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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY



Pete Ricketts, Governor

April 9, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Rob Ogden, Lancaster County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used 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.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, 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.

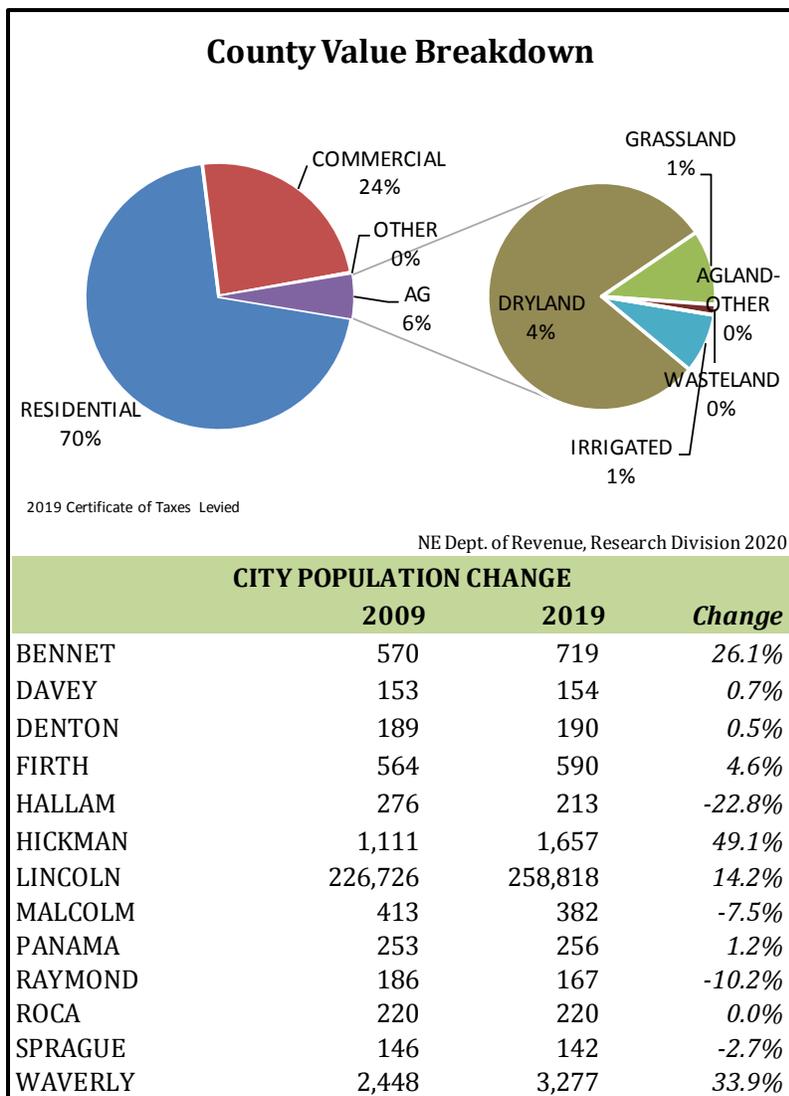
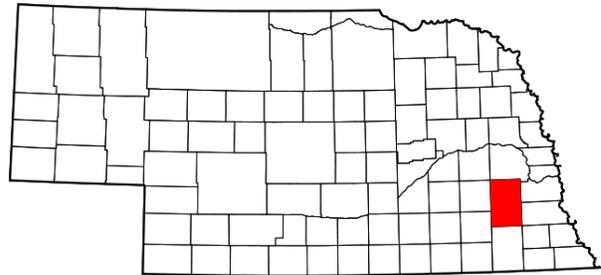
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 838 square miles, Lancaster County had 317,272 residents, per the Census Bureau Quick Facts for 2018, a 11% population increase over the 2010 U.S. Census. Reports indicated that 60% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$201,584 (2019 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 8,568 employer establishments with total employment of 139,012, a 2% increase in total employment from the prior year.

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

2020 Residential Correlation for Lancaster County

Assessment Actions

An analysis of the sales was conducted to determine if any assessment actions were necessary to maintain an appropriate level of value. A revaluation of residential single-family properties that have been converted to multi-family and duplexes was completed to adjust the values of these subclasses.

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

Assessment Practice Review

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

The county's sales qualification and verification processes are evaluated to ensure that all arm's-length sales are available for measurement. All sales are reviewed, relying most heavily on the physical inspection to make a qualification determination. Lancaster County maintains an acceptable sales qualification and verification process and no apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor; the county has made it a priority to ensure that all residential properties have been physically reviewed. The county is transparent with their valuation methodology, and the application of a valuation model consistently provides equalized results.

Valuation groups are examined to ensure that the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. While the groups may not define unique market areas the models employed by the county are comprehensive enough to make the necessary adjustments to adjust for market trends in each of the value groups.

Description of Analysis

Residential parcels are stratified into four valuation groups. These groups are based on geographic areas within the city of Lincoln plus one group for the rural non-agricultural areas of the county.

2020 Residential Correlation for Lancaster County

The statistical profile consists of 10,304 qualified residential sales. Of these sales, nearly 93% are within the City of Lincoln.

Valuation Group	Description
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

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

The increase in the residential base excluding growth was less than 1%. The minimal increase in the residential base is attributable to the assessment actions of the county. The growth reported is the results of pick-up work from permits or unreported construction. The general movement of the residential base affirms the assessment actions reported by the county.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,312	95.36	95.35	94.66	07.42	100.73
16	2,974	95.32	95.18	95.00	05.74	100.19
17	3,274	94.39	94.38	93.74	07.64	100.68
26	744	94.51	94.58	93.19	07.84	101.49
____ALL____	10,304	94.96	94.94	94.41	07.05	100.56

Level of Value

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

2020 Commercial Correlation for Lancaster County

Assessment Actions

For the current assessment year, the Lancaster County Assessor updated the valuation model for the commercial class of properties. The physical inspections of commercial properties continued as assigned to staff appraisers by specific areas. Physical inspections include identifying new construction, confirming existing measurements, taking new photos, and documenting the current condition of the property. Comparing the 2020 County Abstract of Assessment for Real Property, From 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) there was an overall increase of 8% for the commercial class of property with 3% consisting of new construction.

Assessment Practice Review

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

The county assessor's sales qualification and verification processes are evaluated to ensure that all arm's-length sales are available for measurement purposes. The county assessor reviews all sales, relying most heavily on the physical inspection to make a qualification determination. The Lancaster County Assessor maintains an acceptable sales qualification and verification process and no apparent bias exists in the qualification determination. All arm's-length sales were available for the measurement of real property.

The six year inspection and review cycle for all real property was discussed with the county assessor. The focused effort is to inspect all properties in the county within the six year requirement and are in compliance. Valuation groups are examined to ensure that the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county assessor has adequately identified economic areas for the residential property class.

Description of Analysis

Commercial parcels are stratified into two valuation groups. One valuation group represents Lincoln, Waverly, and Hickman, the other consists of the remaining small towns and rural areas of the county. The calculated statistical profile consists of 429 qualified commercial sales. The majority of these are in the city of Lincoln and the immediate area.

Valuation Group	Description
1	Lincoln Waverly Hickman
2	Remaining small towns and Rural areas

2020 Commercial Correlation for Lancaster County

Two of the three measures of central tendency fall within the acceptable range and show moderate support of one another. As for the quality statistics, the COD is in the range, while the PRD is above the range. The PRD is impacted by sales with the higher selling prices; review of the sale price substrata shows slightly declining medians as sales prices increase. Both valuation groups display a calculated median within the acceptable range. The market trend is evidenced by the declining median over the three-year study period indicating a strong commercial market.

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

In the assessment model of the county, values are produced by primary use instead of the occupancy code of the parcel. In reviewing the strata by occupancy code, occupancy code 554 represents shed office structures. This group consists of commercial buildings that have an overhead door and are generally associated with a service business. These properties typically consist of a service area with an associated office and some have a retail area. Sale prices range from \$60,000 to a high of \$850,000. The locations range from small towns to the City of Lincoln. Additionally the county assessor relies on an income approach when enough information is available, while that works in the larger jurisdictions it is more difficult in the small towns. For these areas, the cost approach is relied upon. This occupancy code has a calculated median above the acceptable range. In the statistical profile of this occupancy code in the addendum of this report one can see where the median over the three year study period moves from 107% to 95% in the most recent year. With an increasing market as evidenced by the trend of the ratios a decrease to values would not be appropriate.

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment for the commercial property in the Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	414	96.93	95.28	86.64	12.76	109.97
2	15	94.68	104.29	102.70	18.11	101.55
____ALL____	429	96.90	95.60	86.71	12.95	110.25

2020 Commercial Correlation for Lancaster County

Level of Value

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

2020 Agricultural Correlation for Lancaster County

Assessment Actions

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

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

The 2020 values were internally measured by the county assessor against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by Property Assessment Division (Division).

The Lancaster County Assessor continuously updates land use in the agricultural land class from aerial imagery, Farm Service Agency maps, and physical inspections. The county implemented the latest Land Capability Group (LCG) conversion in conjunction with legislative changes. The county reduced agricultural cropland values for 2020, decreasing both irrigated land and dryland with grass land increasing approximately 5%. The overall decrease for agricultural land values was -3%. The county assessor also completed permit and pick-up work for the agricultural land class of property.

Assessment Practice Review

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

For the agricultural land class, the county assessor reviews all sales over 75 acres to determine if the sale is an arm's-length transaction. The county assessor provided adequate descriptions for sales that were excluded; transactions have been qualified without apparent bias. The non-qualified sales were reviewed to ensure that the reasons for disqualifying sales are supported and documented; all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land. The county has implemented an inspection and review plan for agricultural land and improvements in the county. The county reviews aerial imagery to aid in the determination of

2020 Agricultural Correlation for Lancaster County

land use changes and the primary use of the parcel. Within the agricultural class, rural dwellings and outbuildings are reviewed similarly as the rural residential parcels.

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

Description of Analysis

There are two statistical profiles displayed for the agricultural class of properties. One consists of 35 sales of greater than 70 acres, and are all from within Lancaster County. The second profile includes 99 sales greater than 70 acres, these represent the Lancaster County sales and ones from the surrounding counties and all from within six miles of Lancaster County. They are generally considered to be impacted by the same agricultural market. Both statistics demonstrate a level of value of the county as a whole as being within the acceptable range with overall calculated medians of 70% and 72%. Both the weighted mean and the mean are also within the acceptable range and provide support a level of value within the range.

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

Equalization and Quality of Assessment

Review of the statistical sample, comparable counties and assessment practices indicate that Lancaster County has achieved equalized values. Review of agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level. The quality of assessment in the agricultural land class of property in Lancaster County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	92.74	92.74	84.98	24.11	109.13
1	2	92.74	92.74	84.98	24.11	109.13
<u> Dry </u>						
County	27	69.67	71.16	70.68	13.43	100.68
1	27	69.67	71.16	70.68	13.43	100.68
<u> Grass </u>						
County	1	75.02	75.02	75.02	00.00	100.00
1	1	75.02	75.02	75.02	00.00	100.00
<u> ALL </u>						
	35	69.81	71.98	70.21	15.14	102.52

2020 Agricultural Correlation for Lancaster County

Level of Value

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

Special Valuation

A review of agricultural land value in Lancaster County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 70%.

2020 Opinions of the Property Tax Administrator for Lancaster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 9th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2020 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	10304	Median	94.96
Total Sales Price	\$2,349,384,246	Mean	94.94
Total Adj. Sales Price	\$2,349,384,246	Wgt. Mean	94.41
Total Assessed Value	\$2,218,065,900	Average Assessed Value of the Base	\$192,094
Avg. Adj. Sales Price	\$228,007	Avg. Assessed Value	\$215,263

Confidence Interval - Current

95% Median C.I	94.83 to 95.15
95% Wgt. Mean C.I	94.23 to 94.59
95% Mean C.I	94.73 to 95.15
% of Value of the Class of all Real Property Value in the County	67.03
% of Records Sold in the Study Period	10.53
% of Value Sold in the Study Period	11.80

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	10,181	99	99.00
2018	9,866	97	97.25
2017	9,219	100	100.31
2016	9,458	98	97.61

2020 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	429	Median	96.90
Total Sales Price	\$347,205,488	Mean	95.60
Total Adj. Sales Price	\$347,205,488	Wgt. Mean	86.71
Total Assessed Value	\$301,067,400	Average Assessed Value of the Base	\$877,295
Avg. Adj. Sales Price	\$809,337	Avg. Assessed Value	\$701,789

Confidence Interval - Current

95% Median C.I	95.55 to 98.08
95% Wgt. Mean C.I	80.33 to 93.09
95% Mean C.I	93.85 to 97.35
% of Value of the Class of all Real Property Value in the County	25.17
% of Records Sold in the Study Period	5.33
% of Value Sold in the Study Period	4.27

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	392	96	96.43
2018	384	99	99.05
2017	312	96	96.14
2016	391	97	97.09

**55 Lancaster
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 3/23/2020

Number of Sales : 10,304
 Total Sales Price : 2,349,384,246
 Total Adj. Sales Price : 2,349,384,246
 Total Assessed Value : 2,218,065,900
 Avg. Adj. Sales Price : 228,007
 Avg. Assessed Value : 215,263

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 07.05
 PRD : 100.56

COV : 11.48
 STD : 10.90
 Avg. Abs. Dev : 06.69
 MAX Sales Ratio : 436.25
 MIN Sales Ratio : 47.39

95% Median C.I. : 94.83 to 95.15
 95% Wgt. Mean C.I. : 94.23 to 94.59
 95% Mean C.I. : 94.73 to 95.15

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	1,125	99.55	100.18	99.27	05.15	100.92	75.60	295.29	99.24 to 99.92	212,447	210,893
01-JAN-18 To 31-MAR-18	965	97.94	98.52	97.76	04.91	100.78	72.82	161.90	97.70 to 98.26	230,572	225,415
01-APR-18 To 30-JUN-18	1,520	96.07	96.42	95.81	05.25	100.64	62.00	436.25	95.80 to 96.33	230,256	220,618
01-JUL-18 To 30-SEP-18	1,485	95.15	95.45	95.16	05.31	100.30	56.04	233.90	94.88 to 95.43	226,583	215,609
01-OCT-18 To 31-DEC-18	1,123	94.53	94.92	94.29	07.00	100.67	61.12	216.17	94.11 to 94.94	220,887	208,276
01-JAN-19 To 31-MAR-19	964	93.91	94.36	93.80	07.98	100.60	50.91	163.10	93.23 to 94.40	220,895	207,202
01-APR-19 To 30-JUN-19	1,560	90.94	91.37	91.23	07.69	100.15	47.39	243.12	90.37 to 91.36	239,371	218,367
01-JUL-19 To 30-SEP-19	1,562	90.52	90.94	90.87	08.59	100.08	56.36	367.20	89.87 to 91.18	234,954	213,494
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	5,095	96.69	97.37	96.72	05.47	100.67	56.04	436.25	96.59 to 96.86	225,313	217,919
01-OCT-18 To 30-SEP-19	5,209	92.19	92.56	92.21	08.03	100.38	47.39	367.20	91.93 to 92.50	230,642	212,664
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	5,093	95.90	96.21	95.67	05.71	100.56	56.04	436.25	95.72 to 96.04	227,179	217,345
<u>ALL</u>	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
11	3,312	95.36	95.35	94.66	07.42	100.73	50.91	436.25	95.05 to 95.64	207,237	196,162
16	2,974	95.32	95.18	95.00	05.74	100.19	61.12	159.87	95.08 to 95.59	282,865	268,714
17	3,274	94.39	94.38	93.74	07.64	100.68	47.39	367.20	94.17 to 94.74	189,166	177,326
26	744	94.51	94.58	93.19	07.84	101.49	59.57	295.29	93.65 to 94.87	272,100	253,572
<u>ALL</u>	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263
06											
07											
<u>ALL</u>	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263

**55 Lancaster
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 3/23/2020

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 Total Adj. Sales Price : 2,349,384,246
 Total Assessed Value : 2,218,065,900
 Avg. Adj. Sales Price : 228,007
 Avg. Assessed Value : 215,263

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 07.05
 PRD : 100.56

COV : 11.48
 STD : 10.90
 Avg. Abs. Dev : 06.69
 MAX Sales Ratio : 436.25
 MIN Sales Ratio : 47.39

95% Median C.I. : 94.83 to 95.15
 95% Wgt. Mean C.I. : 94.23 to 94.59
 95% Mean C.I. : 94.73 to 95.15

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	436.25	436.25	436.25	00.00	100.00	436.25	436.25	N/A	24,000	104,700	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263	
Greater Than 14,999	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263	
Greater Than 29,999	10,303	94.96	94.90	94.41	07.01	100.52	47.39	367.20	94.83 to 95.15	228,027	215,273	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	436.25	436.25	436.25	00.00	100.00	436.25	436.25	N/A	24,000	104,700	
30,000 TO 59,999	67	110.49	121.24	119.87	24.73	101.14	58.56	367.20	103.53 to 118.24	49,255	59,040	
60,000 TO 99,999	463	99.80	103.35	102.83	12.89	100.51	56.16	295.29	98.20 to 100.78	83,546	85,907	
100,000 TO 149,999	1,885	95.46	95.15	95.06	08.42	100.09	50.91	180.67	95.00 to 95.85	128,935	122,564	
150,000 TO 249,999	4,571	94.46	93.77	93.77	06.20	100.00	59.39	151.50	94.21 to 94.67	192,488	180,503	
250,000 TO 499,999	3,022	95.23	94.79	94.79	05.63	100.00	47.39	155.93	94.92 to 95.48	328,071	310,970	
500,000 TO 999,999	280	93.84	93.21	92.96	06.51	100.27	68.29	119.57	92.92 to 94.90	621,850	578,061	
1,000,000 +	15	87.83	87.74	87.24	11.57	100.57	60.97	105.86	82.64 to 98.62	1,261,733	1,100,693	
<u>ALL</u>	10,304	94.96	94.94	94.41	07.05	100.56	47.39	436.25	94.83 to 95.15	228,007	215,263	

55 Lancaster
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 3/23/2020

Number of Sales : 429
 Total Sales Price : 347,205,488
 Total Adj. Sales Price : 347,205,488
 Total Assessed Value : 301,067,400
 Avg. Adj. Sales Price : 809,337
 Avg. Assessed Value : 701,789

MEDIAN : 97
 WGT. MEAN : 87
 MEAN : 96
 COD : 12.95
 PRD : 110.25

COV : 19.35
 STD : 18.50
 Avg. Abs. Dev : 12.55
 MAX Sales Ratio : 242.90
 MIN Sales Ratio : 33.08

95% Median C.I. : 95.55 to 98.08
 95% Wgt. Mean C.I. : 80.33 to 93.09
 95% Mean C.I. : 93.85 to 97.35

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	35	100.57	101.44	96.06	08.85	105.60	74.53	126.69	97.36 to 107.00	880,824	846,089
01-JAN-17 To 31-MAR-17	35	99.03	103.95	104.68	15.42	99.30	52.08	163.89	96.85 to 108.56	611,698	640,337
01-APR-17 To 30-JUN-17	41	100.70	103.13	107.01	08.51	96.37	68.21	150.76	97.88 to 103.79	403,191	431,463
01-JUL-17 To 30-SEP-17	28	100.77	101.50	98.54	07.03	103.00	83.65	127.13	96.96 to 103.51	508,036	500,618
01-OCT-17 To 31-DEC-17	36	99.15	98.97	93.34	12.49	106.03	60.83	147.31	94.29 to 105.01	802,010	748,572
01-JAN-18 To 31-MAR-18	33	97.19	93.54	74.95	12.35	124.80	37.68	129.17	91.55 to 100.43	2,702,144	2,025,315
01-APR-18 To 30-JUN-18	30	95.96	100.99	95.53	16.35	105.72	71.60	242.90	91.59 to 101.09	734,487	701,690
01-JUL-18 To 30-SEP-18	28	95.36	92.71	93.05	12.24	99.63	61.82	123.12	86.20 to 101.20	365,830	340,389
01-OCT-18 To 31-DEC-18	37	89.18	88.73	79.07	19.16	112.22	33.08	139.29	78.49 to 98.32	564,258	446,141
01-JAN-19 To 31-MAR-19	38	99.77	95.38	96.21	10.80	99.14	63.41	139.37	92.64 to 101.72	440,066	423,403
01-APR-19 To 30-JUN-19	41	87.47	86.35	79.38	11.28	108.78	54.31	140.73	84.29 to 90.79	849,066	673,998
01-JUL-19 To 30-SEP-19	47	89.35	85.73	78.93	11.55	108.62	56.72	108.21	84.92 to 93.16	882,525	696,579
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	139	100.55	102.58	100.89	10.03	101.68	52.08	163.89	99.01 to 101.88	597,080	602,390
01-OCT-17 To 30-SEP-18	127	97.19	96.65	82.73	13.33	116.83	37.68	242.90	94.29 to 100.00	1,183,629	979,257
01-OCT-18 To 30-SEP-19	163	90.57	88.81	81.63	13.81	108.80	33.08	140.73	87.49 to 93.38	698,714	570,366
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	140	100.04	101.94	100.04	10.97	101.90	52.08	163.89	98.30 to 101.41	578,840	579,055
01-JAN-18 To 31-DEC-18	128	94.76	93.71	80.04	15.25	117.08	33.08	242.90	92.60 to 98.08	1,111,923	890,033
<u>ALL</u>	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	414	96.93	95.28	86.64	12.76	109.97	33.08	242.90	95.67 to 98.08	834,911	723,365
2	15	94.68	104.29	102.70	18.11	101.55	62.96	155.85	91.50 to 114.00	103,497	106,287
<u>ALL</u>	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789

55 Lancaster
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 COD : 12.95
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COV : 19.35
 STD : 18.50
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 95% Wgt. Mean C.I. : 80.33 to 93.09
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789
04											
<u>ALL</u>	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	120.00	120.00	120.00	00.00	100.00	120.00	120.00	N/A	25,000	30,000
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789
Greater Than 14,999	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789
Greater Than 29,999	428	96.88	95.54	86.71	12.92	110.18	33.08	242.90	95.55 to 98.00	811,169	703,358
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	120.00	120.00	120.00	00.00	100.00	120.00	120.00	N/A	25,000	30,000
30,000 TO 59,999	8	107.16	101.55	101.32	11.32	100.23	74.67	121.82	74.67 to 121.82	45,806	46,413
60,000 TO 99,999	11	107.89	109.35	109.12	16.29	100.21	62.96	155.85	90.00 to 139.29	78,302	85,445
100,000 TO 149,999	20	100.29	102.12	101.84	11.39	100.27	74.25	140.73	92.10 to 106.89	125,518	127,825
150,000 TO 249,999	115	97.19	97.00	97.02	09.25	99.98	63.25	163.89	94.68 to 98.48	198,581	192,658
250,000 TO 499,999	125	98.00	96.15	95.50	12.83	100.68	56.72	242.90	96.40 to 99.60	338,082	322,880
500,000 TO 999,999	90	94.40	92.53	93.01	13.21	99.48	33.08	136.93	90.57 to 99.20	703,723	654,523
1,000,000 +	59	92.84	90.37	81.74	18.32	110.56	37.68	150.99	84.13 to 98.13	3,644,242	2,978,761
<u>ALL</u>	429	96.90	95.60	86.71	12.95	110.25	33.08	242.90	95.55 to 98.08	809,337	701,789

55 Lancaster
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 3/23/2020

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95% Median C.I. : 95.55 to 98.08
95% Wgt. Mean C.I. : 80.33 to 93.09
95% Mean C.I. : 93.85 to 97.35

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	71.56	71.56	71.52	00.06	100.06	71.52	71.60	N/A	3,315,000	2,371,000
157	40	96.38	96.59	91.91	11.62	105.09	58.62	140.73	91.50 to 101.68	351,533	323,090
300	7	63.25	73.60	83.94	21.42	87.68	56.72	113.45	56.72 to 113.45	8,108,857	6,806,929
304	3	98.30	98.29	98.44	00.70	99.85	97.26	99.32	N/A	891,333	877,433
309	4	126.15	154.35	163.07	25.12	94.65	122.20	242.90	N/A	229,750	374,650
311	1	37.68	37.68	37.68	00.00	100.00	37.68	37.68	N/A	20,610,839	7,765,600
324	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	120,000	120,000
326	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	250,000	233,300
341	5	100.53	93.00	87.28	09.29	106.55	61.01	104.50	N/A	1,035,322	903,600
343	3	99.52	106.24	113.47	27.72	93.63	68.21	150.99	N/A	752,667	854,033
344	68	99.84	100.95	102.18	10.55	98.80	74.25	150.76	95.32 to 103.47	674,805	689,504
349	4	78.36	83.98	73.06	35.29	114.95	52.08	127.13	N/A	1,105,000	807,350
350	2	97.80	97.80	95.57	03.58	102.33	94.30	101.29	N/A	938,750	897,150
352	115	94.49	89.43	79.03	11.48	113.16	54.31	139.29	90.79 to 96.83	419,878	331,817
353	18	96.37	94.44	85.84	11.84	110.02	71.79	119.03	78.49 to 105.00	787,382	675,861
381	3	96.72	96.22	95.41	03.72	100.85	90.56	101.37	N/A	271,667	259,200
384	3	89.21	94.16	93.90	06.84	100.28	87.49	105.78	N/A	226,667	212,833
386	2	79.33	79.33	77.87	02.48	101.87	77.36	81.30	N/A	976,500	760,400
391	4	99.52	99.07	98.92	04.90	100.15	89.36	107.89	N/A	447,500	442,650
406	18	99.20	95.84	84.80	11.82	113.02	71.29	121.68	87.23 to 104.19	841,913	713,967
412	13	92.73	91.30	92.85	07.44	98.33	65.52	108.56	85.22 to 98.28	1,653,846	1,535,538
424	1	118.01	118.01	118.01	00.00	100.00	118.01	118.01	N/A	622,000	734,000
426	7	102.06	100.63	102.91	08.30	97.78	78.34	116.27	78.34 to 116.27	915,000	941,586
434	1	100.15	100.15	100.15	00.00	100.00	100.15	100.15	N/A	275,000	275,400
435	1	120.00	120.00	120.00	00.00	100.00	120.00	120.00	N/A	25,000	30,000
436	1	69.67	69.67	69.67	00.00	100.00	69.67	69.67	N/A	600,000	418,000
442	5	111.06	121.94	112.72	16.53	108.18	100.72	155.85	N/A	343,000	386,640
444	2	125.41	125.41	113.04	30.69	110.94	86.92	163.89	N/A	280,000	316,500
451	1	69.35	69.35	69.35	00.00	100.00	69.35	69.35	N/A	5,410,331	3,752,200
453	1	106.80	106.80	106.80	00.00	100.00	106.80	106.80	N/A	1,753,618	1,872,800
468	1	99.28	99.28	99.28	00.00	100.00	99.28	99.28	N/A	69,900	69,400
483	3	112.95	114.54	116.02	07.37	98.72	102.86	127.82	N/A	2,765,000	3,207,867
494	1	85.47	85.47	85.47	00.00	100.00	85.47	85.47	N/A	695,000	594,000
496	1	93.38	93.38	93.38	00.00	100.00	93.38	93.38	N/A	585,000	546,300
528	3	100.39	98.86	100.66	02.58	98.21	94.20	101.98	N/A	370,000	372,433

55 Lancaster
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 MEAN : 96
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 PRD : 110.25

COV : 19.35
 STD : 18.50
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 MIN Sales Ratio : 33.08

95% Median C.I. : 95.55 to 98.08
 95% Wgt. Mean C.I. : 80.33 to 93.09
 95% Mean C.I. : 93.85 to 97.35

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531	7	93.71	90.54	79.32	28.68	114.15	33.08	122.13	33.08 to 122.13	1,041,486	826,057
533	3	77.13	75.79	74.37	05.47	101.91	68.80	81.45	N/A	893,667	664,600
534	26	97.50	99.93	99.59	11.99	100.34	71.88	136.93	93.31 to 106.89	310,567	309,304
554	37	100.63	99.64	97.51	07.95	102.18	76.33	126.69	97.31 to 102.86	371,669	362,422
582	2	87.32	87.32	81.06	27.90	107.72	62.96	111.67	N/A	56,500	45,800
588	2	82.33	82.33	82.75	12.77	99.49	71.82	92.84	N/A	4,087,075	3,382,050
595	4	100.62	100.34	100.21	09.84	100.13	82.75	117.35	N/A	2,214,750	2,219,400
600	1	80.99	80.99	80.99	00.00	100.00	80.99	80.99	N/A	3,568,361	2,890,000
718	1	108.99	108.99	108.99	00.00	100.00	108.99	108.99	N/A	575,000	626,700
<u>ALL</u>	<u>429</u>	<u>96.90</u>	<u>95.60</u>	<u>86.71</u>	<u>12.95</u>	<u>110.25</u>	<u>33.08</u>	<u>242.90</u>	<u>95.55 to 98.08</u>	<u>809,337</u>	<u>701,789</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 4,526,411,570	\$ 149,213,971		\$ 4,377,197,599	--	\$ 3,311,146,291	--
2009	\$ 4,574,088,900	\$ 111,116,094	2.43%	\$ 4,462,972,806	--	\$ 2,990,749,156	--
2010	\$ 4,613,036,254	\$ 60,095,754	1.30%	\$ 4,552,940,500	-0.46%	\$ 3,082,602,524	3.07%
2011	\$ 4,609,183,301	\$ 40,632,444	0.88%	\$ 4,568,550,857	-0.96%	\$ 3,204,759,020	3.96%
2012	\$ 4,926,833,720	\$ 67,245,234	1.36%	\$ 4,859,588,486	5.43%	\$ 3,376,426,931	5.36%
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970	2.05%	\$ 3,523,147,197	4.35%
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
2017	\$ 5,750,454,278	\$ 220,214,014	3.83%	\$ 5,530,240,264	-1.11%	\$ 3,892,522,238	-0.23%
2018	\$ 6,466,603,627	\$ 202,688,217	3.13%	\$ 6,263,915,410	8.93%	\$ 3,946,261,717	1.38%
2019	\$ 6,543,625,878	\$ 165,725,817	2.53%	\$ 6,377,900,061	-1.37%	\$ 4,042,755,921	2.45%
Ann %chg		3.65%		Average	1.45%	3.06%	3.07%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.46%	0.85%	3.07%
2011	-0.12%	0.77%	7.16%
2012	6.24%	7.71%	12.90%
2013	9.92%	11.64%	17.80%
2014	9.82%	12.82%	21.11%
2015	17.51%	18.33%	25.95%
2016	17.76%	22.26%	30.45%
2017	20.90%	25.72%	30.15%
2018	36.94%	41.37%	31.95%
2019	39.44%	43.06%	35.18%

County Number	55
County Name	Lancaster

55 Lancaster
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 3/23/2020

Number of Sales : 35
Total Sales Price : 19,630,462
Total Adj. Sales Price : 19,630,462
Total Assessed Value : 13,782,600
Avg. Adj. Sales Price : 560,870
Avg. Assessed Value : 393,789

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 15.14
PRD : 102.52

COV : 19.71
STD : 14.19
Avg. Abs. Dev : 10.57
MAX Sales Ratio : 115.09
MIN Sales Ratio : 47.95

95% Median C.I. : 65.21 to 75.02
95% Wgt. Mean C.I. : 65.75 to 74.67
95% Mean C.I. : 67.28 to 76.68

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	4	65.09	63.54	63.19	03.40	100.55	57.68	66.29	N/A	648,914	410,025	
01-JAN-17 To 31-MAR-17	2	73.84	73.84	73.76	09.21	100.11	67.04	80.63	N/A	353,850	261,000	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	2	69.74	69.74	69.71	00.10	100.04	69.67	69.81	N/A	591,775	412,550	
01-OCT-17 To 31-DEC-17	3	66.60	70.03	68.89	13.45	101.65	58.30	85.19	N/A	761,372	524,533	
01-JAN-18 To 31-MAR-18	4	71.53	77.67	74.55	11.02	104.19	69.20	98.42	N/A	549,797	409,900	
01-APR-18 To 30-JUN-18	4	81.05	81.37	78.00	27.14	104.32	48.29	115.09	N/A	464,625	362,400	
01-JUL-18 To 30-SEP-18	2	84.15	84.15	84.24	01.57	99.89	82.83	85.47	N/A	730,200	615,100	
01-OCT-18 To 31-DEC-18	4	56.06	58.77	56.62	13.95	103.80	47.95	75.02	N/A	617,874	349,850	
01-JAN-19 To 31-MAR-19	4	73.30	73.42	72.17	13.49	101.73	62.05	85.01	N/A	603,477	435,525	
01-APR-19 To 30-JUN-19	5	72.67	69.68	70.06	10.20	99.46	54.47	82.90	N/A	441,191	309,100	
01-JUL-19 To 30-SEP-19	1	86.16	86.16	86.16	00.00	100.00	86.16	86.16	N/A	250,000	215,400	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	8	66.67	67.66	66.58	06.19	101.62	57.68	80.63	57.68 to 80.63	560,863	373,400	
01-OCT-17 To 30-SEP-18	13	72.67	78.04	75.53	18.56	103.32	48.29	115.09	66.60 to 91.64	600,169	453,308	
01-OCT-18 To 30-SEP-19	14	68.84	68.81	66.78	15.60	103.04	47.95	86.16	54.47 to 82.90	524,383	350,171	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	7	69.67	71.03	69.95	08.96	101.54	58.30	85.19	58.30 to 85.19	596,481	417,243	
01-JAN-18 To 31-DEC-18	14	71.56	74.25	71.58	20.23	103.73	47.95	115.09	53.96 to 91.64	570,684	408,486	
<u>ALL</u>	35	69.81	71.98	70.21	15.14	102.52	47.95	115.09	65.21 to 75.02	560,870	393,789	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	35	69.81	71.98	70.21	15.14	102.52	47.95	115.09	65.21 to 75.02	560,870	393,789	
<u>ALL</u>	35	69.81	71.98	70.21	15.14	102.52	47.95	115.09	65.21 to 75.02	560,870	393,789	

55 Lancaster
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 Avg. Assessed Value : 393,789

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 72
 COD : 15.14
 PRD : 102.52

COV : 19.71
 STD : 14.19
 Avg. Abs. Dev : 10.57
 MAX Sales Ratio : 115.09
 MIN Sales Ratio : 47.95

95% Median C.I. : 65.21 to 75.02
 95% Wgt. Mean C.I. : 65.75 to 74.67
 95% Mean C.I. : 67.28 to 76.68

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	11	69.20	73.36	72.28	13.73	101.49	58.15	98.42	62.05 to 85.47	540,171	390,409
1	11	69.20	73.36	72.28	13.73	101.49	58.15	98.42	62.05 to 85.47	540,171	390,409
<u> Grass </u>											
County	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	399,780	299,900
1	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	399,780	299,900
<u> ALL </u>	35	69.81	71.98	70.21	15.14	102.52	47.95	115.09	65.21 to 75.02	560,870	393,789

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Irrigated </u>											
County	2	92.74	92.74	84.98	24.11	109.13	70.38	115.09	N/A	534,600	454,300
1	2	92.74	92.74	84.98	24.11	109.13	70.38	115.09	N/A	534,600	454,300
<u> Dry </u>											
County	27	69.67	71.16	70.68	13.43	100.68	48.29	98.42	64.97 to 81.59	556,845	393,596
1	27	69.67	71.16	70.68	13.43	100.68	48.29	98.42	64.97 to 81.59	556,845	393,596
<u> Grass </u>											
County	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	399,780	299,900
1	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	399,780	299,900
<u> ALL </u>	35	69.81	71.98	70.21	15.14	102.52	47.95	115.09	65.21 to 75.02	560,870	393,789

Lancaster County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6975	6187	5770	5400	4987	4787	4573	4385	5302
Butler	1	6698	6197	5929	5870	5583	5572	5179	5047	6166
Cass	1	6275	0	4764	5387	4880	4850	4250	4211	4864
Gage	1	5306	n/a	5065	5083	4393	n/a	3985	3985	4775
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Otoe	1	5500	n/a	5400	5400	4900	4900	4200	4200	5162
Saline	3	6800	6700	6500	0	5800	4900	4700	3800	6411
Saunders	1	6320	n/a	5837	5466	n/a	4870	3949	3670	4802
Saunders	3	6930	n/a	6427	5901	n/a	5373	4499	4091	5807
Seward	1	7200	7150	6597	6599	6600	5800	4800	4291	6546

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5400	4875	4496	4199	4009	3524	3299	3185	4069
Butler	1	5400	4899	4611	4599	4386	3993	3100	3000	4324
Cass	1	5252	5100	4907	4600	4387	4301	40009	3775	4626
Gage	1	4000	4000	3610	3610	3040	n/a	2415	2415	3141
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Otoe	1	4400	4400	4099	3980	3900	3850	3300	3000	3957
Saline	3	5600	5500	5100	5100	5000	3695	3600	2900	4644
Saunders	1	5658	5493	5292	n/a	4560	3839	3433	3196	4231
Saunders	3	5357	5176	5060	n/a	4281	3919	3711	3484	4554
Seward	1	5300	5200	4750	4750	4700	3500	3200	2900	4601

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2153	2145	2099	n/a	2076	1961	2110	2091	2136
Butler	1	2291	2272	2233	2200	1863	2128	n/a	2050	2266
Cass	1	2412	2302	2270	0	2123	0	1887	1648	2282
Gage	1	2100	2100	2000	2000	1800	1800	n/a	1600	2079
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Otoe	1	2100	2100	2080	2050	2030	2000	1750	1550	2093
Saline	3	1812	2100	1991	2000	1799	198	1700	1600	1739
Saunders	1	2507	2508	2257	n/a	n/a	n/a	n/a	2081	2450
Saunders	3	2520	2531	2259	n/a	n/a	2000	n/a	2015	2476
Seward	1	1900	1899	1800	n/a	1600	n/a	n/a	1600	1874

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	n/a	n/a	746
Butler	1	2882	1499	787
Cass	1	2450	2192	599
Gage	1	3375	1000	200
Johnson	1	2495	1374	130
Otoe	1	3280	1110	100
Saline	3	2540	600	101
Saunders	1	2967	719	177
Saunders	3	2970	642	159
Seward	1	2750	602	100

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Type : Qualified

Number of Sales :	99	Median :	72	COV :	23.96	95% Median C.I. :	69.79 to 78.28
Total Sales Price :	59,570,428	Wgt. Mean :	73	STD :	17.74	95% Wgt. Mean C.I. :	69.74 to 75.43
Total Adj. Sales Price :	59,570,428	Mean :	74	Avg. Abs.Dev :	13.33	95% Mean C.I. :	70.54 to 77.52
Total Assessed Value :	43,239,247						
Avg. Adj. Sales Price :	601,721	COD :	18.44	MAX Sales Ratio :	114.99		
Avg. Assessed Value :	436,760	PRD :	101.98	MIN Sales Ratio :	00.05		

Printed : 04/01/2020

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>											
10/01/2016 To 12/31/2016	12	65.74	74.52	70.47	22.62	105.75	50.05	106.62	57.24 to 93.48	511,038	360,145
01/01/2017 To 03/31/2017	6	73.27	77.83	77.57	20.12	100.34	59.90	113.64	59.90 to 113.64	667,627	517,896
04/01/2017 To 06/30/2017	6	84.51	77.45	72.02	18.99	107.54	53.85	94.01	53.85 to 94.01	595,527	428,872
07/01/2017 To 09/30/2017	4	69.80	75.32	73.02	08.02	103.15	69.65	92.04	N/A	494,528	361,099
10/01/2017 To 12/31/2017	9	73.79	72.97	73.46	11.68	99.33	57.03	85.19	58.69 to 84.71	580,389	426,331
01/01/2018 To 03/31/2018	9	70.33	69.51	67.92	19.02	102.34	20.11	98.40	62.83 to 85.66	624,707	424,321
04/01/2018 To 06/30/2018	7	70.92	77.27	75.40	21.97	102.48	48.30	114.99	48.30 to 114.99	640,106	482,659
07/01/2018 To 09/30/2018	2	84.12	84.12	84.21	01.59	99.89	82.78	85.46	N/A	730,200	614,885
10/01/2018 To 12/31/2018	15	71.15	72.04	73.30	14.74	98.28	49.51	102.37	58.08 to 82.06	760,417	557,419
01/01/2019 To 03/31/2019	17	69.61	68.91	67.68	22.34	101.82	00.05	98.53	60.45 to 84.48	626,010	423,675
04/01/2019 To 06/30/2019	9	78.28	77.63	77.97	12.67	99.56	54.37	102.34	64.76 to 85.39	429,914	335,208
07/01/2019 To 09/30/2019	3	89.64	86.66	80.56	11.45	107.57	69.78	100.55	N/A	392,095	315,872
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	28	69.80	75.97	72.96	20.76	104.13	50.05	113.64	64.94 to 90.65	560,339	408,812
10/01/2017 To 09/30/2018	27	72.53	73.76	73.06	17.12	100.96	20.11	114.99	66.52 to 84.18	621,741	454,232
10/01/2018 To 09/30/2019	44	72.48	72.97	72.08	17.98	101.23	00.05	102.37	67.12 to 82.89	615,771	443,824
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	25	73.79	75.59	74.16	16.13	101.93	53.85	113.64	67.00 to 84.53	591,221	438,479
01/01/2018 To 12/31/2018	33	71.15	73.19	73.09	17.62	100.14	20.11	114.99	69.19 to 82.06	696,053	508,744

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	99	72.30	74.03	72.59	18.44	101.98	00.05	114.99	69.79 to 78.28	601,721	436,760

Type : Qualified

Number of Sales :	99	Median :	72	COV :	23.96	95% Median C.I. :	69.79 to 78.28
Total Sales Price :	59,570,428	Wgt. Mean :	73	STD :	17.74	95% Wgt. Mean C.I. :	69.74 to 75.43
Total Adj. Sales Price :	59,570,428	Mean :	74	Avg. Abs.Dev :	13.33	95% Mean C.I. :	70.54 to 77.52
Total Assessed Value :	43,239,247						
Avg. Adj. Sales Price :	601,721	COD :	18.44	MAX Sales Ratio :	114.99		
Avg. Assessed Value :	436,760	PRD :	101.98	MIN Sales Ratio :	00.05		

Printed : 04/01/2020

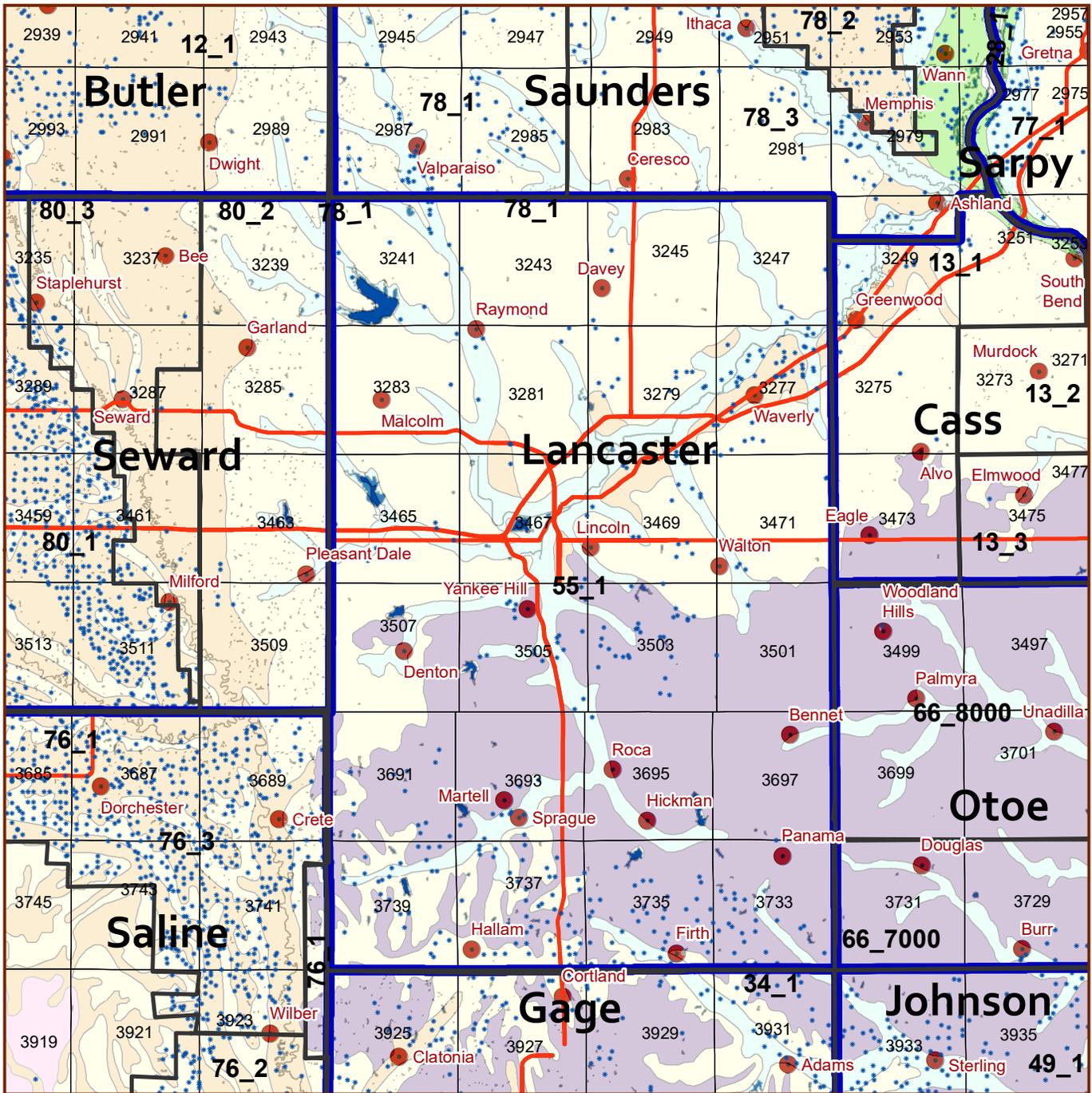
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	78.04	78.04	78.04		100.00	78.04	78.04	N/A	621,000	484,626
1	1	78.04	78.04	78.04		100.00	78.04	78.04	N/A	621,000	484,626
<u>Dry</u>											
County	23	69.19	71.82	68.56	14.77	104.75	53.85	106.62	62.83 to 81.59	638,585	437,830
1	23	69.19	71.82	68.56	14.77	104.75	53.85	106.62	62.83 to 81.59	638,585	437,830
<u>Grass</u>											
County	8	65.40	57.09	47.10	33.46	121.21	00.05	93.48	00.05 to 93.48	374,840	176,534
1	8	65.40	57.09	47.10	33.46	121.21	00.05	93.48	00.05 to 93.48	374,840	176,534
<u>ALL</u>											
10/01/2016 To 09/30/2019	99	72.30	74.03	72.59	18.44	101.98	00.05	114.99	69.79 to 78.28	601,721	436,760

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	8	80.05	84.61	79.87	17.30	105.93	62.36	114.99	62.36 to 114.99	996,459	795,843
1	8	80.05	84.61	79.87	17.30	105.93	62.36	114.99	62.36 to 114.99	996,459	795,843
<u>Dry</u>											
County	59	71.15	74.12	71.83	15.28	103.19	48.30	106.62	69.19 to 78.28	589,972	423,765
1	59	71.15	74.12	71.83	15.28	103.19	48.30	106.62	69.19 to 78.28	589,972	423,765
<u>Grass</u>											
County	9	63.68	56.31	47.37	32.91	118.87	00.05	93.48	20.11 to 84.21	366,980	173,829
1	9	63.68	56.31	47.37	32.91	118.87	00.05	93.48	20.11 to 84.21	366,980	173,829
<u>ALL</u>											
10/01/2016 To 09/30/2019	99	72.30	74.03	72.59	18.44	101.98	00.05	114.99	69.79 to 78.28	601,721	436,760

LANCASTER COUNTY



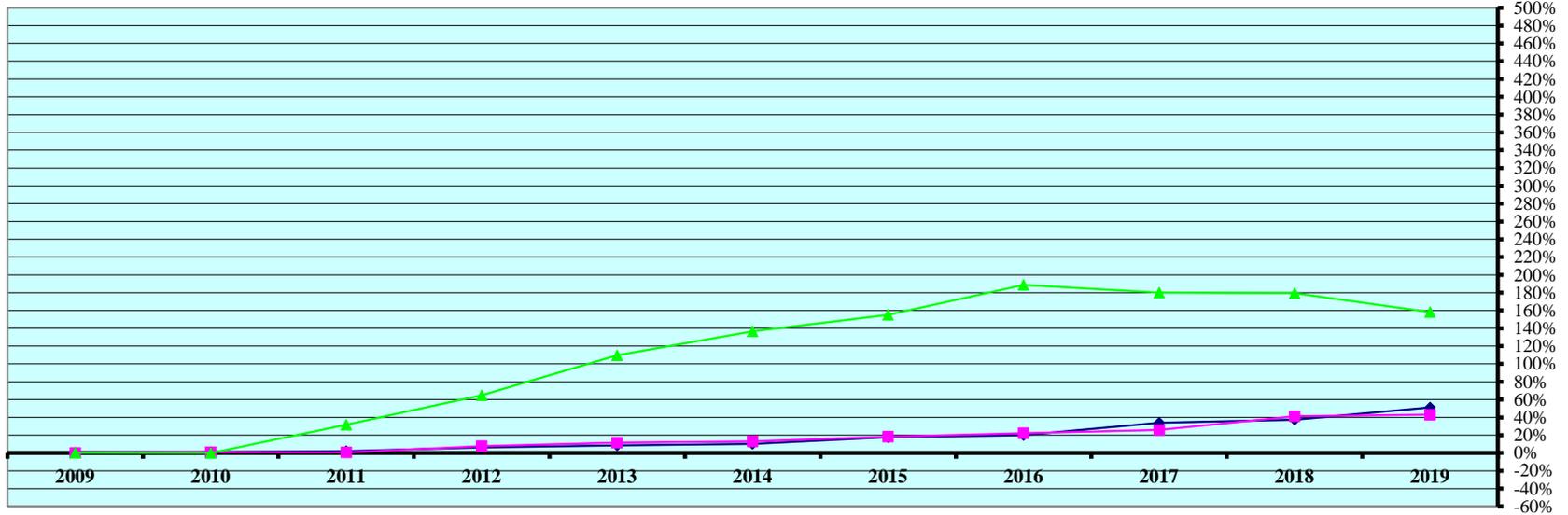
Legend

-  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 2009-2019



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
2009	12,154,404,900	--	--	--	4,574,088,900	--	--	--	548,663,700	--	--	--
2010	12,269,636,272	115,231,372	0.95%	0.95%	4,613,036,254	38,947,354	0.85%	0.85%	547,846,400	-817,300	-0.15%	-0.15%
2011	12,387,680,348	118,044,076	0.96%	1.92%	4,609,183,301	-3,852,953	-0.08%	0.77%	722,916,600	175,070,200	31.96%	31.76%
2012	12,917,564,759	529,884,411	4.28%	6.28%	4,926,833,720	317,650,419	6.89%	7.71%	903,513,200	180,596,600	24.98%	64.68%
2013	13,169,581,568	252,016,809	1.95%	8.35%	5,106,610,580	179,776,860	3.65%	11.64%	1,149,661,600	246,148,400	27.24%	109.54%
2014	13,392,746,841	223,165,273	1.69%	10.19%	5,160,576,496	53,965,916	1.06%	12.82%	1,298,595,200	148,933,600	12.95%	136.68%
2015	14,300,709,448	907,962,607	6.78%	17.66%	5,412,682,869	252,106,373	4.89%	18.33%	1,399,285,900	100,690,700	7.75%	155.04%
2016	14,578,018,652	277,309,204	1.94%	19.94%	5,592,453,026	179,770,157	3.32%	22.26%	1,583,850,896	184,564,996	13.19%	188.67%
2017	16,277,518,082	1,699,499,430	11.66%	33.92%	5,750,454,278	158,001,252	2.83%	25.72%	1,536,914,114	-46,936,782	-2.96%	180.12%
2018	16,679,061,911	401,543,829	2.47%	37.23%	6,466,603,627	716,149,349	12.45%	41.37%	1,532,705,440	-4,208,674	-0.27%	179.35%
2019	18,377,264,126	1,698,202,215	10.18%	51.20%	6,543,625,878	77,022,251	1.19%	43.06%	1,416,130,385	-116,575,055	-7.61%	158.11%

Rate Annual %chg: Residential & Recreational **4.22%** Commercial & Industrial **3.65%** Agricultural Land **9.95%**

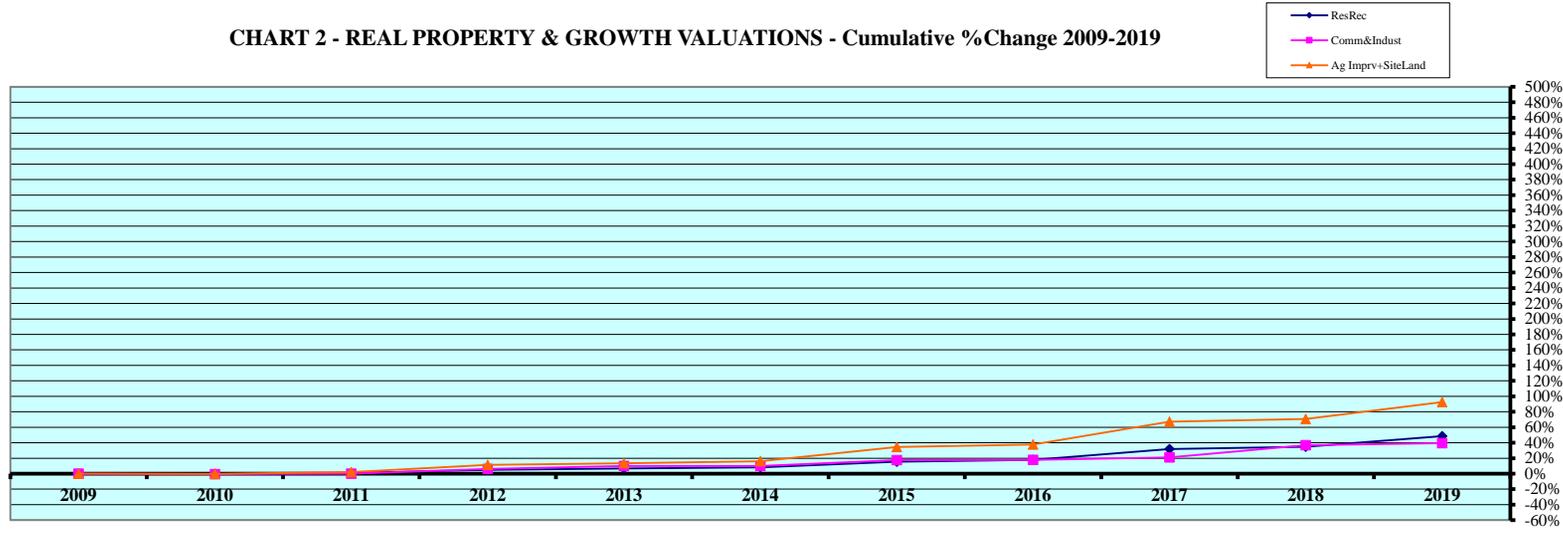
Cnty# **55**
County **LANCASTER**

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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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
2009	12,154,404,900	152,668,214	1.26%	12,001,736,686	--	--	4,574,088,900	111,116,094	2.43%	4,462,972,806	--	--
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	-0.15%	-0.15%	4,613,036,254	60,095,754	1.30%	4,552,940,500	-0.46%	-0.46%
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	0.75%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	-0.12%
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	5.05%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	6.24%
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	6.78%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	9.92%
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	8.32%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	9.82%
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	15.55%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	17.51%
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	17.88%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	17.76%
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	31.71%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	20.90%
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	34.66%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	36.94%
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	48.55%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	39.44%
Rate Ann%chg	4.22%				2.68%		3.65%			C & I w/o growth	1.45%	

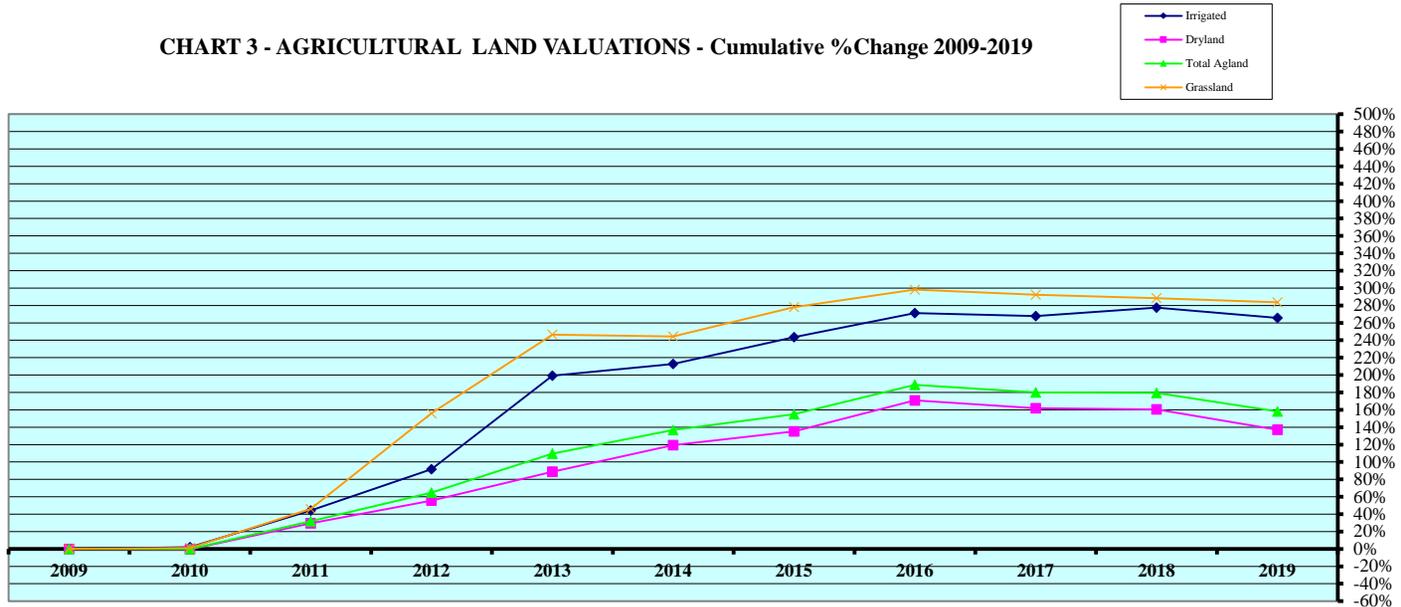
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	379,720,000	25,277,800	404,997,800	9,451,067	--	--
2010	390,083,000	24,578,700	414,661,700	10,618,977	-0.24%	-0.24%
2011	328,297,000	96,004,000	424,301,000	11,213,400	-0.38%	2.00%
2012	415,474,100	43,618,600	459,092,700	8,141,988	6.28%	11.35%
2013	429,234,600	39,870,300	469,104,900	10,146,418	-0.03%	13.32%
2014	445,204,500	35,697,400	480,901,900	10,929,406	0.18%	16.04%
2015	512,050,100	44,707,800	556,757,900	12,482,453	13.18%	34.39%
2016	518,807,800	51,597,705	570,405,505	13,147,215	0.09%	37.60%
2017	633,739,300	53,841,286	687,580,586	10,677,930	18.67%	67.14%
2018	645,843,000	57,780,160	703,623,160	12,723,960	0.48%	70.59%
2019	727,538,200	70,440,215	797,978,415	18,176,807	10.83%	92.54%
Rate Ann%chg	6.72%	10.79%	7.02%		Ag Imprv+Site w/o growth	4.91%

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

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County LANCASTER

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	32,757,736	--	--	--	474,781,091	--	--	--	39,294,630	--	--	--
2010	33,412,915	655,179	2.00%	2.00%	472,830,316	-1,950,775	-0.41%	-0.41%	39,775,390	480,760	1.22%	1.22%
2011	47,213,106	13,800,191	41.30%	44.13%	614,469,577	141,639,261	29.96%	29.42%	57,404,893	17,629,503	44.32%	46.09%
2012	62,817,573	15,604,467	33.05%	91.76%	738,171,849	123,702,272	20.13%	55.48%	100,639,386	43,234,493	75.31%	156.11%
2013	98,027,389	35,209,816	56.05%	199.25%	896,410,405	158,238,556	21.44%	88.80%	136,096,782	35,457,396	35.23%	246.35%
2014	102,451,744	4,424,355	4.51%	212.76%	1,041,670,226	145,259,821	16.20%	119.40%	135,283,681	-813,101	-0.60%	244.28%
2015	112,549,748	10,098,004	9.86%	243.58%	1,117,128,144	75,457,918	7.24%	135.29%	148,557,800	13,274,119	9.81%	278.06%
2016	121,644,841	9,095,093	8.08%	271.35%	1,286,040,036	168,911,892	15.12%	170.87%	156,486,045	7,928,245	5.34%	298.24%
2017	120,500,466	-1,144,375	-0.94%	267.85%	1,242,389,445	-43,650,591	-3.39%	161.68%	154,165,474	-2,320,571	-1.48%	292.33%
2018	123,658,469	3,158,003	2.62%	277.49%	1,236,410,660	-5,978,785	-0.48%	160.42%	152,600,411	-1,565,063	-1.02%	288.35%
2019	119,747,082	-3,911,388	-3.16%	265.55%	1,124,999,200	-111,411,460	-9.01%	136.95%	150,765,393	-1,835,018	-1.20%	283.68%

Rate Ann.%chg: Irrigated **13.84%** Dryland **9.01%** Grassland **14.39%**

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
2009	1,830,243	--	--	--	0	--	--	--	548,663,700	--	--	--
2010	1,827,779	-2,464	-0.13%	-0.13%	0	0			547,846,400	-817,300	-0.15%	-0.15%
2011	1,849,124	21,345	1.17%	1.03%	1,979,900	1,979,900			722,916,600	175,070,200	31.96%	31.76%
2012	1,884,392	35,268	1.91%	2.96%	0	-1,979,900	-100.00%		903,513,200	180,596,600	24.98%	64.68%
2013	19,127,024	17,242,632	915.02%	945.05%	0	0			1,149,661,600	246,148,400	27.24%	109.54%
2014	19,189,549	62,525	0.33%	948.47%	0	0			1,298,595,200	148,933,600	12.95%	136.68%
2015	21,050,208	1,860,659	9.70%	1050.13%	0	0			1,399,285,900	100,690,700	7.75%	155.04%
2016	19,679,974	-1,370,234	-6.51%	975.27%	0	0			1,583,850,896	184,564,996	13.19%	188.67%
2017	19,858,729	178,755	0.91%	985.03%	0	0			1,536,914,114	-46,936,782	-2.96%	180.12%
2018	20,035,900	177,171	0.89%	994.71%	0	0			1,532,705,440	-4,208,674	-0.27%	179.35%
2019	20,618,711	582,811	2.91%	1026.56%	0	0			1,416,130,385	-116,575,055	-7.61%	158.11%

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Rate Ann.%chg: Total Agric Land **9.95%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	32,789,030	15,364	2,134			474,929,803	294,089	1,615			38,700,397	56,834	681		
2010	32,588,653	15,262	2,135	0.06%	0.06%	473,565,260	293,779	1,612	-0.18%	-0.18%	39,601,221	57,993	683	0.28%	0.28%
2011	47,130,272	17,971	2,623	22.82%	22.89%	615,699,479	293,092	2,101	30.32%	30.08%	57,104,875	56,980	1,002	46.76%	47.18%
2012	62,989,621	18,032	3,493	33.20%	63.69%	739,149,527	279,062	2,649	26.09%	64.01%	100,076,413	71,454	1,401	39.75%	105.68%
2013	98,031,906	17,928	5,468	56.53%	156.22%	897,333,937	274,944	3,264	23.22%	102.10%	135,756,410	75,337	1,802	28.66%	164.63%
2014	102,185,334	18,704	5,463	-0.09%	155.99%	1,043,353,640	273,268	3,818	16.99%	136.42%	136,603,555	75,687	1,805	0.16%	165.05%
2015	112,522,476	19,072	5,900	7.99%	176.45%	1,120,201,903	271,606	4,124	8.02%	155.39%	148,541,012	76,093	1,952	8.16%	186.68%
2016	122,750,145	19,138	6,414	8.72%	200.55%	1,286,659,923	269,939	4,766	15.57%	195.15%	156,870,865	76,657	2,046	4.83%	200.53%
2017	120,305,949	19,623	6,131	-4.42%	187.27%	1,241,909,098	268,828	4,620	-3.08%	186.06%	153,088,262	76,269	2,007	-1.92%	194.77%
2018	123,657,292	20,108	6,150	0.31%	188.16%	1,236,956,268	267,899	4,617	-0.05%	185.91%	152,674,528	76,280	2,002	-0.28%	193.93%
2019	119,837,322	21,352	5,613	-8.74%	162.99%	1,125,988,657	266,361	4,227	-8.45%	161.77%	150,270,650	74,972	2,004	0.14%	194.35%

Rate Annual %chg Average Value/Acre:

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
2009	1,810,171	24,174	75			0	0				548,229,401	390,460	1,404		
2010	1,831,866	24,327	75	0.56%	0.56%	0	0				547,587,000	391,360	1,399	-0.35%	-0.35%
2011	1,850,474	24,680	75	-0.43%	0.13%	0	0				721,785,100	392,722	1,838	31.35%	30.90%
2012	1,881,339	25,125	75	-0.13%	0.00%	0	0				904,096,900	393,672	2,297	24.96%	63.57%
2013	19,152,747	25,557	749	900.83%	900.82%	0	0				1,150,275,000	393,766	2,921	27.20%	108.05%
2014	19,262,171	25,699	750	0.02%	900.98%	0	0				1,301,404,700	393,358	3,308	13.26%	135.63%
2015	21,085,705	26,047	810	8.00%	981.07%	0	0				1,402,351,096	392,818	3,570	7.90%	154.26%
2016	19,691,338	26,271	750	-7.41%	900.99%	0	0				1,585,972,271	392,005	4,046	13.33%	188.15%
2017	19,802,162	26,433	749	-0.05%	900.45%	0	0				1,535,105,471	391,154	3,925	-3.00%	179.52%
2018	19,966,812	26,582	751	0.27%	903.13%	0	0				1,533,254,900	390,868	3,923	-0.05%	179.38%
2019	20,621,800	27,538	749	-0.31%	900.07%	0	0				1,416,718,429	390,223	3,631	-7.45%	158.57%

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LANCASTER

Rate Annual %chg Average Value/Acre:

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
285,407	LANCASTER	814,000,435	326,300,706	234,775,640	18,377,264,126	6,137,819,888	405,805,990	0	1,416,130,385	727,538,200	70,440,215	0	28,510,075,585
cnty sectorvalue % of total value:		2.86%	1.14%	0.82%	64.46%	21.53%	1.42%		4.97%	2.55%	0.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNET	2,919,947	391,184	25,797	66,315,600	5,499,000	0	0	0	0	0	0	75,151,528
0.25%	%sector of county sector	0.36%	0.12%	0.01%	0.36%	0.09%							0.28%
	%sector of municipality	3.89%	0.52%	0.03%	88.24%	7.32%							100.00%
154	DAVEY	128,657	78,637	4,206	8,993,400	1,021,900	20,500	0	0	0	0	0	10,247,300
0.05%	%sector of county sector	0.02%	0.02%	0.00%	0.05%	0.02%	0.01%						0.04%
	%sector of municipality	1.26%	0.77%	0.04%	87.76%	9.97%	0.20%						100.00%
190	DENTON	501,335	280,071	797,745	12,006,900	1,116,000	0	0	0	0	0	0	14,702,051
0.07%	%sector of county sector	0.06%	0.09%	0.34%	0.07%	0.02%							0.05%
	%sector of municipality	3.41%	1.90%	5.43%	81.67%	7.59%							100.00%
590	FIRTH	366,846	430,335	517,411	30,131,400	3,760,700	0	0	25,800	0	0	0	35,232,492
0.21%	%sector of county sector	0.05%	0.13%	0.22%	0.16%	0.06%			0.00%				0.12%
	%sector of municipality	1.04%	1.22%	1.47%	85.52%	10.67%			0.07%				100.00%
213	HALLAM	231,685	149,252	9,773	18,195,200	3,023,600	0	0	0	0	0	0	21,609,510
0.07%	%sector of county sector	0.03%	0.05%	0.00%	0.10%	0.05%							0.08%
	%sector of municipality	1.07%	0.69%	0.05%	84.20%	13.99%							100.00%
1,657	HICKMAN	1,580,685	782,417	1,622,129	170,458,200	15,268,150	0	0	255,800	0	0	0	189,967,381
0.58%	%sector of county sector	0.19%	0.24%	0.69%	0.93%	0.25%			0.02%				0.67%
	%sector of municipality	0.83%	0.41%	0.85%	89.73%	8.04%			0.13%				100.00%
258,818	LINCOLN	696,817,989	264,759,115	147,562,920	15,806,085,226	5,987,304,338	362,546,021	0	1,429,749	0	383,852	0	23,266,889,209
90.68%	%sector of county sector	85.60%	81.14%	62.85%	86.01%	97.55%	89.34%		0.10%		0.54%		81.61%
	%sector of municipality	2.99%	1.14%	0.63%	67.93%	25.73%	1.56%		0.01%		0.00%		100.00%
382	MALCOLM	620,753	115,737	6,190	23,990,000	1,934,600	0	0	0	0	0	0	26,667,280
0.13%	%sector of county sector	0.08%	0.04%	0.00%	0.13%	0.03%							0.09%
	%sector of municipality	2.33%	0.43%	0.02%	89.96%	7.25%							100.00%
256	PANAMA	45,196	156,851	10,154	15,978,400	1,091,600	0	0	0	0	0	0	17,282,201
0.09%	%sector of county sector	0.01%	0.05%	0.00%	0.09%	0.02%							0.06%
	%sector of municipality	0.26%	0.91%	0.06%	92.46%	6.32%							100.00%
167	RAYMOND	435,844	174,017	405,625	9,795,800	856,800	0	0	0	0	0	0	11,668,086
0.06%	%sector of county sector	0.05%	0.05%	0.17%	0.05%	0.01%							0.04%
	%sector of municipality	3.74%	1.49%	3.48%	83.95%	7.34%							100.00%
220	ROCA	24,198	107,158	518,362	13,598,100	1,256,100	0	0	0	0	0	0	15,503,918
0.08%	%sector of county sector	0.00%	0.03%	0.22%	0.07%	0.02%							0.05%
	%sector of municipality	0.16%	0.69%	3.34%	87.71%	8.10%							100.00%
142	SPRAGUE	212,446	89,424	4,783	8,723,500	658,300	0	0	0	0	0	0	9,688,453
0.05%	%sector of county sector	0.03%	0.03%	0.00%	0.05%	0.01%							0.03%
	%sector of municipality	2.19%	0.92%	0.05%	90.04%	6.79%							100.00%
3277	WAVERLY	18,722,456	1,448,394	1,274,239	253,739,700	35,980,500	29,169,769	0	0	0	0	0	340,335,058
1.15%	%sector of county sector	2.30%	0.44%	0.54%	1.38%	0.59%	7.19%						1.19%
	%sector of municipality	5.50%	0.43%	0.37%	74.56%	10.57%	8.57%						100.00%
266,785	Total Municipalities	722,608,037	268,962,592	152,759,334	16,438,011,426	6,058,771,588	391,736,290	0	1,711,349	0	383,852	0	24,034,944,467
93.48%	%all municip.sectors of cnty	88.77%	82.43%	65.07%	89.45%	98.71%	96.53%		0.12%		0.54%		84.30%

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Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 112,999	Value : 28,037,710,597	Growth 478,513,874	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	5,139	218,765,374	0	0	74	5,303,000	5,213	224,068,374	
02. Res Improve Land	92,293	4,106,851,055	0	0	334	30,211,200	92,627	4,137,062,255	
03. Res Improvements	92,293	14,310,142,394	0	0	334	123,190,600	92,627	14,433,332,994	
04. Res Total	97,432	18,635,758,823	0	0	408	158,704,800	97,840	18,794,463,623	293,732,900
% of Res Total	99.58	99.16	0.00	0.00	0.42	0.84	86.58	67.03	61.38
05. Com UnImp Land	1,685	332,522,384	0	0	17	13,068,100	1,702	345,590,484	
06. Com Improve Land	6,136	1,833,802,139	0	0	8	2,837,000	6,144	1,836,639,139	
07. Com Improvements	6,136	4,459,865,961	0	0	8	8,287,400	6,144	4,468,153,361	
08. Com Total	7,821	6,626,190,484	0	0	25	24,192,500	7,846	6,650,382,984	170,141,546
% of Com Total	99.68	99.64	0.00	0.00	0.32	0.36	6.94	23.72	35.56
09. Ind UnImp Land	11	1,625,300	0	0	0	0	11	1,625,300	
10. Ind Improve Land	188	162,647,640	0	0	0	0	188	162,647,640	
11. Ind Improvements	188	243,182,350	0	0	0	0	188	243,182,350	
12. Ind Total	199	407,455,290	0	0	0	0	199	407,455,290	1,616,530
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.18	1.45	0.34
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	97,432	18,635,758,823	0	0	408	158,704,800	97,840	18,794,463,623	293,732,900
% of Res & Rec Total	99.58	99.16	0.00	0.00	0.42	0.84	86.58	67.03	61.38
Com & Ind Total	8,020	7,033,645,774	0	0	25	24,192,500	8,045	7,057,838,274	171,758,076
% of Com & Ind Total	99.69	99.66	0.00	0.00	0.31	0.34	7.12	25.17	35.89
17. Taxable Total	105,452	25,669,404,597	0	0	433	182,897,300	105,885	25,852,301,897	465,490,976
% of Taxable Total	99.59	99.29	0.00	0.00	0.41	0.71	93.70	92.21	97.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	453	17,483,223	75,871,677	0	0	0
19. Commercial	562	245,971,284	606,404,116	0	0	0
20. Industrial	21	24,233,190	25,954,110	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	453	17,483,223	75,871,677
19. Commercial	0	0	0	562	245,971,284	606,404,116
20. Industrial	0	0	0	21	24,233,190	25,954,110
21. Other	0	0	0	0	0	0
22. Total Sch II				1,036	287,687,697	708,229,903

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,434	0	50	3,484

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	285,300	0	0	4,292	973,551,600	4,295	973,836,900
28. Ag-Improved Land	0	0	0	0	2,819	588,678,900	2,819	588,678,900
29. Ag Improvements	0	0	0	0	2,819	622,892,900	2,819	622,892,900

30. Ag Total				7,114	2,185,408,700
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	70.41	577,100	9	70.41	577,100	
32. HomeSite Improv Land	2,447	7,428.51	179,091,700	2,447	7,428.51	179,091,700	
33. HomeSite Improvements	2,447	0.00	566,517,000	2,447	0.00	566,517,000	11,412,098
34. HomeSite Total				2,456	7,498.92	746,185,800	
35. FarmSite UnImp Land	107	213.11	2,726,800	107	213.11	2,726,800	
36. FarmSite Improv Land	2,167	1,005.22	6,381,800	2,167	1,005.22	6,381,800	
37. FarmSite Improvements	2,167	0.00	56,375,900	2,167	0.00	56,375,900	1,610,800
38. FarmSite Total				2,274	1,218.33	65,484,500	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				4,730	8,717.25	811,670,300	13,022,898

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	19	1,625.00	3,510,700	19	1,625.00	3,510,700

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3	80.37	285,300	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7,111	388,693.02	2,185,123,400	7,114	388,773.39	2,185,408,700
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	187.71	0.86%	1,309,283	1.13%	6,975.03
46. 1A	1,108.50	5.08%	6,858,519	5.93%	6,187.21
47. 2A1	7,793.57	35.74%	44,971,813	38.90%	5,770.37
48. 2A	3,235.82	14.84%	17,471,872	15.11%	5,399.52
49. 3A1	3,457.86	15.86%	17,244,845	14.92%	4,987.14
50. 3A	1,398.42	6.41%	6,694,552	5.79%	4,787.23
51. 4A1	4,140.80	18.99%	18,937,671	16.38%	4,573.43
52. 4A	484.00	2.22%	2,122,136	1.84%	4,384.58
53. Total	21,806.68	100.00%	115,610,691	100.00%	5,301.62
Dry					
54. 1D1	1,955.96	0.74%	10,561,506	0.98%	5,399.65
55. 1D	49,507.28	18.67%	241,325,132	22.37%	4,874.54
56. 2D1	38,891.90	14.67%	174,850,946	16.21%	4,495.82
57. 2D	61,617.56	23.24%	258,758,080	23.99%	4,199.42
58. 3D1	4,410.47	1.66%	17,683,514	1.64%	4,009.44
59. 3D	76,861.28	28.99%	270,822,530	25.11%	3,523.52
60. 4D1	27,391.48	10.33%	90,362,697	8.38%	3,298.93
61. 4D	4,481.62	1.69%	14,274,768	1.32%	3,185.18
62. Total	265,117.55	100.00%	1,078,639,173	100.00%	4,068.53
Grass					
63. 1G1	44,190.91	59.38%	95,121,162	59.82%	2,152.51
64. 1G	13,874.45	18.64%	29,755,990	18.71%	2,144.66
65. 2G1	5,105.85	6.86%	10,717,283	6.74%	2,099.02
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	9,215.57	12.38%	19,135,430	12.03%	2,076.42
68. 3G	193.00	0.26%	378,472	0.24%	1,960.99
69. 4G1	1,795.65	2.41%	3,789,462	2.38%	2,110.36
70. 4G	50.73	0.07%	106,073	0.07%	2,090.93
71. Total	74,426.16	100.00%	159,003,872	100.00%	2,136.40
Irrigated Total					
	21,806.68	5.61%	115,610,691	8.42%	5,301.62
Dry Total					
	265,117.55	68.19%	1,078,639,173	78.52%	4,068.53
Grass Total					
	74,426.16	19.14%	159,003,872	11.57%	2,136.40
72. Waste	27,453.24	7.06%	20,484,664	1.49%	746.17
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	870.08	0.22%	0	0.00%	0.00
75. Market Area Total	388,803.63	100.00%	1,373,738,400	100.00%	3,533.24

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	21,806.68	115,610,691	21,806.68	115,610,691
77. Dry Land	63.39	245,965	0.00	0	265,054.16	1,078,393,208	265,117.55	1,078,639,173
78. Grass	0.00	0	0.00	0	74,426.16	159,003,872	74,426.16	159,003,872
79. Waste	16.98	12,735	0.00	0	27,436.26	20,471,929	27,453.24	20,484,664
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	870.08	0	870.08	0
82. Total	80.37	258,700	0.00	0	388,723.26	1,373,479,700	388,803.63	1,373,738,400

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	21,806.68	5.61%	115,610,691	8.42%	5,301.62
Dry Land	265,117.55	68.19%	1,078,639,173	78.52%	4,068.53
Grass	74,426.16	19.14%	159,003,872	11.57%	2,136.40
Waste	27,453.24	7.06%	20,484,664	1.49%	746.17
Other	0.00	0.00%	0	0.00%	0.00
Exempt	870.08	0.22%	0	0.00%	0.00
Total	388,803.63	100.00%	1,373,738,400	100.00%	3,533.24

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 **	5,213	224,068,374	92,627	4,137,062,255	92,627	14,433,332,994	97,840	18,794,463,623	293,732,900
84 Residential Total	5,213	224,068,374	92,627	4,137,062,255	92,627	14,433,332,994	97,840	18,794,463,623	293,732,900

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,713	347,215,784	6,332	1,999,286,779	6,332	4,711,335,711	8,045	7,057,838,274	171,758,076
86 Commercial Total	1,713	347,215,784	6,332	1,999,286,779	6,332	4,711,335,711	8,045	7,057,838,274	171,758,076

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	44,190.91	59.38%	95,121,162	59.82%	2,152.51
88. 1G	13,874.45	18.64%	29,755,990	18.71%	2,144.66
89. 2G1	5,105.85	6.86%	10,717,283	6.74%	2,099.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	9,215.57	12.38%	19,135,430	12.03%	2,076.42
92. 3G	193.00	0.26%	378,472	0.24%	1,960.99
93. 4G1	1,795.65	2.41%	3,789,462	2.38%	2,110.36
94. 4G	50.73	0.07%	106,073	0.07%	2,090.93
95. Total	74,426.16	100.00%	159,003,872	100.00%	2,136.40
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	74,426.16	100.00%	159,003,872	100.00%	2,136.40
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	74,426.16	100.00%	159,003,872	100.00%	2,136.40

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

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	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	18,377,264,126	18,794,463,623	417,199,497	2.27%	293,732,900	0.67%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	727,538,200	746,185,800	18,647,600	2.56%	11,412,098	0.99%
04. Total Residential (sum lines 1-3)	19,104,802,326	19,540,649,423	435,847,097	2.28%	305,144,998	0.68%
05. Commercial	6,137,819,888	6,650,382,984	512,563,096	8.35%	170,141,546	5.58%
06. Industrial	405,805,990	407,455,290	1,649,300	0.41%	1,616,530	0.01%
07. Total Commercial (sum lines 5-6)	6,543,625,878	7,057,838,274	514,212,396	7.86%	171,758,076	5.23%
08. Ag-Farmsite Land, Outbuildings	70,408,100	65,484,500	-4,923,600	-6.99%	1,610,800	-9.28%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	32,115	0	-32,115	-100.00%		
11. Total Non-Agland (sum lines 8-10)	70,440,215	65,484,500	-4,955,715	-7.04%	1,610,800	-9.32%
12. Irrigated	119,747,082	115,610,691	-4,136,391	-3.45%		
13. Dryland	1,124,999,200	1,078,639,173	-46,360,027	-4.12%		
14. Grassland	150,765,393	159,003,872	8,238,479	5.46%		
15. Wasteland	20,618,711	20,484,664	-134,047	-0.65%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,416,130,385	1,373,738,400	-42,391,985	-2.99%		
18. Total Value of all Real Property (Locally Assessed)	27,134,998,804	28,037,710,597	902,711,793	3.33%	478,513,874	1.56%

2020 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	13 with 9 apprentices
3.	Other full-time employees:
	18 this includes 4 Register of Deeds employees
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,502,529
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1500,000 this is commingled with the ROD and the Tech fund of the office.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$20,000
12.	Other miscellaneous funds:
	Within the Register of Deeds \$219,450 is earmarked for technology which originates from filing fees.
13.	Amount of last year's assessor's budget not used:
	\$67,325

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	GIS electronic maps
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer
7.	Who maintains the GIS software and maps?
	Office staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	Ortho and Oblique imagery
9.	When was the aerial imagery last updated?
	April of 2018 with a planned update in April of 2020
10.	Personal Property software:
	Orion

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2020 Residential Assessment Survey for Lancaster County

1.	Valuation data collection done by:												
	County assessor's appraisal staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Lincoln</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Southeast Lincoln</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Northeast Lincoln</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Non-AG</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Lincoln	2	Southeast Lincoln	3	Northeast Lincoln	4	Rural Non-AG	AG	Agricultural outbuildings and improvements
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	West Lincoln												
2	Southeast Lincoln												
3	Northeast Lincoln												
4	Rural Non-AG												
AG	Agricultural outbuildings and improvements												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	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.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The 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.												
5.	Are individual depreciation tables developed for each valuation group?												
	No, the County gives minimal weight to the cost approach in determining market value.												
6.	Describe the methodology used to determine the residential lot values?												
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.												
7.	How are rural residential site values developed?												
	Rural residential site values are developed using market information from similar properties.												
8.	Are there form 191 applications on file?												
	Yes												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	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.												

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2018	2018	2014-2018
	2	2018	2018	2018	2014-2018
	3	2018	2018	2018	2014-2018
	4	2018	2018	2018	2014-2018
	AG	2018	2018	2018	2014-2018

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

2020 Commercial Assessment Survey for Lancaster County

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

2020 Agricultural Assessment Survey for Lancaster County

1.	Valuation data collection done by:							
	County assessor's appraisal staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">The agricultural special value land is one market area.</td> <td style="text-align: center; padding: 5px;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The agricultural special value land is one market area.	2018	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The agricultural special value land is one market area.	2018						
	All of the agricultural land is valued as one market area, and the special value as determined is considered as having only an agricultural influence.							
3.	Describe the process used to determine and monitor market areas.							
	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.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Present use of the parcel is the deciding factor in determining the differences based on both aerial review and physical inspections..							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	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. Currently there is a 10% economic factor for farm home sites.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	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.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Market sales.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	7,098							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	An in depth sales analysis.							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							

8c.	Describe the non-agricultural influences recognized within the county.
	Housing developments, commercial and industrial development.
8d.	Where is the influenced area located within the county?
	The entire county is influenced.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Market approach utilizing the sales 70 acres or greater inside and outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.

Lancaster County's 2020 Three Year Assessment Plan

Robert M. Ogden, 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 2020

Revaluation of residential conversions and most commercial sectors is anticipated for 2020. The aggressive commercial market pushed the revaluation ahead of our planned schedule. The commercial revaluation will largely be based on market calibration to existing valuation tables, as data collection and review was a significant portion of the 2018 commercial revaluation. The agricultural land market will be evaluated by reviewing sales internal and external to Lancaster County. 2019 Legislative changes to both agricultural land classifications and special value provisions will result in additional review of new applications, and a comprehensive analysis of the land capability groups and characteristics that affect the market value of agricultural land.

Tax Year 2021

A revaluation of all residential and agricultural improved property is anticipated for 2021 based on current market trends. Pickup work and sales verification will continue annually. Based on our annual review process we plan to remodel all classes of property as needed, and monitor market and ratio trends for all classes during these intervening years. We will evaluate staffing levels relative to our inspection schedule and plan to implement and leverage desktop review of parcels using high resolution aerial imagery. We will continue to monitor Agricultural land sales both internal and external to Lancaster County, review land use, and ensure individual compliance with the additional special valuation requirements.

Tax Year 2022

We anticipate this to be a “clean up” year. In addition to the routine annual work, we will be evaluating the local market through ratio studies and time trend analyses. We will continue field inspections of one sixth of the properties in all classes. This review will allow the data collection to remain on track with statutory requirements. Pickup work and sales verification will continue annually. Based on our annual review process we should be able to remodel all classes of property as needed, and monitor market and ratio trends for all classes on an annual basis.

2020 Special Value Methodology for Lancaster County



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

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year study period preceding September 30th, 2019. Sales of agricultural land in this timeframe have exceeded \$50,000 per acre for residential and commercial development, while other sale prices appear to reflect the market for agricultural uses. The sales collectively suggest that smaller tracts of land are more marketable for residential and recreational uses, and larger tracts of land are more marketable for agricultural producers. Sales of 75 acres and larger are considered to typically reflect an agricultural land market value with minimal non-agricultural influence.

Lancaster County recognizes a single market area to reflect the uninfluenced agricultural land market. Considering the value of agricultural land as an income-producing asset, various changes in a parcel's productivity and income potential is addressed by use of the Land Capability Groupings (LCG) determined by the Property Tax Administrator. Lancaster County assigns a graduated per acre assessed value based on the parcel's productivity when supported by the market. In the case of grass land, the market did not support an incremental shift in values over the grass land productivity rating. The 'best fit' for the grass assessment was a single rate for all uses. In all land uses, the assessed values were evaluated based on sales with similar soil and production characteristics throughout the Major Land Resource Area (MLRA).

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources, and National Agricultural Statistic Service by the United States Department of Agriculture. Sales of larger than 75 acres reflected a gross earnings rate that was quite comparable to the agricultural market in the MLRA. Gross earning rates reflected approximately 1.5% for pasture land, and around 3% for crop land.

The final 2020 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.