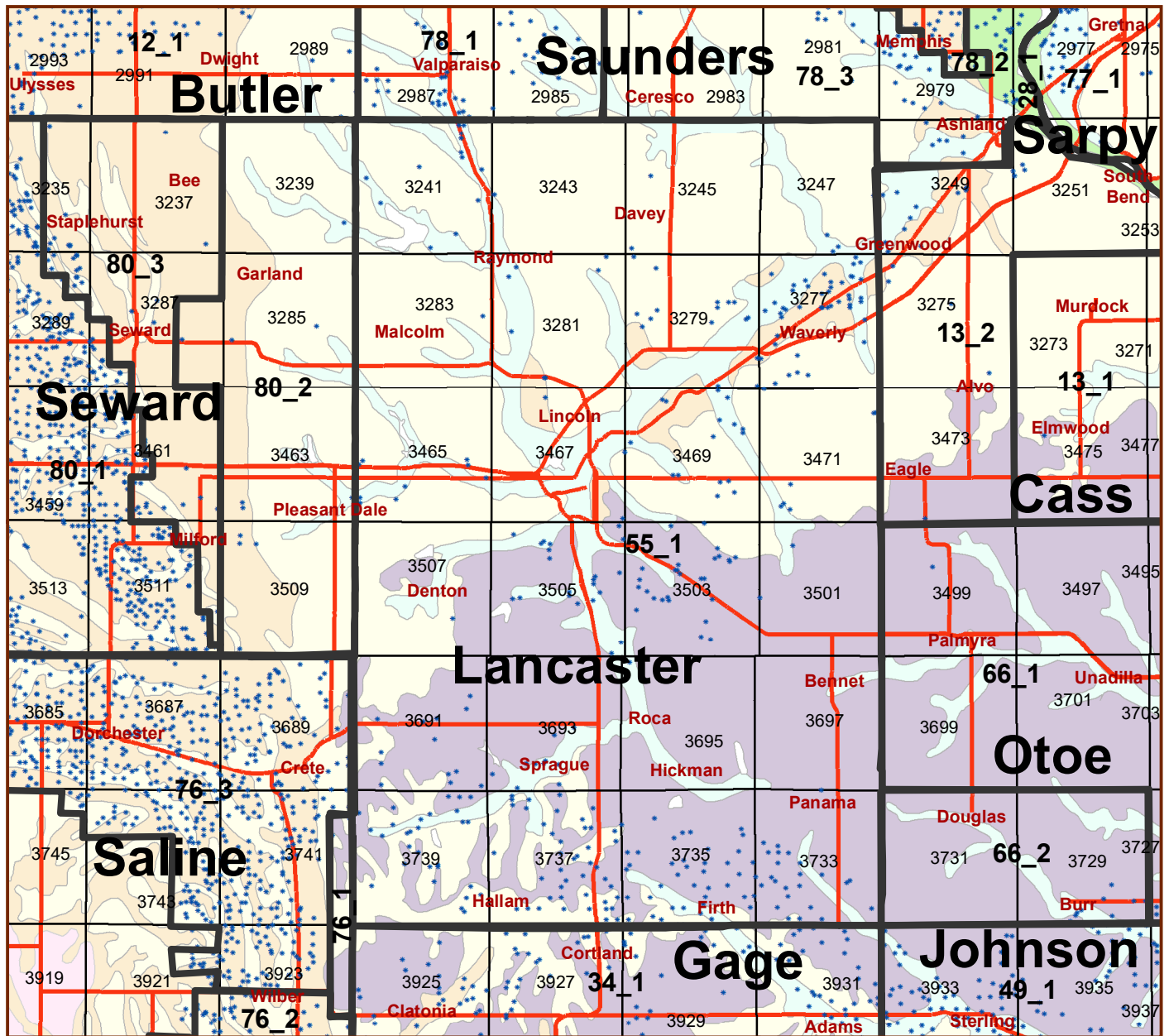
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00	Printed : 03/27/2025	

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
340034											
550001											
550145											
550148											
550160											
550161											
660501											
760002											
760082											
800005											

ALL  
10/01/2021 To 09/30/2024

# LANCASTER COUNTY



## Legend

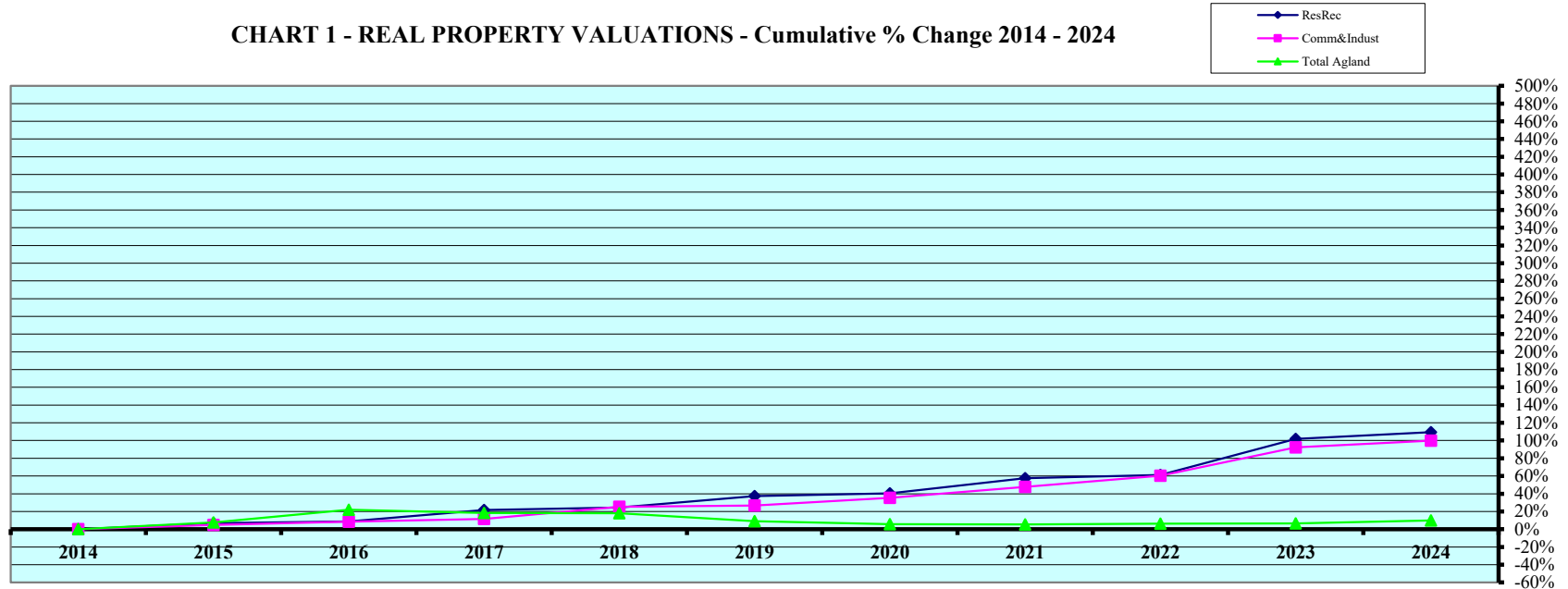
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

## 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 2014 - 2024



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
2014	13,392,746,841	-	-	-	5,160,576,496	-	-	-	1,298,595,200	-	-	-
2015	14,300,709,448	907,962,607	6.78%	6.78%	5,412,682,869	252,106,373	4.89%	4.89%	1,399,285,900	100,690,700	7.75%	7.75%
2016	14,578,018,652	277,309,204	1.94%	8.85%	5,592,453,026	179,770,157	3.32%	8.37%	1,583,850,896	184,564,996	13.19%	21.97%
2017	16,277,518,082	1,699,499,430	11.66%	21.54%	5,750,454,278	158,001,252	2.83%	11.43%	1,536,914,114	-46,936,782	-2.96%	18.35%
2018	16,679,061,911	401,543,829	2.47%	24.54%	6,466,603,627	716,149,349	12.45%	25.31%	1,532,705,440	-4,208,674	-0.27%	18.03%
2019	18,377,264,126	1,698,202,215	10.18%	37.22%	6,543,625,878	77,022,251	1.19%	26.80%	1,416,130,385	-116,575,055	-7.61%	9.05%
2020	18,791,320,523	414,056,397	2.25%	40.31%	6,982,956,564	439,330,686	6.71%	35.31%	1,371,773,200	-44,357,185	-3.13%	5.64%
2021	21,107,828,989	2,316,508,466	12.33%	57.61%	7,616,144,007	633,187,443	9.07%	47.58%	1,370,036,000	-1,737,200	-0.13%	5.50%
2022	21,590,924,066	483,095,077	2.29%	61.21%	8,270,182,947	654,038,940	8.59%	60.26%	1,379,156,600	9,120,600	0.67%	6.20%
2023	27,011,726,167	5,420,802,101	25.11%	101.69%	9,925,853,967	1,655,671,020	20.02%	92.34%	1,383,131,100	3,974,500	0.29%	6.51%
2024	28,048,980,300	1,037,254,133	3.84%	109.43%	10,314,350,544	388,496,577	3.91%	99.87%	1,427,611,900	44,480,800	3.22%	9.94%

Rate Annual %chg: Residential & Recreational **7.67%** Commercial & Industrial **7.17%** Agricultural Land **0.95%**

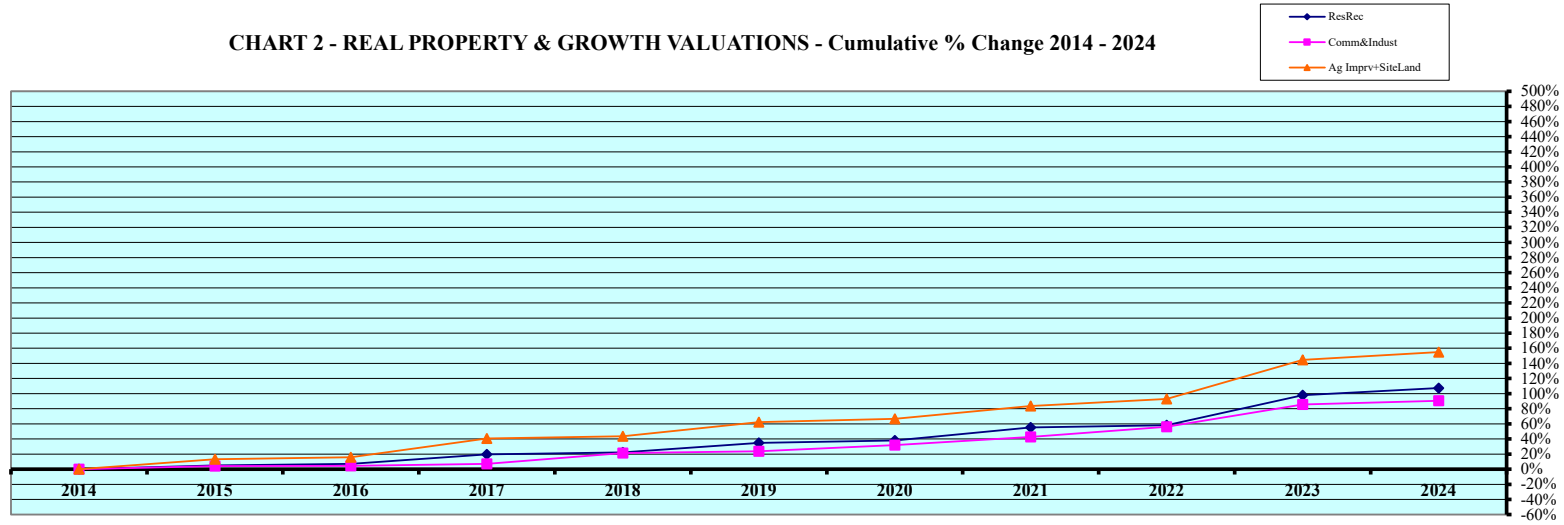
Cnty# **55**  
County **LANCASTER**

CHART 1

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

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	--	--	5,160,576,496	137,440,168	2.66%	5,023,136,328	--	--
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	4.87%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	4.16%
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	6.98%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	4.37%
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	19.54%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	7.16%
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	22.21%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	21.38%
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	34.81%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	23.59%
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	38.12%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	31.99%
2021	21,107,828,989	304,419,380	1.44%	20,803,409,609	10.71%	55.33%	7,616,144,007	258,833,397	3.40%	7,357,310,610	5.36%	42.57%
2022	21,590,924,066	417,600,345	1.93%	21,173,323,721	0.31%	58.10%	8,270,182,947	214,148,267	2.59%	8,056,034,680	5.78%	56.11%
2023	27,011,726,167	501,045,363	1.85%	26,510,680,804	22.79%	97.95%	9,925,853,967	352,485,712	3.55%	9,573,368,255	15.76%	85.51%
2024	28,048,980,300	275,283,060	0.98%	27,773,697,240	2.82%	107.38%	10,314,350,544	483,813,351	4.69%	9,830,537,193	-0.96%	90.49%
Rate Ann%chg	7.67%	Resid & Recreat w/o growth				6.10%	7.17%	C & I w/o growth				4.01%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	--	--
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	13.18%
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	15.88%
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	40.76%
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	43.67%
2019	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	62.15%
2020	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	66.54%
2021	814,489,500	79,609,900	894,099,400	11,290,150	1.26%	882,809,250	8.46%	83.57%
2022	747,031,600	198,088,300	945,119,900	17,855,100	1.89%	927,264,800	3.71%	92.82%
2023	1,099,759,700	113,616,300	1,213,376,000	37,456,732	3.09%	1,175,919,268	24.42%	144.52%
2024	1,146,491,100	101,776,800	1,248,267,900	22,151,500	1.77%	1,226,116,400	1.05%	154.96%
Rate Ann%chg	9.92%	11.05%	10.01%	Ag Imprv+Site w/o growth			8.13%	

(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; 2014 - 2024 CTL  
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
Prepared as of 02/11/2025

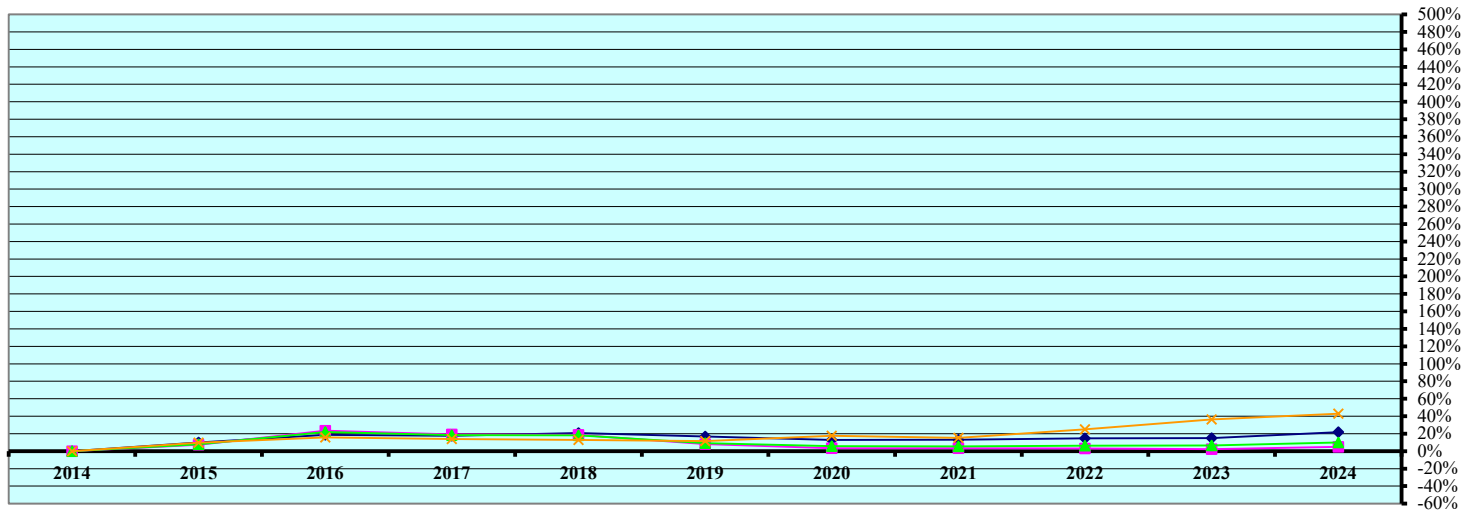
Cnty#  
County

55
LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	102,451,744	-	-	-	1,041,670,226	-	-	-	135,283,681	-	-	-
2015	112,549,748	10,098,004	9.86%	9.86%	1,117,128,144	75,457,918	7.24%	7.24%	148,557,800	13,274,119	9.81%	9.81%
2016	121,644,841	9,095,093	8.08%	18.73%	1,286,040,036	168,911,892	15.12%	23.46%	156,486,045	7,928,245	5.34%	15.67%
2017	120,500,466	-1,144,375	-0.94%	17.62%	1,242,389,445	-43,650,591	-3.39%	19.27%	154,165,474	-2,320,571	-1.48%	13.96%
2018	123,658,469	3,158,003	2.62%	20.70%	1,236,410,660	-5,978,785	-0.48%	18.70%	152,600,411	-1,565,063	-1.02%	12.80%
2019	119,747,082	-3,911,388	-3.16%	16.88%	1,124,999,200	-111,411,460	-9.01%	8.00%	150,765,393	-1,835,018	-1.20%	11.44%
2020	115,617,933	-4,129,149	-3.45%	12.85%	1,076,499,319	-48,499,881	-4.31%	3.34%	159,156,471	8,391,078	5.57%	17.65%
2021	115,880,812	262,879	0.23%	13.11%	1,078,103,880	1,604,561	0.15%	3.50%	155,783,802	-3,372,669	-2.12%	15.15%
2022	117,530,113	1,649,301	1.42%	14.72%	1,073,259,314	-4,844,566	-0.45%	3.03%	169,270,338	13,486,536	8.66%	25.12%
2023	117,666,376	136,263	0.12%	14.85%	1,065,518,110	-7,741,204	-0.72%	2.29%	184,330,212	15,059,874	8.90%	36.25%
2024	124,747,191	7,080,815	6.02%	21.76%	1,092,392,973	26,874,863	2.52%	4.87%	193,314,001	8,983,789	4.87%	42.90%

Rate Ann.%chg: Irrigated **1.99%** Dryland **0.48%** Grassland **3.63%**

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
2014	19,189,549	-	-	-	0	-	-	-	1,298,595,200	-	-	-
2015	21,050,208	1,860,659	9.70%	9.70%	0	0	-	-	1,399,285,900	100,690,700	7.75%	7.75%
2016	19,679,974	-1,370,234	-6.51%	2.56%	0	0	-	-	1,583,850,896	184,564,996	13.19%	21.97%
2017	19,858,729	178,755	0.91%	3.49%	0	0	-	-	1,536,914,114	-46,936,782	-2.96%	18.35%
2018	20,035,900	177,171	0.89%	4.41%	0	0	-	-	1,532,705,440	-4,208,674	-0.27%	18.03%
2019	20,618,711	582,811	2.91%	7.45%	0	0	-	-	1,416,130,385	-116,575,055	-7.61%	9.05%
2020	20,499,477	-119,234	-0.58%	6.83%	0	0	-	-	1,371,773,200	-44,357,185	-3.13%	5.64%
2021	20,267,506	-231,971	-1.13%	5.62%	0	0	-	-	1,370,036,000	-1,737,200	-0.13%	5.50%
2022	19,096,835	-1,170,671	-5.78%	-0.48%	0	0	-	-	1,379,156,600	9,120,600	0.67%	6.20%
2023	15,616,402	-3,480,433	-18.23%	-18.62%	0	0	-	-	1,383,131,100	3,974,500	0.29%	6.51%
2024	15,686,796	70,394	0.45%	-18.25%	1,470,939	1,470,939	-	-	1,427,611,900	44,480,800	3.22%	9.94%

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

Rate Ann.%chg: Total Agric Land **0.95%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	102,185,334	18,704	5,463			1,043,353,640	273,268	3,818			136,603,555	75,687	1,805		
2015	112,522,476	19,072	5,900	7.99%	7.99%	1,120,201,903	271,606	4,124	8.02%	8.02%	148,541,012	76,093	1,952	8.16%	8.16%
2016	122,750,145	19,138	6,414	8.72%	17.40%	1,286,659,923	269,939	4,766	15.57%	24.84%	156,870,865	76,657	2,046	4.83%	13.38%
2017	120,305,949	19,623	6,131	-4.42%	12.22%	1,241,909,098	268,828	4,620	-3.08%	21.00%	153,088,262	76,269	2,007	-1.92%	11.21%
2018	123,657,292	20,108	6,150	0.31%	12.57%	1,236,956,268	267,899	4,617	-0.05%	20.93%	152,674,528	76,280	2,002	-0.28%	10.90%
2019	119,837,322	21,352	5,613	-8.74%	2.73%	1,125,988,657	266,361	4,227	-8.45%	10.72%	150,270,650	74,972	2,004	0.14%	11.05%
2020	115,610,691	21,807	5,302	-5.54%	-2.96%	1,078,639,173	265,118	4,069	-3.76%	6.56%	159,003,872	74,426	2,136	6.59%	18.37%
2021	115,879,123	21,858	5,302	0.00%	-2.96%	1,078,278,980	265,288	4,065	-0.10%	6.46%	155,558,745	72,765	2,138	0.07%	18.45%
2022	117,541,702	22,115	5,315	0.25%	-2.71%	1,073,636,060	262,819	4,085	0.50%	6.99%	166,164,660	77,070	2,156	0.85%	19.46%
2023	118,189,245	22,210	5,321	0.12%	-2.60%	1,071,150,615	261,875	4,090	0.13%	7.13%	160,380,740	71,346	2,248	4.26%	24.55%
2024	124,769,730	22,373	5,577	4.80%	2.08%	1,092,033,968	261,017	4,184	2.28%	9.58%	193,185,141	79,667	2,425	7.87%	34.36%

Rate Annual %chg Average Value/Acre:

2.02%

0.46%

3.53%

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
2014	19,262,171	25,699	750			0	0				1,301,404,700	393,358	3,308		
2015	21,085,705	26,047	810	8.00%	8.00%	0	0				1,402,351,096	392,818	3,570	7.90%	7.90%
2016	19,691,338	26,271	750	-7.41%	0.00%	0	0				1,585,972,271	392,005	4,046	13.33%	22.29%
2017	19,802,162	26,433	749	-0.05%	-0.05%	0	0				1,535,105,471	391,154	3,925	-3.00%	18.62%
2018	19,966,812	26,582	751	0.27%	0.22%	0	0				1,533,254,900	390,868	3,923	-0.05%	18.57%
2019	20,621,800	27,538	749	-0.31%	-0.09%	0	0				1,416,718,429	390,223	3,631	-7.45%	9.74%
2020	20,484,664	27,453	746	-0.36%	-0.45%	0	0				1,373,738,400	388,804	3,533	-2.68%	6.79%
2021	20,271,051	27,097	748	0.26%	-0.19%	0	0				1,369,987,899	387,008	3,540	0.19%	7.00%
2022	18,993,778	21,159	898	20.00%	19.76%	0	0				1,376,336,200	383,163	3,592	1.47%	8.57%
2023	19,901,900	20,824	956	6.47%	27.51%	0	0				1,369,622,500	376,255	3,640	1.34%	10.03%
2024	15,693,722	20,925	750	-21.52%	0.06%	1,470,939	799	1,841			1,427,153,500	384,781	3,709	1.89%	12.11%

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LANCASTER

Rate Annual %chg Average Value/Acre:

0.93%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4



CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
322,608	LANCASTER	1,063,834,965	533,669,219	294,930,230	28,048,980,300	9,681,719,444	632,631,100	0	1,427,611,900	1,146,491,100	101,776,800	0	42,931,645,058
cnty sectorvalue % of total value:		2.48%	1.24%	0.69%	65.33%	22.55%	1.47%		3.33%	2.67%	0.24%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,082	BENNET	2,401,176	959,462	395,240	99,161,500	7,763,900	0	0	0	0	0	0	110,681,278
0.34%	%sector of county sector	0.23%	0.18%	0.13%	0.35%	0.08%							0.26%
	%sector of municipality	2.17%	0.87%	0.36%	89.59%	7.01%							100.00%
135	DAVEY	86,069	208,551	6,373	12,525,700	1,618,200	22,400	0	145,900	0	0	0	14,613,193
0.04%	%sector of county sector	0.01%	0.04%	0.00%	0.04%	0.02%	0.00%		0.01%				0.03%
	%sector of municipality	0.59%	1.43%	0.04%	85.72%	11.07%	0.15%		1.00%				100.00%
189	DENTON	560,992	463,741	958,779	17,820,500	1,307,100	0	0	0	0	0	0	21,111,112
0.06%	%sector of county sector	0.05%	0.09%	0.33%	0.06%	0.01%							0.05%
	%sector of municipality	2.66%	2.20%	4.54%	84.41%	6.19%							100.00%
649	FIRTH	1,028,800	836,502	702,204	42,927,800	6,492,900	0	0	10,800	383,800	2,500	0	52,385,306
0.20%	%sector of county sector	0.10%	0.16%	0.24%	0.15%	0.07%			0.00%	0.03%	0.00%		0.12%
	%sector of municipality	1.96%	1.60%	1.34%	81.95%	12.39%			0.02%	0.73%	0.00%		100.00%
268	HALLAM	291,931	389,813	362,624	25,566,000	4,003,300	0	0	0	0	0	0	30,613,668
0.08%	%sector of county sector	0.03%	0.07%	0.12%	0.09%	0.04%							0.07%
	%sector of municipality	0.95%	1.27%	1.18%	83.51%	13.08%							100.00%
2,607	HICKMAN	1,431,649	1,481,560	2,175,606	325,339,900	31,472,800	0	0	269,700	0	0	0	362,171,215
0.81%	%sector of county sector	0.13%	0.28%	0.74%	1.16%	0.33%			0.02%				0.84%
	%sector of municipality	0.40%	0.41%	0.60%	89.83%	8.69%			0.07%				100.00%
291,328	LINCOLN	884,713,502	425,594,730	178,207,498	23,967,989,200	9,437,617,844	572,984,700	0	3,482,000	2,346,900	871,500	0	35,473,807,874
90.30%	%sector of county sector	83.16%	79.75%	60.42%	85.45%	97.48%	90.57%		0.24%	0.20%	0.86%		82.63%
	%sector of municipality	2.49%	1.20%	0.50%	67.57%	26.60%	1.62%		0.01%	0.01%	0.00%		100.00%
457	MALCOLM	426,024	306,944	9,379	35,075,600	3,161,200	0	0	0	0	0	0	38,979,147
0.14%	%sector of county sector	0.04%	0.06%	0.00%	0.13%	0.03%							0.09%
	%sector of municipality	1.09%	0.79%	0.02%	89.99%	8.11%							100.00%
235	PANAMA	143,196	366,281	17,765	21,634,800	1,699,700	0	0	169,900	356,700	20,900	0	24,409,242
0.07%	%sector of county sector	0.01%	0.07%	0.01%	0.08%	0.02%			0.01%	0.03%	0.02%		0.06%
	%sector of municipality	0.59%	1.50%	0.07%	88.63%	6.96%			0.70%	1.46%	0.09%		100.00%
159	RAYMOND	1,582,498	322,110	477,871	13,943,000	1,100,800	0	0	12,300	274,200	0	0	17,712,779
0.05%	%sector of county sector	0.15%	0.06%	0.16%	0.05%	0.01%			0.00%	0.02%			0.04%
	%sector of municipality	8.93%	1.82%	2.70%	78.72%	6.21%			0.07%	1.55%			100.00%
201	ROCA	185,786	143,213	689,342	18,273,200	1,687,500	0	0	49,900	993,000	45,300	0	22,067,241
0.06%	%sector of county sector	0.02%	0.03%	0.23%	0.07%	0.02%			0.00%	0.09%	0.04%		0.05%
	%sector of municipality	0.84%	0.65%	3.12%	82.81%	7.65%			0.23%	4.50%	0.21%		100.00%
136	SPRAGUE	64,785	266,366	7,584	11,675,400	832,100	0	0	0	0	0	0	12,846,235
0.04%	%sector of county sector	0.01%	0.05%	0.00%	0.04%	0.01%							0.03%
	%sector of municipality	0.50%	2.07%	0.06%	90.89%	6.48%							100.00%
4,279	WAVERLY	22,212,008	2,531,077	1,573,343	415,591,700	55,355,300	40,761,500	0	331,400	0	0	0	538,356,328
1.33%	%sector of county sector	2.09%	0.47%	0.53%	1.48%	0.57%	6.44%		0.02%				1.25%
	%sector of municipality	4.13%	0.47%	0.29%	77.20%	10.28%	7.57%		0.06%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
301,726	Total Municipalities	915,128,417	433,870,351	185,583,609	25,007,524,312	9,554,112,646	613,768,601	0	4,471,900	4,354,600	940,200	0	36,719,754,632
93.53%	%all municip.sectors of cnty	86.02%	81.30%	62.92%	89.16%	98.68%	97.02%		0.31%	0.38%	0.92%		85.53%

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division

NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5



Total Real Property Sum Lines 17, 25, & 30	Records : 119,279	Value : 45,361,537,409	Growth 618,746,261	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	5,079	287,224,129	421	33,100,800	366	32,383,400	5,866	352,708,329	
02. Res Improve Land	94,876	5,924,015,231	2,375	356,309,700	630	76,738,800	97,881	6,357,063,731	
03. Res Improvements	94,876	22,751,237,307	2,375	1,150,230,100	630	304,125,500	97,881	24,205,592,907	
04. Res Total	99,955	28,962,476,667	2,796	1,539,640,600	996	413,247,700	103,747	30,915,364,967	351,745,534
% of Res Total	96.34	93.68	2.70	4.98	0.96	1.34	86.98	68.15	56.85
05. Com UnImp Land	1,666	434,937,778	48	9,307,700	12	3,263,700	1,726	447,509,178	
06. Com Improve Land	6,432	2,297,568,602	97	35,777,300	9	5,126,800	6,538	2,338,472,702	
07. Com Improvements	6,432	7,448,786,062	97	66,582,300	9	22,005,300	6,538	7,537,373,662	
08. Com Total	8,098	10,181,292,442	145	111,667,300	21	30,395,800	8,264	10,323,355,542	230,787,813
% of Com Total	97.99	98.62	1.75	1.08	0.25	0.29	6.93	22.76	37.30
09. Ind UnImp Land	26	23,256,200	0	0	12	1,497,400	38	24,753,600	
10. Ind Improve Land	186	180,504,100	5	6,072,300	2	476,400	193	187,052,800	
11. Ind Improvements	186	462,084,900	5	6,724,300	2	871,800	193	469,681,000	
12. Ind Total	212	665,845,200	5	12,796,600	14	2,845,600	231	681,487,400	9,486,035
% of Ind Total	91.77	97.70	2.16	1.88	6.06	0.42	0.19	1.50	1.53
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	99,955	28,962,476,667	2,796	1,539,640,600	996	413,247,700	103,747	30,915,364,967	351,745,534
% of Res & Rec Total	96.34	93.68	2.70	4.98	0.96	1.34	86.98	68.15	56.85
Com & Ind Total	8,310	10,847,137,642	150	124,463,900	35	33,241,400	8,495	11,004,842,942	240,273,848
% of Com & Ind Total	97.82	98.57	1.77	1.13	0.41	0.30	7.12	24.26	38.83
17. Taxable Total	108,265	39,809,614,309	2,946	1,664,104,500	1,031	446,489,100	112,242	41,920,207,909	592,019,382
% of Taxable Total	96.46	94.97	2.62	3.97	0.92	1.07	94.10	92.41	95.68

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	1,325	158,179,067	170,172,033		0	0	0
19. Commercial	1,126	505,649,842	1,343,334,258		0	0	0
20. Industrial	18	21,687,700	37,654,800		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		1,325	158,179,067	170,172,033
19. Commercial	0	0	0		1,126	505,649,842	1,343,334,258
20. Industrial	0	0	0		18	21,687,700	37,654,800
21. Other	0	0	0		0	0	0
22. Total Sch II					2,469	685,516,609	1,551,161,091

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,267	173	29	3,469

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	2	322,200	762	251,335,500	3,389	1,213,736,000	4,153	1,465,393,700
28. Ag-Improved Land	0	0	464	154,870,500	2,420	717,337,700	2,884	872,208,200
29. Ag Improvements	0	0	464	187,858,600	2,420	915,869,000	2,884	1,103,727,600

30. Ag Total				7,037	3,441,329,500
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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	66.88	0		6	17.51		734,800
32. HomeSite Improv Land	0	0.00	0		385	1,205.24		52,359,000
33. HomeSite Improvements	0	0.00	0		385	0.00		173,606,100
34. HomeSite Total								
35. FarmSite UnImp Land	0	0.00	0		15	153.80		2,952,900
36. FarmSite Improv Land	0	0.00	0		349	380.65		2,244,600
37. FarmSite Improvements	0	0.00	0		349	0.00		14,252,500
38. FarmSite Total								
39. Road & Ditches	0	0.00	0		0	0.00	0	
40. Other- Non Ag Use	0	0.00	0		0	0.00	0	
	Rural			Total				
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	11	48.01	1,036,800		17	132.40	1,771,600	
32. HomeSite Improv Land	2,129	6,036.27	234,440,600		2,514	7,241.51	286,799,600	
33. HomeSite Improvements	2,129	0.00	846,772,800		2,514	0.00	1,020,378,900	
34. HomeSite Total					2,531	7,373.91	1,308,950,100	
35. FarmSite UnImp Land	84	386.10	1,202,800		99	539.90	4,155,700	
36. FarmSite Improv Land	1,978	1,462.02	9,586,100		2,327	1,842.67	11,830,700	
37. FarmSite Improvements	1,978	0.00	69,096,200		2,327	0.00	83,348,700	
38. FarmSite Total					2,426	2,382.57	99,335,100	
39. Road & Ditches	0	14.57	0		0	14.57	0	
40. Other- Non Ag Use	0	837.05	1,883,332		0	837.05	1,883,332	
41. Total Section VI					4,957	10,608.10	1,410,168,532	

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	19	1,625.01	4,892,300	19	1,625.01	4,892,300

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	62.71	322,200	1,226	64,310.47	594,064,600
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5,809	320,246.68	2,846,942,700	7,037	384,619.86	3,441,329,500
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	191.73	0.86%	1,729,111	1.03%	9,018.47
46. 1A	1,214.92	5.44%	10,432,833	6.23%	8,587.26
47. 2A1	7,830.84	35.08%	63,867,386	38.11%	8,155.88
48. 2A	3,407.28	15.26%	26,255,656	15.67%	7,705.75
49. 3A1	3,519.06	15.77%	25,534,250	15.24%	7,255.99
50. 3A	1,415.73	6.34%	9,662,228	5.77%	6,824.91
51. 4A1	4,273.20	19.14%	27,320,258	16.30%	6,393.40
52. 4A	469.07	2.10%	2,779,086	1.66%	5,924.67
53. Total	22,321.83	100.00%	167,580,808	100.00%	7,507.49
Dry					
54. 1D1	1,888.93	0.73%	13,882,768	0.86%	7,349.54
55. 1D	48,333.97	18.55%	338,921,292	20.95%	7,012.07
56. 2D1	38,579.24	14.81%	258,222,875	15.96%	6,693.31
57. 2D	60,200.54	23.11%	382,636,794	23.65%	6,356.04
58. 3D1	4,374.19	1.68%	26,324,304	1.63%	6,018.10
59. 3D	75,601.67	29.02%	430,453,245	26.60%	5,693.70
60. 4D1	27,157.15	10.42%	145,618,867	9.00%	5,362.08
61. 4D	4,388.55	1.68%	22,046,249	1.36%	5,023.58
62. Total	260,524.24	100.00%	1,618,106,394	100.00%	6,210.96
Grass					
63. 1G1	41,254.87	50.73%	120,672,023	52.30%	2,925.04
64. 1G	14,214.53	17.48%	41,842,050	18.13%	2,943.61
65. 2G1	6,016.36	7.40%	16,776,428	7.27%	2,788.47
66. 2G	1,293.67	1.59%	4,317,110	1.87%	3,337.10
67. 3G1	10,995.05	13.52%	27,156,347	11.77%	2,469.87
68. 3G	2,770.45	3.41%	7,779,229	3.37%	2,807.93
69. 4G1	3,705.07	4.56%	9,488,723	4.11%	2,561.01
70. 4G	1,075.29	1.32%	2,716,635	1.18%	2,526.42
71. Total	81,325.29	100.00%	230,748,545	100.00%	2,837.35
Irrigated Total	22,321.83	5.82%	167,580,808	8.25%	7,507.49
Dry Total	260,524.24	67.88%	1,618,106,394	79.66%	6,210.96
Grass Total	81,325.29	21.19%	230,748,545	11.36%	2,837.35
72. Waste	19,640.77	5.12%	14,725,221	0.72%	749.73
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,139.90	0.56%	0	0.00%	0.00
75. Market Area Total	383,812.13	100.00%	2,031,160,968	100.00%	5,292.07

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,175.70	16,413,602	20,146.13	151,167,206	22,321.83	167,580,808
77. Dry Land	41.79	258,670	47,235.57	296,878,950	213,246.88	1,320,968,774	260,524.24	1,618,106,394
78. Grass	20.91	63,511	11,159.56	32,211,106	70,144.82	198,473,928	81,325.29	230,748,545
79. Waste	0.00	0	3,744.69	2,807,677	15,896.08	11,917,544	19,640.77	14,725,221
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	29.68	0	851.14	0	1,259.08	0	2,139.90	0
82. Total	62.70	322,181	64,315.52	348,311,335	319,433.91	1,682,527,452	383,812.13	2,031,160,968

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	22,321.83	5.82%	167,580,808	8.25%	7,507.49
Dry Land	260,524.24	67.88%	1,618,106,394	79.66%	6,210.96
Grass	81,325.29	21.19%	230,748,545	11.36%	2,837.35
Waste	19,640.77	5.12%	14,725,221	0.72%	749.73
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,139.90	0.56%	0	0.00%	0.00
Total	383,812.13	100.00%	2,031,160,968	100.00%	5,292.07

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1    ** Unknown **	5,866	352,708,329	97,881	6,357,063,731	97,881	24,205,592,907	103,747	30,915,364,967	351,745,534
84    Residential Total	5,866	352,708,329	97,881	6,357,063,731	97,881	24,205,592,907	103,747	30,915,364,967	351,745,534

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	** Unknown **	1,764	472,262,778	6,731	2,525,525,502	6,731	8,007,054,662	8,495	11,004,842,942	240,273,848
86	Commercial Total	1,764	472,262,778	6,731	2,525,525,502	6,731	8,007,054,662	8,495	11,004,842,942	240,273,848



## 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	38,178.70	58.23%	116,665,622	59.39%	3,055.78
88. 1G	12,307.33	18.77%	36,917,150	18.79%	2,999.61
89. 2G1	4,732.74	7.22%	13,838,357	7.05%	2,923.96
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	8,410.73	12.83%	23,810,627	12.12%	2,830.98
92. 3G	161.30	0.25%	441,581	0.22%	2,737.64
93. 4G1	1,700.12	2.59%	4,557,833	2.32%	2,680.89
94. 4G	74.28	0.11%	194,914	0.10%	2,624.04
95. Total	65,565.20	100.00%	196,426,084	100.00%	2,995.89
CRP					
96. 1C1	9.14	0.11%	39,416	0.16%	4,312.47
97. 1C	950.14	11.43%	3,704,988	14.81%	3,899.41
98. 2C1	571.49	6.87%	2,057,018	8.22%	3,599.39
99. 2C	1,293.67	15.56%	4,317,110	17.26%	3,337.10
100. 3C1	123.16	1.48%	392,534	1.57%	3,187.19
101. 3C	2,609.15	31.38%	7,337,647	29.33%	2,812.27
102. 4C1	1,778.21	21.39%	4,667,337	18.66%	2,624.74
103. 4C	979.62	11.78%	2,497,659	9.99%	2,549.62
104. Total	8,314.58	100.00%	25,013,709	100.00%	3,008.42
Timber					
105. 1T1	3,067.03	41.19%	3,966,985	42.62%	1,293.43
106. 1T	957.06	12.85%	1,219,912	13.11%	1,274.65
107. 2T1	712.13	9.56%	881,053	9.46%	1,237.21
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	2,461.16	33.06%	2,953,187	31.72%	1,199.92
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	226.74	3.05%	263,553	2.83%	1,162.36
112. 4T	21.39	0.29%	24,062	0.26%	1,124.92
113. Total	7,445.51	100.00%	9,308,752	100.00%	1,250.25
Grass Total	65,565.20	80.62%	196,426,084	85.13%	2,995.89
CRP Total	8,314.58	10.22%	25,013,709	10.84%	3,008.42
Timber Total	7,445.51	9.16%	9,308,752	4.03%	1,250.25
114. Market Area Total	81,325.29	100.00%	230,748,545	100.00%	2,837.35

**2025 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

**55 Lancaster**

	<b>2024 CTL County Total</b>	<b>2025 Form 45 County Total</b>	<b>Value Difference (2025 form 45 - 2024 CTL)</b>	<b>Percent Change</b>	<b>2025 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	28,048,980,300	30,915,364,967	2,866,384,667	10.22%	351,745,534	8.97%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	1,146,491,100	1,308,950,100	162,459,000	14.17%	26,250,246	11.88%
<b>04. Total Residential (sum lines 1-3)</b>	<b>29,195,471,400</b>	<b>32,224,315,067</b>	<b>3,028,843,667</b>	<b>10.37%</b>	<b>377,995,780</b>	<b>9.08%</b>
05. Commercial	9,681,719,444	10,323,355,542	641,636,098	6.63%	230,787,813	4.24%
06. Industrial	632,631,100	681,487,400	48,856,300	7.72%	9,486,035	6.22%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>10,314,350,544</b>	<b>11,004,842,942</b>	<b>690,492,398</b>	<b>6.69%</b>	<b>240,273,848</b>	<b>4.36%</b>
08. Ag-Farmsite Land, Outbuildings	101,776,800	99,335,100	-2,441,700	-2.40%	476,633	-2.87%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	1,883,332	1,883,332			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>101,776,800</b>	<b>101,218,432</b>	<b>-558,368</b>	<b>-0.55%</b>	<b>476,633</b>	<b>-1.02%</b>
12. Irrigated	124,747,191	167,580,808	42,833,617	34.34%		
13. Dryland	1,092,392,973	1,618,106,394	525,713,421	48.12%		
14. Grassland	193,314,001	230,748,545	37,434,544	19.36%		
15. Wasteland	15,686,796	14,725,221	-961,575	-6.13%		
16. Other Agland	1,470,939	0	-1,470,939	-100.00%		
<b>17. Total Agricultural Land</b>	<b>1,427,611,900</b>	<b>2,031,160,968</b>	<b>603,549,068</b>	<b>42.28%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>41,039,210,644</b>	<b>45,361,537,409</b>	<b>4,322,326,765</b>	<b>10.53%</b>	<b>618,746,261</b>	<b>9.02%</b>

## 2025 Assessment Survey for Lancaster County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	2
2.	<b>Appraiser(s) on staff:</b>
	22 appraisers
3.	<b>Other full-time employees:</b>
	17
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$5,294,665
7.	<b>Adopted budget, or granted budget if different from above:</b>
	Same
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$226,430
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$26,950
12.	<b>Amount of last year's assessor's budget not used:</b>
	\$470,407.66

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Orion
2.	<b>CAMA software:</b>
	Orion
3.	<b>Personal Property software:</b>
	Orion
4.	<b>Are cadastral maps currently being used?</b>
	The county assessor uses internally maintained GIS electronic maps
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Office Staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer">https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Office staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Ortho and Oblique imagery, Use change finder on a 2 year basis.
10.	<b>When was the aerial imagery last updated?</b>
	Ortho and oblique imagery was updated May 2024

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All cities and incorporated villages are zoned in the county.
<b>4.</b>	<b>When was zoning implemented?</b>
	Approximately 30+ years ago

#### **D. Contracted Services**

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

#### **E. Appraisal /Listing Services**

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

## 2025 Residential Assessment Survey for Lancaster County

1.	<b>Valuation data collection done by:</b>
	County assessor's appraisal staff
2.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The sales comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.
3.	<b>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?</b>
	The cost approach is available in the counties CAMA program but is a secondary approach given little weight for assessment purposes. It is utilized for agricultural improvements. Cost is also used for mobile homes and depreciation is developed from the local market.
4.	<b>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.</b>
	No, the county assessor gives minimal weight to the cost approach in determining market value. When the cost approach is used one table is developed and adjusted with factors or economic to specific locations.
5.	<b>Describe the methodology used to determine the residential lot values?</b>
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables on newer sales, older sales use a land to building ration of 18-23%.
6.	<b>How are rural residential site values developed?</b>
	Rural residential site values are developed using market information from similar properties and mostly doing multiple regression analysis.
7.	<b>Are there form 191 applications on file?</b>
	Yes
8.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.

## 2025 Commercial Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>
	The county assessors appraisal staff
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	Lancaster County Assessor uses the cost and income approaches for the valuation of all commercial properties. Cost approach is used for small towns. It is estimated that 75% of the parcels are on income approach and 25% on cost.
<b>2a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>
	The county assessor relies on appraisers in their office that have the experience to value the unique properties in the county. The cost approach is used for unique properties.
<b>3.</b>	<b>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?</b>
	The county assessor develops a depreciation model during each reappraisal cycle. The CAMA depreciation is used and adjusted. It is used only for the small towns.
<b>4.</b>	<b>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.</b>
	Yes, there is one depreciation table and it is factored for each of the small towns, while Lincoln, Waverly, and Hickman are based on Marshall and Swift depreciation tables.
<b>5.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>
	Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables.

## 2025 Agricultural Assessment Survey for Lancaster County

1.	<b>Valuation data collection done by:</b>
	County assessor's appraisal staff
2.	<b>Describe the process used to determine and monitor market areas.</b>
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
3.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	Present use of the parcel is the deciding factor in determining the differences based on both aerial review and physical inspections..
4.	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.
5.	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Intensive agricultural use in the county is limited, market analysis is therefore also very limited. At this time the county feels that that values based on soil productivity are the best indicator of market value. The county intends to do a market study in 2025.
6.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Market sales. There is only 1 parcel at the current time, and it is valued at 75% of \$3,000.
6a.	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><u>If your county has special value applications, please answer the following</u></b>
7a.	<b>How many parcels have a special valuation application on file?</b>
	6,944
7b.	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	An in-depth sales analysis including local and regional sales of agricultural land and development land.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
7c.	<b>Describe the non-agricultural influences recognized within the county.</b>
	Housing developments, commercial and industrial development and recreational.
7d.	<b>Where is the influenced area located within the county?</b>



	The entire county is influenced by these factors.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Market approach utilizing the sales outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.

# **Lancaster County's 2025 Three Year Assessment Plan**

Dan F. Nolte, Lancaster County Assessor/Register of Deeds

## **Introduction**

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

## **Tax Year 2025**

For the upcoming tax year, we plan to review the assessment level for all classes and subclasses of property and adjust if necessary to maintain compliance with the statutory requirements. Given the state of the current market, we anticipate upward changes in assessed values to some property types.

We will continually measure our quality of assessment through statistical measures and audit our internal quality control processes. Staff training and development will be continued as an emphasis for tax year 2025 as we strive for efficiencies in data collection, and valuation analysis. The classification of agricultural land will continue to be reviewed to ensure land use, capability groups, and assessments are consistent throughout the county. Additionally, intensive use will be added as a classification for agricultural land. Rural neighborhoods will be reviewed and possibly combined to achieve more consistency. Land values for commercial properties will be reviewed, and some of them will be reclassified. Land valued by units buildable will be changed to the land square foot methodology to maintain better consistency and equalization within the county.

Sales validation codes will be reviewed and changed to align with the suggested classification system that the Department of Revenue utilizes.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

## **Tax Year 2026**

In Tax Year 2026, we will continue to evaluate assessment levels in accordance with the market and make all necessary changes to assessments. New market models will be created and utilized for all classification of properties. Some classifications of properties may not use the market models as the primary source of valuation but will use them as a supporting method for either the cost or income approach.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

### **Tax Year 2027**

In Tax Year 2027, we will be prepared to react to the market and will likely use statistical studies to determine the degree of change necessary to valuations. In addition to valuation changes, we expect to continue to leverage technology to review the quality of data collected in the field, and to enhance methods and models for valuations.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

## 2025 Special Value Methodology for Lancaster County

Agricultural land and horticultural land are defined as a parcel of land primarily used for agriculture or horticultural purposes. This includes wasteland lying adjacent to agriculture land. Agriculture land does not include any land directly associated with any building or enclosed structure. Agriculture land also includes land enrolled in a federal or state program in which payments are received from removing such land from agricultural production. Land which has been determined to meet the definition of agricultural land or horticultural land in use shall be assessed at seventy- five (75) percent of its market value.

Agriculture land is valued by use and by soil type. Soil surveys are one of the principal tools used in classification of agricultural land in Nebraska. The classification of agricultural land for assessment purposes is based on each county's most recent soil survey. Agriculture land is classified by Land Capability Groups (LCG's). Land Capability Groups are groups of soils that are similar in their productivity and their suitability for most kinds of farming. The classification is based on capability, production, limitations of soil, risk for damage, grassland, woodland, and the way they respond to treatment. Land Classification Groups are determined by the Department of Revenue, Property Assessment Division based upon the dryland capability classification.

The Lancaster County Assessor is responsible for an accurate inventory of each parcel into its current agriculture and horticultural land class. The Lancaster County Assessor's office classifies agricultural land into 6 categories; dryland, irrigated, grassland, CRP, timber and waste. Dryland is land primarily used for crop production without irrigation. Dryland includes all cultivated row crops. Alfalfa is considered cropland. Permanent brome grass is considered grass, but a combination of alfalfa and brome grass is considered cropland. Conservation Reserve Program (CRP) is land that is enrolled in a federal or state funded program. Land is classified at its current use: usually grassland uses. Irrigated land is the artificial application of water to the soil for crop production. Irrigated lands are lands having soil, topographic, drainage, and climatic conditions favorable for irrigation and located in a position where water supply is or can be made available. Grassland is the condition of the land based on what it is naturally capable of producing. Grassland includes all grasses and native grasses used for grazing or mowed for hay. Timberland is land which is wooded by nature or humans and consisting of a dense growth of trees and underbrush such that is not suitable for grazing. Wasteland includes land that cannot be economically and are not suitable for agricultural or horticultural purposes. Wasteland would include washouts, marshes, badlands, large steep gullies, bluffs, rock-land, gravel areas and salt flats.

The Lancaster County Assessor's Office uses many tools in reviewing agricultural land. We use Geographic Information System mapping (GIS). This looks at digital imagery of fields. These digital images are updated every 2-3 years and can be compared to prior years to find changes in agricultural uses. Farm Service Agency (FSA) and United States Department of Agriculture (USDA) maps are also used to assist classifying agriculture land. The assessor's office also does routine drive by reviews or simply reviews parcels in their day-to-day operations.

The Lancaster County Assessor's Office has determined that non-agricultural influences continue to impact the market value of land in the county. Residential development is the primary non-agriculture

influence on land currently classified as agricultural land, and in many cases, marks the highest and best use of the land.

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year period from other uninfluenced counties, namely Butler, Cass, Gage, Johnson, Otoe, and Saunders. The sales suggest the smaller tracts of land are more marketable for residential and recreation uses while larger tracts are more marketable for agricultural producers. Sales of 75 acres and larger are considered to typically reflect the agricultural market with minimal non-agricultural influence.

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

The 2025 assessed values were internally measured against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division.