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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 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.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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 assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with 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.

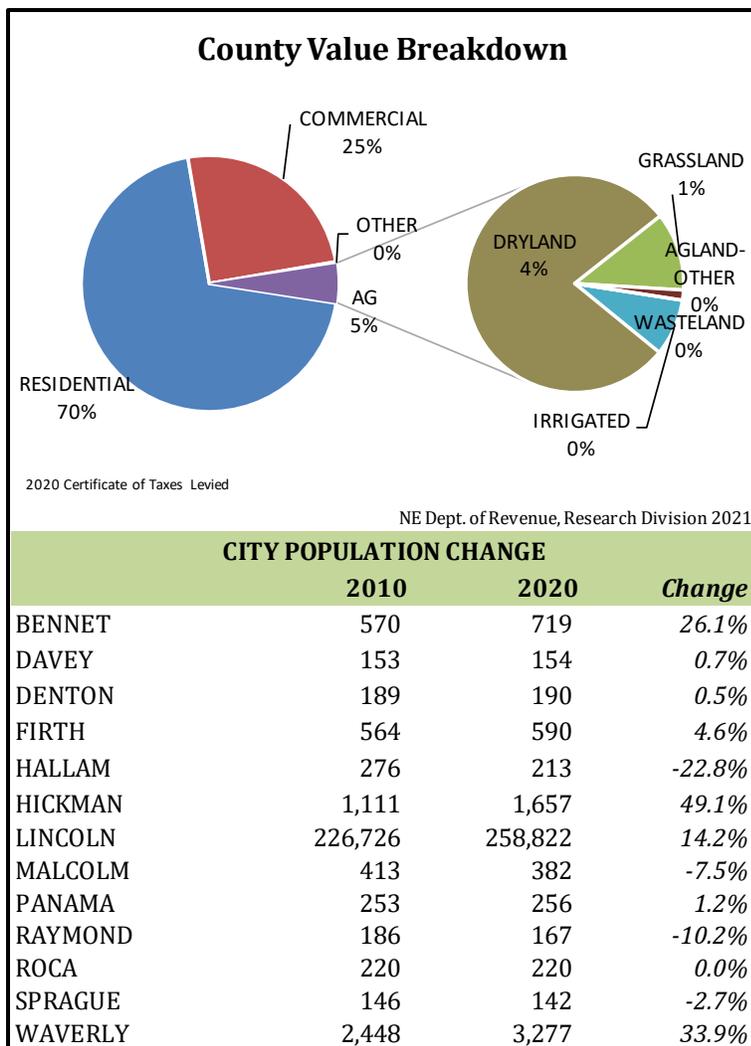
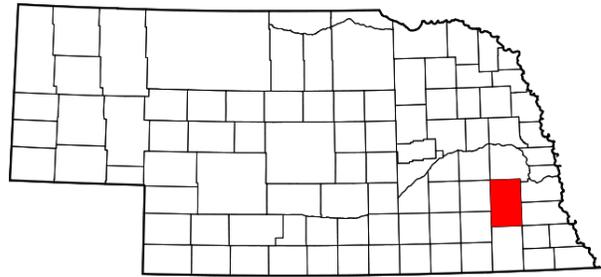
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with 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 has 319,090 residents, per the Census Bureau Quick Facts for 2019, a 12% population increase over the 2010 U.S. Census. Reports indicate that 60% of county residents are homeowners and 79% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$203,842 (2020 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 8,569 employer establishments with total employment of 143,596 a 3% increase in total employment.

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).

2021 Residential Correlation for Lancaster County

Assessment Action

A reappraisal of residential properties, based on the appreciating market was conducted. Valuation Models were updated with new sales, and characteristics were updated based on ongoing physical inspection of properties. Because of the COVID environment in 2020, inspections were conducted primarily with “street level” review in conjunction with desktop reviews using orthophotos and oblique imagery from April 2020. All pick-up work was completed in a timely manner.

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. 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 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.

The sales data export process has been streamlined through the Computer-Assisted Mass Appraisal (CAMA) system and a monthly sales export has been implemented.

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.

2021 Residential Correlation for Lancaster County

The statistical profile consists of 10,378 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 demonstrate a consistent valuation process and support each other. They indicate that residential properties are consistently valued at market value.

The profile indicates an increasing market that is consistent with the area and the number of sales over the two-year study period reflects an active market.

The increase in the residential base excluding growth was just under 11%. The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner. Changes to the population and sample reflect the stated assessment actions.

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	3,398	100.00	100.89	99.76	06.30	101.13
16	2,898	98.86	99.39	98.94	04.87	100.45
17	3,318	99.55	100.19	99.29	06.07	100.91
26	764	98.88	99.41	98.20	06.27	101.23
____ ALL ____	10,378	99.38	100.14	99.22	05.85	100.93

2021 Residential Correlation for Lancaster County

Level of Value

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

2021 Commercial Correlation for Lancaster County

Assessment Actions

For the current assessment year, the Lancaster County Assessor updated the valuation model for some sectors of the commercial class of properties. These included service industrial properties, apartment complexes, apartment buildings, and all multi-family sectors. 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.

Assessment Practice Review

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

The county assessor's sales qualification and verification processes are evaluated to ensure that all arm's-length sales are available for measurement purposes. All sales are reviewed, 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 county assessor's inspection and review cycle for all real property was discussed with the county assessor. The county assessor 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 assessor has adequately identified economic areas for the commercial property class. While the valuation groups may not define unique market areas the commercial models employed by the county assessor are comprehensive enough to make the necessary adjustments to adjust for market trends in each of the value groups.

The sales data export process has been streamlined through the Computer-Assisted Mass Appraisal (CAMA) system and a monthly sales export has been implemented.

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.

2021 Commercial Correlation for Lancaster County

The calculated statistical profile consists of 461 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

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.

For Property Type 2 there are 155 sales with a calculated median of 101%, there are six occupancy codes in this strata. The majority are apartments with 145 sales; the others are spread between single-family dwellings that have been converted to apartments, a fraternity house, senior community living, senior apartments and apartments with retail on the first floor. The median sales assessment ratio for the three-year study period range from 117% to 92% for the most recent year. There are 26 more sales in the most recent year of the study period than occurred in the first year of the study period. With an increasing market as evidenced by the trend of the ratios a decrease to values would not be appropriate.

Study Yrs	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10/01/2017 To 09/30/2018	37	117.25	114.31	90.44	11.91	126.39
10/01/2018 To 09/30/2019	55	101.22	103.53	91.19	15.20	113.53
10/01/2019 To 09/30/2020	63	91.57	94.00	92.54	17.43	101.58

In the assessment model utilized by the county assessor, values are produced by groups by primary use instead of the Marshall & Swift occupancy code of the parcel. The Lancaster County Assessor feels the occupancy codes do not adequately reflect the characteristics that affect market value, the commercial survey explains this in further detail. In reviewing the strata by occupancy code in the statistical profile, occupancy code 352 represents apartments. This group was discussed previously with Property Type 2, the data displays the same trends, and therefore, the conclusion holds true that a recommendation to decrease values is not appropriate in an increasing market.

Occupancy code 353 represents a retail store. Sale prices range from \$42,500 to \$3.2 million, the locations of the retail sales are in both value groups, which are valued by different appraisal methods. The locations range from a small town to the City of Lincoln. This group of sales include a varied array of types of retail, all the way from a medium box store, to single-family residential that have been converted to retail. This occupancy code has a calculated median below the

2021 Commercial Correlation for Lancaster County

acceptable range. In the statistical profile of this occupancy code in the appendix of this report one can see where the median over the three-year study period fluctuates widely. These factors all lead one to have little confidence in the statistics created from this sample.

Occupancy code 412 covers both older strip malls as well as strip centers. They each have differing characteristics that affect market value. Sale prices range from \$350,000 to \$6,100,000. In the addendum of this report is a substat for this group, while the three-year study period displays an increasing market the sample size in any year does not provide confidence in the reliability of the statistics. The increase in the commercial base excluding growth was just under 7%. The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner. Changes to the population and sample reflect the stated assessment actions.

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	442	97.65	98.98	88.62	16.78	111.69
2	19	91.96	94.71	91.39	22.60	103.63
___ ALL ___	461	97.20	98.81	88.65	17.14	111.46

Level of Value

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

2021 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.

The 2021 values were internally measured by the county assessor against sales from Lancaster County larger than 70 acres, and surrounding counties using the sales contained within the state sales file provided by the 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. For 2021 the current market suggested that the current agricultural values remained acceptable. Any individual changes were the result of land use changes or acre recounts. 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 assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

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 six-year inspection and review requirement for the agricultural class of property consist of both a review of agricultural land and a review of agricultural improvements. The county reviewed aerial imagery in 2020 to aid in the determination of 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.

2021 Agricultural Correlation for Lancaster County

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 the county. The summary of the market area analysis concluded that the county assessor has adequately identified market areas for the agricultural land class.

Description of Analysis

The statistical profile displayed for the agricultural class of properties consists of 40 sales of greater than 70 acres, and are all from within Lancaster County. Of the measures of central tendency, the weighted mean and the mean are the same with the median higher by one point, and all are within the acceptable range.

Analyzing by study year there is no discernable trend for the study period, suggesting a flat 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 assessor reflect the current agricultural market and are equalized with the adjoining counties.

A review of the 80% Majority Land Use (MLU) statistics also demonstrates that the dry land in the county has been valued appropriately. A review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) confirms the assessment actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages and the rural residential improvements. All values have been determined to be acceptable and are comparable to adjoining counties. The quality of assessment of agricultural land 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	1	70.38	70.38	70.38	00.00	100.00
1	1	70.38	70.38	70.38	00.00	100.00
<u>Dry</u>						
County	29	70.46	72.16	71.36	14.99	101.12
1	29	70.46	72.16	71.36	14.99	101.12
<u>Grass</u>						
County	3	71.24	48.75	41.67	35.09	116.99
1	3	71.24	48.75	41.67	35.09	116.99
<u>ALL</u>						
	40	70.02	69.14	68.97	16.37	100.25

2021 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%.

2021 Opinions of the Property Tax Administrator for Lancaster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	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 7th day of April, 2021.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2021 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	10378	Median	99.38
Total Sales Price	\$2,469,850,617	Mean	100.14
Total Adj. Sales Price	\$2,469,850,617	Wgt. Mean	99.22
Total Assessed Value	\$2,450,470,300	Average Assessed Value of the Base	\$211,724
Avg. Adj. Sales Price	\$237,989	Avg. Assessed Value	\$236,122

Confidence Interval - Current

95% Median C.I	99.22 to 99.52
95% Wgt. Mean C.I	99.05 to 99.38
95% Mean C.I	99.98 to 100.30
% of Value of the Class of all Real Property Value in the County	67.91
% of Records Sold in the Study Period	10.40
% of Value Sold in the Study Period	11.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	10,304	95	94.96
2019	10,181	99	99.00
2018	9,866	97	97.25
2017	9,219	100	100.31

2021 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	463	Median	97.06
Total Sales Price	\$384,092,981	Mean	98.74
Total Adj. Sales Price	\$384,092,981	Wgt. Mean	88.64
Total Assessed Value	\$340,458,090	Average Assessed Value of the Base	\$951,281
Avg. Adj. Sales Price	\$829,574	Avg. Assessed Value	\$735,331

Confidence Interval - Current

95% Median C.I	94.35 to 99.41
95% Wgt. Mean C.I	82.49 to 94.79
95% Mean C.I	95.39 to 102.09
% of Value of the Class of all Real Property Value in the County	24.81
% of Records Sold in the Study Period	5.71
% of Value Sold in the Study Period	4.41

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	429	97	96.90
2019	392	96	96.43
2018	384	99	99.05
2017	312	96	96.14

**55 Lancaster
RESIDENTIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 10,378
 Total Sales Price : 2,469,850,617
 Total Adj. Sales Price : 2,469,850,617
 Total Assessed Value : 2,450,470,300
 Avg. Adj. Sales Price : 237,989
 Avg. Assessed Value : 236,122

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 100
 COD : 05.85
 PRD : 100.93

COV : 08.53
 STD : 08.54
 Avg. Abs. Dev : 05.81
 MAX Sales Ratio : 256.61
 MIN Sales Ratio : 52.65

95% Median C.I. : 99.22 to 99.52
 95% Wgt. Mean C.I. : 99.05 to 99.38
 95% Mean C.I. : 99.98 to 100.30

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	1,103	104.50	105.35	103.76	06.03	101.53	61.12	256.61	103.97 to 104.99	221,770	230,103	
01-JAN-19 To 31-MAR-19	934	103.82	104.58	103.03	05.57	101.50	65.81	153.92	103.27 to 104.28	221,142	227,852	
01-APR-19 To 30-JUN-19	1,518	101.11	101.70	100.64	04.92	101.05	73.75	164.60	100.81 to 101.53	239,465	240,990	
01-JUL-19 To 30-SEP-19	1,520	100.36	101.03	100.23	05.29	100.80	66.17	214.74	100.07 to 100.67	234,584	235,134	
01-OCT-19 To 31-DEC-19	1,218	99.95	100.72	99.61	04.87	101.11	76.76	151.73	99.58 to 100.25	242,048	241,110	
01-JAN-20 To 31-MAR-20	994	98.61	99.19	98.52	04.90	100.68	67.70	153.55	98.28 to 98.95	238,175	234,649	
01-APR-20 To 30-JUN-20	1,493	96.63	96.92	96.70	04.62	100.23	69.31	162.81	96.46 to 96.88	246,031	237,924	
01-JUL-20 To 30-SEP-20	1,598	94.80	94.77	94.69	05.02	100.08	52.65	150.99	94.55 to 95.08	250,144	236,853	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	5,075	101.92	102.82	101.59	05.61	101.21	61.12	256.61	101.71 to 102.13	230,785	234,452	
01-OCT-19 To 30-SEP-20	5,303	97.16	97.57	97.07	05.22	100.52	52.65	162.81	96.98 to 97.33	244,883	237,719	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	5,190	100.97	101.79	100.68	05.28	101.10	65.81	214.74	100.82 to 101.17	235,344	236,939	
<u>ALL</u>	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
11	3,398	100.00	100.89	99.76	06.30	101.13	65.81	214.74	99.72 to 100.28	218,228	217,701	
16	2,898	98.86	99.39	98.94	04.87	100.45	61.12	163.14	98.53 to 99.05	290,006	286,941	
17	3,318	99.55	100.19	99.29	06.07	100.91	61.38	256.61	99.30 to 99.88	201,124	199,699	
26	764	98.88	99.41	98.20	06.27	101.23	52.65	147.85	98.27 to 99.42	288,671	283,462	
<u>ALL</u>	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122	
06												
07												
<u>ALL</u>	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122	

**55 Lancaster
RESIDENTIAL**

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Qualified

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 MEAN : 100
 COD : 05.85
 PRD : 100.93

COV : 08.53
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 MAX Sales Ratio : 256.61
 MIN Sales Ratio : 52.65

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 95% Wgt. Mean C.I. : 99.05 to 99.38
 95% Mean C.I. : 99.98 to 100.30

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122
Greater Than 14,999	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122
Greater Than 29,999	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	41	118.65	123.54	122.86	18.42	100.55	69.57	214.74	107.96 to 130.89	50,271	61,762
60,000 TO 99,999	344	106.27	109.29	108.94	09.95	100.32	52.65	256.61	104.88 to 108.74	84,257	91,790
100,000 TO 149,999	1,546	102.47	103.03	102.88	07.16	100.15	68.07	164.60	102.00 to 102.91	129,583	133,318
150,000 TO 249,999	4,803	99.22	99.58	99.47	05.26	100.11	61.38	142.67	99.03 to 99.42	194,438	193,412
250,000 TO 499,999	3,306	98.50	98.73	98.70	04.77	100.03	68.47	147.85	98.26 to 98.69	329,584	325,304
500,000 TO 999,999	327	97.58	96.69	96.44	05.42	100.26	69.22	116.06	96.52 to 98.20	614,673	592,773
1,000,000 +	11	87.83	86.18	85.89	07.95	100.34	61.12	101.55	77.91 to 96.86	1,270,727	1,091,414
ALL	10,378	99.38	100.14	99.22	05.85	100.93	52.65	256.61	99.22 to 99.52	237,989	236,122

55 Lancaster
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 461
Total Sales Price : 383,422,981
Total Adj. Sales Price : 383,422,981
Total Assessed Value : 339,896,190
Avg. Adj. Sales Price : 831,720
Avg. Assessed Value : 737,302

MEDIAN : 97
WGT. MEAN : 89
MEAN : 99
COD : 17.14
PRD : 111.46

COV : 37.29
STD : 36.85
Avg. Abs. Dev : 16.66
MAX Sales Ratio : 750.61
MIN Sales Ratio : 33.01

95% Median C.I. : 94.73 to 99.51
95% Wgt. Mean C.I. : 82.49 to 94.81
95% Mean C.I. : 95.45 to 102.17

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	35	109.00	125.74	108.67	30.14	115.71	60.83	750.61	101.41 to 114.92	822,208	893,470	
01-JAN-18 To 31-MAR-18	29	109.96	107.00	77.31	14.46	138.40	37.02	138.74	100.54 to 118.41	2,985,060	2,307,704	
01-APR-18 To 30-JUN-18	29	96.15	101.07	97.25	17.39	103.93	71.62	148.54	88.36 to 115.50	734,814	714,629	
01-JUL-18 To 30-SEP-18	26	100.22	101.02	102.35	12.88	98.70	69.66	133.64	92.73 to 110.16	372,144	380,892	
01-OCT-18 To 31-DEC-18	36	98.74	97.59	84.78	16.36	115.11	33.01	179.71	92.00 to 103.55	571,738	484,746	
01-JAN-19 To 31-MAR-19	38	102.67	107.26	107.26	12.88	100.00	74.56	165.73	100.47 to 112.63	440,066	472,024	
01-APR-19 To 30-JUN-19	39	94.06	95.50	86.45	10.82	110.47	65.53	137.33	89.40 to 100.73	815,684	705,172	
01-JUL-19 To 30-SEP-19	47	97.48	97.68	92.75	09.91	105.32	77.30	130.89	92.12 to 100.00	895,163	830,282	
01-OCT-19 To 31-DEC-19	45	96.85	95.66	90.56	13.19	105.63	50.63	151.41	90.73 to 100.11	608,328	550,897	
01-JAN-20 To 31-MAR-20	52	95.43	97.97	93.03	17.73	105.31	33.74	234.79	86.74 to 100.08	684,661	636,920	
01-APR-20 To 30-JUN-20	44	86.58	84.51	79.67	16.27	106.08	45.96	125.64	74.99 to 91.81	710,621	566,153	
01-JUL-20 To 30-SEP-20	41	80.34	84.56	83.20	15.73	101.63	56.26	161.34	75.57 to 84.44	772,187	642,444	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	119	104.24	109.76	88.04	20.22	124.67	37.02	750.61	100.54 to 109.96	1,229,659	1,082,540	
01-OCT-18 To 30-SEP-19	160	99.31	99.40	91.66	12.70	108.44	33.01	179.71	95.11 to 101.12	694,934	636,955	
01-OCT-19 To 30-SEP-20	182	89.73	91.12	86.70	17.20	105.10	33.74	234.79	85.42 to 93.91	691,781	599,787	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	120	101.16	101.45	83.25	15.89	121.86	33.01	179.71	96.89 to 104.19	1,151,122	958,348	
01-JAN-19 To 31-DEC-19	169	98.13	98.79	92.60	12.15	106.68	50.63	165.73	95.37 to 100.11	698,116	646,463	
<u>ALL</u>	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	442	97.65	98.98	88.62	16.78	111.69	33.01	750.61	95.37 to 99.97	858,020	760,357	
2	19	91.96	94.71	91.39	22.60	103.63	33.74	234.79	76.57 to 94.73	219,903	200,971	
<u>ALL</u>	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302	

55 Lancaster
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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 95% Wgt. Mean C.I. : 82.49 to 94.81
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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	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829
03	304	95.23	97.17	87.56	16.99	110.98	33.01	750.61	93.15 to 98.20	805,073	704,918
04	2	82.07	82.07	81.10	02.28	101.20	80.20	83.93	N/A	3,488,000	2,828,760
<u>ALL</u>	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302

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	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	25,000	20,950
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302
Greater Than 14,999	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302
Greater Than 29,999	460	97.30	98.84	88.65	17.13	111.49	33.01	750.61	94.84 to 99.51	833,474	738,859
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	25,000	20,950
30,000 TO 59,999	6	84.70	86.64	86.12	10.43	100.60	74.62	105.57	74.62 to 105.57	41,658	35,875
60,000 TO 99,999	9	90.00	111.28	109.57	40.18	101.56	63.00	234.79	69.74 to 179.71	82,500	90,396
100,000 TO 149,999	17	102.00	99.08	98.56	15.83	100.53	33.74	139.08	87.85 to 112.63	120,574	118,842
150,000 TO 249,999	101	102.13	104.32	104.46	12.57	99.87	45.96	147.00	99.82 to 105.33	200,735	209,690
250,000 TO 499,999	144	97.59	99.34	98.60	15.59	100.75	56.26	165.73	94.35 to 101.43	351,458	346,544
500,000 TO 999,999	108	93.68	101.13	100.74	20.84	100.39	33.01	750.61	90.57 to 100.00	695,536	700,682
1,000,000 +	75	86.91	86.64	81.10	17.05	106.83	37.02	131.81	80.18 to 92.78	3,124,716	2,534,286
<u>ALL</u>	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302

55 Lancaster
COMMERCIAL

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95% Mean C.I. : 95.45 to 102.17

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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
157	33	99.76	97.36	90.66	16.56	107.39	33.74	147.00	89.19 to 105.58	445,193	403,616
300	7	80.29	81.50	86.40	21.72	94.33	45.96	119.13	45.96 to 119.13	8,131,214	7,025,720
303	1	62.77	62.77	62.77	00.00	100.00	62.77	62.77	N/A	1,475,000	925,870
304	5	99.32	129.93	103.05	32.93	126.08	95.09	234.79	N/A	724,800	746,914
311	1	37.02	37.02	37.02	00.00	100.00	37.02	37.02	N/A	20,610,839	7,629,840
323	2	128.09	128.09	119.84	25.96	106.88	94.84	161.34	N/A	336,500	403,260
324	1	139.08	139.08	139.08	00.00	100.00	139.08	139.08	N/A	120,000	166,900
336	1	112.23	112.23	112.23	00.00	100.00	112.23	112.23	N/A	107,000	120,090
341	7	100.54	92.66	89.26	10.16	103.81	61.01	104.51	61.01 to 104.51	1,157,604	1,033,283
344	72	92.27	93.28	88.95	11.11	104.87	50.63	147.32	89.93 to 99.41	791,732	704,273
349	4	90.63	93.54	88.52	14.88	105.67	74.99	117.89	N/A	862,500	763,475
350	3	107.84	121.61	135.81	14.17	89.54	105.57	151.41	N/A	453,333	615,687
352	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931
353	21	87.18	85.87	78.16	13.28	109.86	51.76	110.76	76.86 to 96.89	779,632	609,373
384	2	79.04	79.04	83.71	10.65	94.42	70.62	87.45	N/A	202,500	169,510
386	3	86.74	89.85	95.27	07.77	94.31	81.30	101.51	N/A	407,667	388,390
391	7	100.02	100.17	99.16	09.94	101.02	83.80	112.61	83.80 to 112.61	613,357	608,184
406	19	94.73	93.17	88.64	13.71	105.11	59.82	127.29	80.20 to 103.04	947,597	839,916
412	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050
424	1	118.01	118.01	118.01	00.00	100.00	118.01	118.01	N/A	622,000	734,000
426	6	102.29	105.32	104.86	15.36	100.44	78.35	148.54	78.35 to 148.54	946,667	992,672
436	1	69.66	69.66	69.66	00.00	100.00	69.66	69.66	N/A	600,000	417,980
442	4	106.89	113.47	111.03	11.00	102.20	100.72	139.37	N/A	412,500	457,985
444	2	84.03	84.03	85.37	03.44	98.43	81.14	86.92	N/A	252,500	215,570
446	1	116.91	116.91	116.91	00.00	100.00	116.91	116.91	N/A	2,000,000	2,338,120
451	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	5,410,331	5,005,400
483	2	107.91	107.91	109.33	04.68	98.70	102.86	112.95	N/A	2,647,500	2,894,515
496	1	93.38	93.38	93.38	00.00	100.00	93.38	93.38	N/A	585,000	546,300
528	3	120.37	114.91	112.19	05.65	102.42	101.98	122.38	N/A	395,000	443,133
531	6	98.87	88.43	77.10	27.20	114.70	33.01	121.79	33.01 to 121.79	1,094,080	843,572
533	3	96.42	89.01	84.94	11.42	104.79	68.80	101.82	N/A	893,667	759,117
534	25	96.21	94.53	91.99	09.32	102.76	70.42	131.72	91.96 to 99.82	401,077	368,938
539	1	87.88	87.88	87.88	00.00	100.00	87.88	87.88	N/A	405,000	355,900
554	44	95.54	96.75	93.20	14.85	103.81	68.85	133.64	90.56 to 104.24	507,489	472,963
582	1	63.00	63.00	63.00	00.00	100.00	63.00	63.00	N/A	71,000	44,730

55 Lancaster
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 461
 Total Sales Price : 383,422,981
 Total Adj. Sales Price : 383,422,981
 Total Assessed Value : 339,896,190
 Avg. Adj. Sales Price : 831,720
 Avg. Assessed Value : 737,302

MEDIAN : 97
 WGT. MEAN : 89
 MEAN : 99
 COD : 17.14
 PRD : 111.46

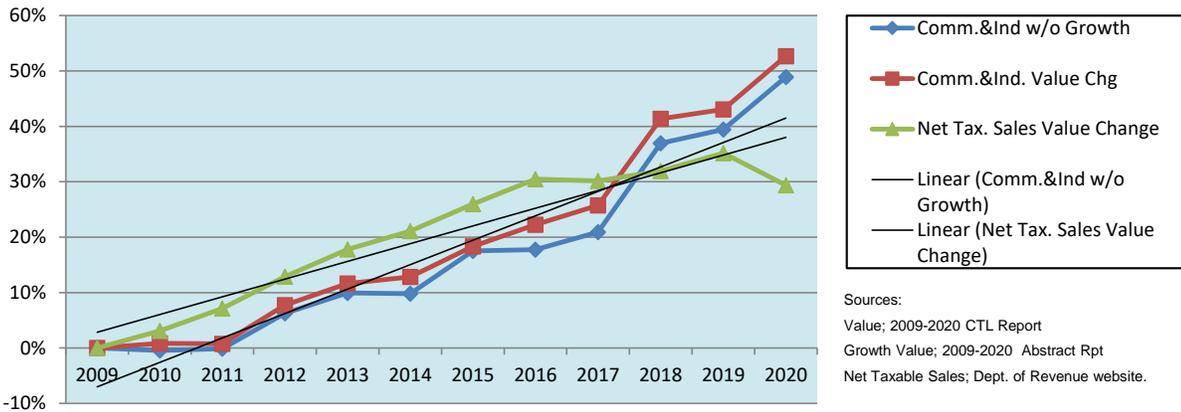
COV : 37.29
 STD : 36.85
 Avg. Abs. Dev : 16.66
 MAX Sales Ratio : 750.61
 MIN Sales Ratio : 33.01

95% Median C.I. : 94.73 to 99.51
 95% Wgt. Mean C.I. : 82.49 to 94.81
 95% Mean C.I. : 95.45 to 102.17

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588	1	71.82	71.82	71.82	00.00	100.00	71.82	71.82	N/A	3,924,150	2,818,520
589	1	750.61	750.61	750.61	00.00	100.00	750.61	750.61	N/A	564,927	4,240,400
595	5	103.11	101.91	101.56	08.67	100.34	82.74	117.35	N/A	2,131,800	2,165,134
718	1	109.00	109.00	109.00	00.00	100.00	109.00	109.00	N/A	575,000	626,750
851	2	70.88	70.88	70.21	01.04	100.95	70.14	71.62	N/A	3,315,000	2,327,490
<u>ALL</u>	461	97.20	98.81	88.65	17.14	111.46	33.01	750.61	94.73 to 99.51	831,720	737,302

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%
2020	\$ 6,982,956,564	\$ 171,758,076	2.46%	\$ 6,811,198,488	4.09%	\$ 3,868,482,961	-4.31%
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%
2020	48.91%	52.66%	29.35%

County Number	55
County Name	Lancaster

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	145	Median :	102	COV :	20.40	95% Median C.I. :	97.06 to 106.01
Total Sales Price :	66,026,897	Wgt. Mean :	96	STD :	21.06	95% Wgt. Mean C.I. :	88.76 to 102.27
Total Adj. Sales Price :	66,026,897	Mean :	103	Avg. Abs. Dev :	16.59	95% Mean C.I. :	99.79 to 106.65
Total Assessed Value :	63,065,040						
Avg. Adj. Sales Price :	455,358	COD :	16.24	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	434,931	PRD :	108.07	MIN Sales Ratio :	56.26		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	7	114.92	115.88	118.43	07.07	97.85	101.41	128.72	101.41 to 128.72	301,714	357,329
01/01/2018 To 03/31/2018	12	117.83	120.70	120.17	07.80	100.44	102.18	138.74	110.40 to 134.13	206,458	248,100
04/01/2018 To 06/30/2018	5	131.81	128.43	130.56	06.57	98.37	115.50	143.13	N/A	420,000	548,368
07/01/2018 To 09/30/2018	8	104.28	105.65	104.77	12.08	100.84	82.47	131.43	82.47 to 131.43	235,875	247,138
10/01/2018 To 12/31/2018	11	102.13	112.46	106.78	18.46	105.32	89.22	179.71	92.03 to 132.74	295,427	315,464
01/01/2019 To 03/31/2019	11	104.60	112.79	111.19	19.67	101.44	74.56	165.73	89.77 to 141.80	348,736	387,745
04/01/2019 To 06/30/2019	11	99.30	95.88	78.81	11.11	121.66	71.07	114.04	79.31 to 108.46	911,386	718,264
07/01/2019 To 09/30/2019	18	102.40	100.63	91.11	12.43	110.45	78.94	130.89	87.64 to 111.47	823,386	750,167
10/01/2019 To 12/31/2019	14	101.03	103.99	98.29	10.43	105.80	68.60	139.15	95.00 to 112.67	355,714	349,621
01/01/2020 To 03/31/2020	15	95.76	101.96	100.69	16.46	101.26	79.37	148.94	85.26 to 110.88	380,093	382,713
04/01/2020 To 06/30/2020	19	89.77	90.39	89.54	14.31	100.95	69.20	125.64	76.35 to 102.19	416,395	372,853
07/01/2020 To 09/30/2020	14	79.90	83.81	86.76	16.75	96.60	56.26	121.61	68.88 to 102.92	494,679	429,200
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	32	116.77	117.09	118.90	09.75	98.48	82.47	143.13	110.40 to 127.76	268,016	318,670
10/01/2018 To 09/30/2019	51	102.13	104.78	91.25	15.16	114.83	71.07	179.71	95.38 to 107.58	626,118	571,357
10/01/2019 To 09/30/2020	62	92.74	94.77	92.99	16.70	101.91	56.26	148.94	85.92 to 100.11	411,587	382,716
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	36	115.90	115.91	114.95	12.82	100.84	82.47	179.71	104.60 to 124.97	269,839	310,173
01/01/2019 To 12/31/2019	54	101.70	103.01	90.80	13.31	113.45	68.60	165.73	96.20 to 106.73	623,376	565,996

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	145	Median :	102	COV :	20.40	95% Median C.I. :	97.06 to 106.01
Total Sales Price :	66,026,897	Wgt. Mean :	96	STD :	21.06	95% Wgt. Mean C.I. :	88.76 to 102.27
Total Adj. Sales Price :	66,026,897	Mean :	103	Avg. Abs. Dev :	16.59	95% Mean C.I. :	99.79 to 106.65
Total Assessed Value :	63,065,040						
Avg. Adj. Sales Price :	455,358	COD :	16.24	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	434,931	PRD :	108.07	MIN Sales Ratio :	56.26		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	144	102.13	103.15	95.46	16.28	108.06	56.26	179.71	96.89 to 106.01	457,180	436,438
03	1	112.95	112.95	112.95		100.00	112.95	112.95	N/A	193,000	218,000
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	145	Median :	102	COV :	20.40	95% Median C.I. :	97.06 to 106.01
Total Sales Price :	66,026,897	Wgt. Mean :	96	STD :	21.06	95% Wgt. Mean C.I. :	88.76 to 102.27
Total Adj. Sales Price :	66,026,897	Mean :	103	Avg. Abs. Dev :	16.59	95% Mean C.I. :	99.79 to 106.65
Total Assessed Value :	63,065,040						
Avg. Adj. Sales Price :	455,358	COD :	16.24	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	434,931	PRD :	108.07	MIN Sales Ratio :	56.26		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931
Greater Than 15,000	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931
Greater Than 30,000	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	179.71	179.71	179.71		100.00	179.71	179.71	N/A	70,000	125,800
100,000 TO 149,999	1	112.63	112.63	112.63		100.00	112.63	112.63	N/A	127,500	143,600
150,000 TO 249,999	48	112.66	112.41	112.53	10.18	99.89	74.56	143.13	107.58 to 117.25	204,890	230,572
250,000 TO 499,999	66	96.19	98.86	97.83	17.06	101.05	56.26	165.73	91.27 to 102.19	342,264	334,839
500,000 TO 999,999	23	89.77	95.17	95.78	15.14	99.36	68.60	127.80	83.08 to 103.57	645,228	617,996
1,000,000 +	6	83.29	94.12	83.03	22.16	113.36	71.07	131.81	71.07 to 131.81	3,094,167	2,569,150

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
352	145	102.13	103.22	95.51	16.24	108.07	56.26	179.71	97.06 to 106.01	455,358	434,931

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	352	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	87	COV :	16.40	95% Median C.I. :	76.86 to 96.89
Total Sales Price :	16,672,275	Wgt. Mean :	78	STD :	14.08	95% Wgt. Mean C.I. :	68.74 to 87.59
Total Adj. Sales Price :	16,372,275	Mean :	86	Avg. Abs. Dev :	11.58	95% Mean C.I. :	79.46 to 92.28
Total Assessed Value :	12,796,840						
Avg. Adj. Sales Price :	779,632	COD :	13.28	MAX Sales Ratio :	110.76		
Avg. Assessed Value :	609,373	PRD :	109.86	MIN Sales Ratio :	51.76		

What IF

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>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	71.79	71.79	71.79		100.00	71.79	71.79	N/A	2,800,000	2,010,170
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	2	75.68	75.68	73.42	03.71	103.08	72.87	78.48	N/A	1,885,000	1,383,925
01/01/2019 To 03/31/2019	3	100.29	92.55	97.54	07.84	94.88	76.88	100.47	N/A	436,667	425,940
04/01/2019 To 06/30/2019	4	92.62	92.73	92.13	06.00	100.65	84.93	100.73	N/A	475,221	437,840
07/01/2019 To 09/30/2019	1	96.89	96.89	96.89		100.00	96.89	96.89	N/A	432,000	418,580
10/01/2019 To 12/31/2019	2	82.02	82.02	77.59	06.29	105.71	76.86	87.18	N/A	301,250	233,725
01/01/2020 To 03/31/2020	1	110.76	110.76	110.76		100.00	110.76	110.76	N/A	199,900	221,410
04/01/2020 To 06/30/2020	3	78.24	74.57	68.95	17.88	108.15	51.76	93.72	N/A	1,367,179	942,617
07/01/2020 To 09/30/2020	4	85.33	84.05	83.98	13.75	100.08	68.33	97.20	N/A	313,864	263,588
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	1	71.79	71.79	71.79		100.00	71.79	71.79	N/A	2,800,000	2,010,170
10/01/2018 To 09/30/2019	10	92.62	89.68	83.85	09.90	106.95	72.87	100.73	76.88 to 100.47	741,288	621,561
10/01/2019 To 09/30/2020	10	82.71	83.47	74.21	15.92	112.48	51.76	110.76	68.33 to 97.20	615,939	457,106
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	3	72.87	74.38	72.72	03.06	102.28	71.79	78.48	N/A	2,190,000	1,592,673
01/01/2019 To 12/31/2019	10	92.62	90.95	92.22	08.53	98.62	76.86	100.73	76.88 to 100.47	424,538	391,521

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	87	COV :	16.40	95% Median C.I. :	76.86 to 96.89
Total Sales Price :	16,672,275	Wgt. Mean :	78	STD :	14.08	95% Wgt. Mean C.I. :	68.74 to 87.59
Total Adj. Sales Price :	16,372,275	Mean :	86	Avg. Abs. Dev :	11.58	95% Mean C.I. :	79.46 to 92.28
Total Assessed Value :	12,796,840						
Avg. Adj. Sales Price :	779,632	COD :	13.28	MAX Sales Ratio :	110.76		
Avg. Assessed Value :	609,373	PRD :	109.86	MIN Sales Ratio :	51.76		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	20	86.06	85.48	76.82	13.75	111.27	51.76	110.76	76.86 to 96.89	753,537	578,852
2	1	93.72	93.72	93.72		100.00	93.72	93.72	N/A	1,301,538	1,219,810

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	1	71.79	71.79	71.79		100.00	71.79	71.79	N/A	2,800,000	2,010,170
03	20	88.29	86.57	79.48	12.90	108.92	51.76	110.76	76.88 to 96.89	678,614	539,334
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	87	COV :	16.40	95% Median C.I. :	76.86 to 96.89
Total Sales Price :	16,672,275	Wgt. Mean :	78	STD :	14.08	95% Wgt. Mean C.I. :	68.74 to 87.59
Total Adj. Sales Price :	16,372,275	Mean :	86	Avg. Abs. Dev :	11.58	95% Mean C.I. :	79.46 to 92.28
Total Assessed Value :	12,796,840						
Avg. Adj. Sales Price :	779,632	COD :	13.28	MAX Sales Ratio :	110.76		
Avg. Assessed Value :	609,373	PRD :	109.86	MIN Sales Ratio :	51.76		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	21	87.18	85.87	78.16	13.28	109.86	51.76	110.76	76.86 to 96.89	779,632	609,373
Greater Than 15,000	21	87.18	85.87	78.16	13.28	109.86	51.76	110.76	76.86 to 96.89	779,632	609,373
Greater Than 30,000	21	87.18	85.87	78.16	13.28	109.86	51.76	110.76	76.86 to 96.89	779,632	609,373
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	87.18	87.18	87.18		100.00	87.18	87.18	N/A	42,500	37,050
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	4	87.04	88.29	87.95	18.03	100.39	68.33	110.76	N/A	186,225	163,778
250,000 TO 499,999	8	95.10	90.98	90.71	07.84	100.30	76.31	100.73	76.31 to 100.73	402,917	365,468
500,000 TO 999,999	4	83.82	86.24	87.78	10.37	98.25	76.86	100.47	N/A	665,000	583,713
1,000,000 +	4	72.33	72.54	70.57	14.88	102.79	51.76	93.72	N/A	2,425,385	1,711,523

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
353	21	87.18	85.87	78.16	13.28	109.86	51.76	110.76	76.86 to 96.89	779,632	609,373

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	353	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	155	Median :	101	COV :	21.30	95% Median C.I. :	96.62 to 104.60
Total Sales Price :	131,342,728	Wgt. Mean :	91	STD :	21.78	95% Wgt. Mean C.I. :	86.49 to 95.65
Total Adj. Sales Price :	131,704,728	Mean :	102	Avg. Abs.Dev :	17.19	95% Mean C.I. :	98.80 to 105.66
Total Assessed Value :	119,943,550						
Avg. Adj. Sales Price :	849,708	COD :	16.95	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	773,829	PRD :	112.25	MIN Sales Ratio :	45.96		

What IF

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>											
10/01/2017 To 12/31/2017	9	114.92	112.34	105.15	13.06	106.84	60.83	139.08	101.41 to 128.72	328,556	345,471
01/01/2018 To 03/31/2018	13	118.41	118.57	88.35	08.90	134.20	86.91	138.74	109.96 to 134.13	4,399,192	3,886,600
04/01/2018 To 06/30/2018	7	118.02	118.85	99.35	12.51	119.63	71.79	143.13	71.79 to 143.13	788,857	783,716
07/01/2018 To 09/30/2018	8	104.28	105.65	104.77	12.08	100.84	82.47	131.43	82.47 to 131.43	235,875	247,138
10/01/2018 To 12/31/2018	12	101.12	111.43	106.43	17.26	104.70	89.22	179.71	92.40 to 125.04	285,683	304,067
01/01/2019 To 03/31/2019	11	104.60	112.79	111.19	19.67	101.44	74.56	165.73	89.77 to 141.80	348,736	387,745
04/01/2019 To 06/30/2019	11	99.30	95.88	78.81	11.11	121.66	71.07	114.04	79.31 to 108.46	911,386	718,264
07/01/2019 To 09/30/2019	21	96.20	98.16	90.96	13.74	107.92	77.30	130.89	83.08 to 108.46	1,004,585	913,786
10/01/2019 To 12/31/2019	14	101.03	103.99	98.29	10.43	105.80	68.60	139.15	95.00 to 112.67	355,714	349,621
01/01/2020 To 03/31/2020	15	95.76	101.96	100.69	16.46	101.26	79.37	148.94	85.26 to 110.88	380,093	382,713
04/01/2020 To 06/30/2020	20	88.51	88.17	88.23	16.27	99.93	45.96	125.64	76.35 to 98.05	407,825	359,840
07/01/2020 To 09/30/2020	14	79.90	83.81	86.76	16.75	96.60	56.26	121.61	68.88 to 102.92	494,679	429,200
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	37	117.25	114.31	90.44	11.91	126.39	60.83	143.13	110.40 to 124.31	1,825,824	1,651,301
10/01/2018 To 09/30/2019	55	101.22	103.53	91.19	15.20	113.53	71.07	179.71	92.65 to 106.73	697,924	636,444
10/01/2019 To 09/30/2020	63	91.57	94.00	92.54	17.43	101.58	45.96	148.94	85.92 to 99.57	408,943	378,429
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	40	115.90	113.89	90.61	13.51	125.69	71.79	179.71	103.95 to 121.11	1,700,668	1,540,943
01/01/2019 To 12/31/2019	57	101.22	101.98	90.77	13.60	112.35	68.60	165.73	95.38 to 105.83	700,660	635,970

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	155	Median :	101	COV :	21.30	95% Median C.I. :	96.62 to 104.60
Total Sales Price :	131,342,728	Wgt. Mean :	91	STD :	21.78	95% Wgt. Mean C.I. :	86.49 to 95.65
Total Adj. Sales Price :	131,704,728	Mean :	102	Avg. Abs. Dev :	17.19	95% Mean C.I. :	98.80 to 105.66
Total Assessed Value :	119,943,550						
Avg. Adj. Sales Price :	849,708	COD :	16.95	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	773,829	PRD :	112.25	MIN Sales Ratio :	45.96		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829
03											
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	155	Median :	101	COV :	21.30	95% Median C.I. :	96.62 to 104.60
Total Sales Price :	131,342,728	Wgt. Mean :	91	STD :	21.78	95% Wgt. Mean C.I. :	86.49 to 95.65
Total Adj. Sales Price :	131,704,728	Mean :	102	Avg. Abs. Dev :	17.19	95% Mean C.I. :	98.80 to 105.66
Total Assessed Value :	119,943,550						
Avg. Adj. Sales Price :	849,708	COD :	16.95	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	773,829	PRD :	112.25	MIN Sales Ratio :	45.96		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829
Greater Than 15,000	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829
Greater Than 30,000	155	101.41	102.23	91.07	16.95	112.25	45.96	179.71	96.62 to 104.60	849,708	773,829
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	179.71	179.71	179.71		100.00	179.71	179.71	N/A	70,000	125,800
100,000 TO 149,999	2	125.86	125.86	125.45	10.51	100.33	112.63	139.08	N/A	123,750	155,250
150,000 TO 249,999	50	112.47	110.96	110.81	11.31	100.14	45.96	143.13	103.95 to 117.25	204,304	226,389
250,000 TO 499,999	69	95.38	97.73	96.04	17.51	101.76	56.26	165.73	88.87 to 102.18	350,427	336,544
500,000 TO 999,999	24	92.44	96.12	96.67	15.36	99.43	68.60	127.80	83.08 to 105.83	644,260	622,829
1,000,000 +	9	86.91	90.66	85.88	16.81	105.57	71.07	131.81	71.79 to 118.29	9,058,926	7,779,819

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	155	Median :	101	COV :	21.30	95% Median C.I. :	96.62 to 104.60
Total Sales Price :	131,342,728	Wgt. Mean :	91	STD :	21.78	95% Wgt. Mean C.I. :	86.49 to 95.65
Total Adj. Sales Price :	131,704,728	Mean :	102	Avg. Abs. Dev :	17.19	95% Mean C.I. :	98.80 to 105.66
Total Assessed Value :	119,943,550						
Avg. Adj. Sales Price :	849,708	COD :	16.95	MAX Sales Ratio :	179.71		
Avg. Assessed Value :	773,829	PRD :	112.25	MIN Sales Ratio :	45.96		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	7	80.29	81.50	86.40	21.72	94.33	45.96	119.13	45.96 to 119.13	8,131,214	7,025,720
324	1	139.08	139.08	139.08		100.00	139.08	139.08	N/A	120,000	166,900
352	144	102.13	103.15	95.46	16.28	108.06	56.26	179.71	96.89 to 106.01	457,180	436,438
353	1	71.79	71.79	71.79		100.00	71.79	71.79	N/A	2,800,000	2,010,170
424	1	118.01	118.01	118.01		100.00	118.01	118.01	N/A	622,000	734,000
451	1	92.52	92.52	92.52		100.00	92.52	92.52	N/A	5,410,331	5,005,400

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	02	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	88	COV :	16.76	95% Median C.I. :	69.37 to 94.06
Total Sales Price :	20,997,000	Wgt. Mean :	87	STD :	14.31	95% Wgt. Mean C.I. :	78.27 to 95.76
Total Adj. Sales Price :	20,997,000	Mean :	85	Avg. Abs. Dev :	11.46	95% Mean C.I. :	77.44 to 93.30
Total Assessed Value :	18,270,750						
Avg. Adj. Sales Price :	1,399,800	COD :	12.98	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,218,050	PRD :	98.10	MIN Sales Ratio :	64.74		

What IF

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>											
10/01/2017 To 12/31/2017	1	85.21	85.21	85.21	100.00	85.21	85.21		N/A	600,000	511,260
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	3	92.78	90.07	90.71	06.88	99.29	79.14	98.28	N/A	1,525,000	1,383,313
07/01/2018 To 09/30/2018	1	92.73	92.73	92.73	100.00	92.73	92.73		N/A	425,000	394,090
10/01/2018 To 12/31/2018	1	92.60	92.60	92.60	100.00	92.60	92.60		N/A	350,000	324,100
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	2	79.80	79.80	90.85	17.88	87.84	65.53	94.06	N/A	3,437,500	3,122,815
07/01/2019 To 09/30/2019	1	88.28	88.28	88.28	100.00	88.28	88.28		N/A	1,150,000	1,015,250
10/01/2019 To 12/31/2019	1	64.74	64.74	64.74	100.00	64.74	64.74		N/A	725,000	469,360
01/01/2020 To 03/31/2020	3	100.08	93.66	83.24	14.04	112.52	69.37	111.53	N/A	1,710,667	1,423,930
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	2	73.08	73.08	76.34	11.41	95.73	64.74	81.42	N/A	582,500	444,665
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	5	92.73	89.63	90.27	05.76	99.29	79.14	98.28	N/A	1,120,000	1,011,058
10/01/2018 To 09/30/2019	4	90.44	85.12	90.57	09.08	93.98	65.53	94.06	N/A	2,093,750	1,896,245
10/01/2019 To 09/30/2020	6	75.40	81.98	80.18	20.82	102.24	64.74	111.53	64.74 to 111.53	1,170,333	938,413
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	5	92.73	91.11	90.99	04.16	100.13	79.14	98.28	N/A	1,070,000	973,626
01/01/2019 To 12/31/2019	4	76.91	78.15	88.35	16.93	88.46	64.74	94.06	N/A	2,187,500	1,932,560

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	88	COV :	16.76	95% Median C.I. :	69.37 to 94.06
Total Sales Price :	20,997,000	Wgt. Mean :	87	STD :	14.31	95% Wgt. Mean C.I. :	78.27 to 95.76
Total Adj. Sales Price :	20,997,000	Mean :	85	Avg. Abs. Dev :	11.46	95% Mean C.I. :	77.44 to 93.30
Total Assessed Value :	18,270,750						
Avg. Adj. Sales Price :	1,399,800	COD :	12.98	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,218,050	PRD :	98.10	MIN Sales Ratio :	64.74		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	86.75	84.85	86.92	13.80	97.62	64.74	111.53	65.53 to 98.28	1,474,786	1,281,904
2	1	92.60	92.60	92.60		100.00	92.60	92.60	N/A	350,000	324,100

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	88	COV :	16.76	95% Median C.I. :	69.37 to 94.06
Total Sales Price :	20,997,000	Wgt. Mean :	87	STD :	14.31	95% Wgt. Mean C.I. :	78.27 to 95.76
Total Adj. Sales Price :	20,997,000	Mean :	85	Avg. Abs. Dev :	11.46	95% Mean C.I. :	77.44 to 93.30
Total Assessed Value :	18,270,750						
Avg. Adj. Sales Price :	1,399,800	COD :	12.98	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,218,050	PRD :	98.10	MIN Sales Ratio :	64.74		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050
Greater Than 15,000	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050
Greater Than 30,000	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	3	92.60	83.36	83.90	10.08	99.36	64.74	92.73	N/A	376,667	316,007
500,000 TO 999,999	5	81.42	81.69	82.72	16.32	98.75	64.74	111.53	N/A	762,000	630,338
1,000,000 +	7	92.78	88.86	88.25	08.57	100.69	69.37	100.08	69.37 to 100.08	2,293,857	2,024,434

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
412	15	88.28	85.37	87.02	12.98	98.10	64.74	111.53	69.37 to 94.06	1,399,800	1,218,050

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	412	Total	Increase	0%

What IF

55 Lancaster
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 40
Total Sales Price : 25,340,855
Total Adj. Sales Price : 25,340,855
Total Assessed Value : 17,478,096
Avg. Adj. Sales Price : 633,521
Avg. Assessed Value : 436,952

MEDIAN : 70
WGT. MEAN : 69
MEAN : 69
COD : 16.37
PRD : 100.25

COV : 23.86
STD : 16.50
Avg. Abs. Dev : 11.46
MAX Sales Ratio : 98.39
MIN Sales Ratio : 00.00

95% Median C.I. : 65.74 to 76.49
95% Wgt. Mean C.I. : 65.26 to 72.69
95% Mean C.I. : 64.03 to 74.25

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	4	73.44	72.59	71.84	13.71	101.04	58.29	85.20	N/A	771,029	553,934
01-JAN-18 To 31-MAR-18	5	70.38	75.28	71.52	10.26	105.26	65.78	98.39	N/A	671,537	480,301
01-APR-18 To 30-JUN-18	3	70.46	70.13	69.42	20.51	101.02	48.29	91.64	N/A	503,100	349,242
01-JUL-18 To 30-SEP-18	2	84.15	84.15	84.23	01.57	99.91	82.83	85.47	N/A	730,200	615,073
01-OCT-18 To 31-DEC-18	4	62.87	63.67	63.05	12.12	100.98	53.95	75.00	N/A	617,874	389,574
01-JAN-19 To 31-MAR-19	2	81.96	81.96	81.92	03.72	100.05	78.91	85.01	N/A	642,124	526,000
01-APR-19 To 30-JUN-19	2	73.89	73.89	75.68	12.21	97.63	64.87	82.90	N/A	498,262	377,105
01-JUL-19 To 30-SEP-19	1	00.00	00.00	00.00	00.00	00.00	00.00	00.00	N/A	489,925	1
01-OCT-19 To 31-DEC-19	5	71.24	69.62	70.25	09.76	99.10	55.33	79.32	N/A	591,200	415,325
01-JAN-20 To 31-MAR-20	6	69.10	68.72	68.89	10.06	99.75	51.60	84.26	51.60 to 84.26	728,446	501,814
01-APR-20 To 30-JUN-20	4	58.60	64.16	63.98	14.52	100.28	55.55	83.89	N/A	565,122	361,571
01-JUL-20 To 30-SEP-20	2	68.24	68.24	62.24	24.16	109.64	51.75	84.73	N/A	550,000	342,346
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	14	71.57	74.68	73.26	14.68	101.94	48.29	98.39	65.78 to 85.47	672,250	492,508
01-OCT-18 To 30-SEP-19	9	67.59	62.93	64.18	23.81	98.05	00.00	85.01	53.95 to 82.90	582,466	373,834
01-OCT-19 To 30-SEP-20	17	68.53	67.86	67.54	13.76	100.47	51.60	84.73	55.55 to 79.32	628,657	424,617
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	14	70.42	72.13	70.89	14.51	101.75	48.29	98.39	58.15 to 85.47	628,492	445,548
01-JAN-19 To 31-DEC-19	10	73.87	65.98	67.80	19.70	97.32	00.00	85.01	55.33 to 82.90	572,670	388,283
<u>ALL</u>	40	70.02	69.14	68.97	16.37	100.25	00.00	98.39	65.74 to 76.49	633,521	436,952

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	40	70.02	69.14	68.97	16.37	100.25	00.00	98.39	65.74 to 76.49	633,521	436,952
<u>ALL</u>	40	70.02	69.14	68.97	16.37	100.25	00.00	98.39	65.74 to 76.49	633,521	436,952

55 Lancaster
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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Total Assessed Value : 17,478,096
Avg. Adj. Sales Price : 633,521
Avg. Assessed Value : 436,952

MEDIAN : 70
WGT. MEAN : 69
MEAN : 69
COD : 16.37
PRD : 100.25

COV : 23.86
STD : 16.50
Avg. Abs. Dev : 11.46
MAX Sales Ratio : 98.39
MIN Sales Ratio : 00.00

95% Median C.I. : 65.74 to 76.49
95% Wgt. Mean C.I. : 65.26 to 72.69
95% Mean C.I. : 64.03 to 74.25

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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
_____Dry_____											
County	11	79.32	76.79	76.37	11.55	100.55	58.15	98.39	61.44 to 85.47	553,061	422,373
1	11	79.32	76.79	76.37	11.55	100.55	58.15	98.39	61.44 to 85.47	553,061	422,373
_____Grass_____											
County	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	399,780	299,822
1	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	399,780	299,822
_____ALL_____	40	70.02	69.14	68.97	16.37	100.25	00.00	98.39	65.74 to 76.49	633,521	436,952

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	70.38	70.38	70.38	00.00	100.00	70.38	70.38	N/A	720,000	506,706
1	1	70.38	70.38	70.38	00.00	100.00	70.38	70.38	N/A	720,000	506,706
_____Dry_____											
County	29	70.46	72.16	71.36	14.99	101.12	48.29	98.39	65.74 to 82.83	625,976	446,721
1	29	70.46	72.16	71.36	14.99	101.12	48.29	98.39	65.74 to 82.83	625,976	446,721
_____Grass_____											
County	3	71.24	48.75	41.67	35.09	116.99	00.00	75.00	N/A	376,568	156,929
1	3	71.24	48.75	41.67	35.09	116.99	00.00	75.00	N/A	376,568	156,929
_____ALL_____	40	70.02	69.14	68.97	16.37	100.25	00.00	98.39	65.74 to 76.49	633,521	436,952

Lancaster County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6975	6188	5771	5400	4987	4789	4573	4387	5302
Butler	1	6398	5899	5760	5569	5301	5271	4882	4763	5863
Saunders	1	6320	n/a	5830	5450	n/a	4870	3910	3670	4784
Saunders	3	6930	n/a	6427	5892	n/a	5373	4470	4060	5790
Cass	1	6275	n/a	5545	5510	4880	4850	4250	4215	5176
Otoe	1	5500	n/a	5212	5383	4900	4900	4200	4200	5067
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Gage	1	5306	n/a	5062	5078	4393	n/a	3981	3980	4771
Saline	3	6660	6540	6534	6465	6175	5390	5384	5099	6402
Seward	2	6800	6700	6300	6100	5800	4900	4600	3800	6243

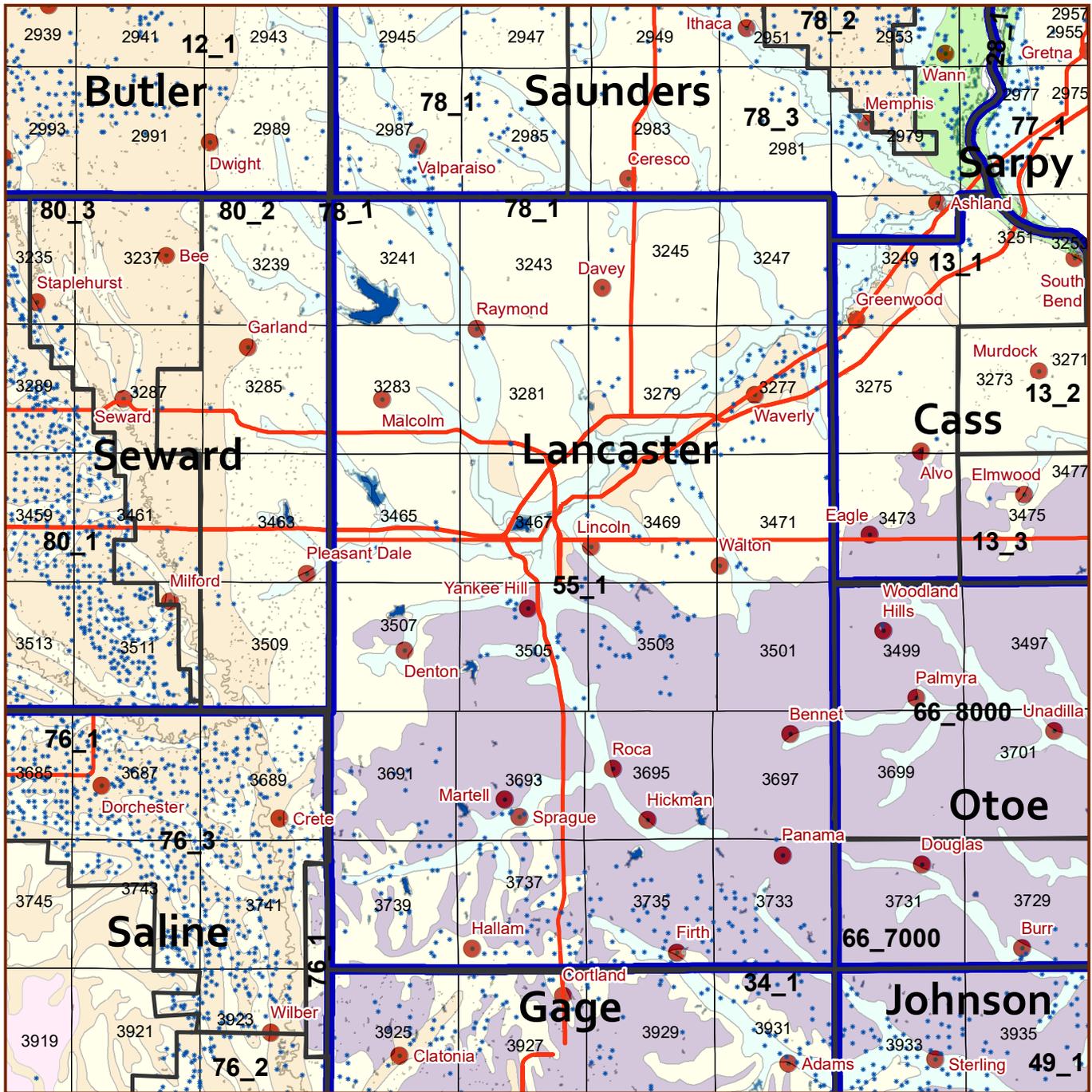
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5400	4869	4495	4193	4006	3524	3297	3185	4065
Butler	1	5400	4900	4699	4600	4400	4000	3100	3000	4318
Saunders	1	5370	5025	5016	n/a	4330	3797	3260	3030	4016
Saunders	3	5055	4885	4789	n/a	3993	3856	3515	3295	4368
Cass	1	5252	5100	4792	4599	4358	4301	4009	3775	4617
Otoe	1	4400	4400	4068	3980	3747	3850	3300	2999	3949
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Gage	1	4000	4000	3720	3720	3040	n/a	2490	2490	3230
Saline	3	3857	3863	3549	3508	3445	3398	3392	3199	3592
Seward	2	5300	5200	4750	4750	4700	3496	3200	2900	4251

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2156	2147	2101	n/a	2072	2007	2099	1957	2138
Butler	1	2293	2272	2234	2222	1864	2128	n/a	2050	2267
Saunders	1	2250	2250	2250	n/a	n/a	n/a	n/a	2000	2249
Saunders	3	2250	2250	2250	n/a	n/a	2000	n/a	2000	2244
Cass	1	1648	1616	1645	n/a	1650	n/a	1650	1650	1648
Otoe	1	1999	1998	1900	1900	1800	1789	1750	1550	1988
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Gage	1	1915	1915	1915	1915	1915	1915	n/a	1915	1915
Saline	3	1810	1815	1794	n/a	n/a	n/a	n/a	1425	1802
Seward	2	1799	1800	1700	n/a	1500	n/a	n/a	1500	1714

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	n/a	n/a	748
Butler	1	2881	1499	786
Saunders	1	2399	600	130
Saunders	3	2398	600	130
Cass	1	1650	1649	682
Otoe	1	2988	1103	100
Johnson	1	2495	1374	130
Gage	1	2784	1000	200
Saline	3	n/a	518	107
Seward	2	2568	600	101

Source: 2021 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.

LANCASTER COUNTY



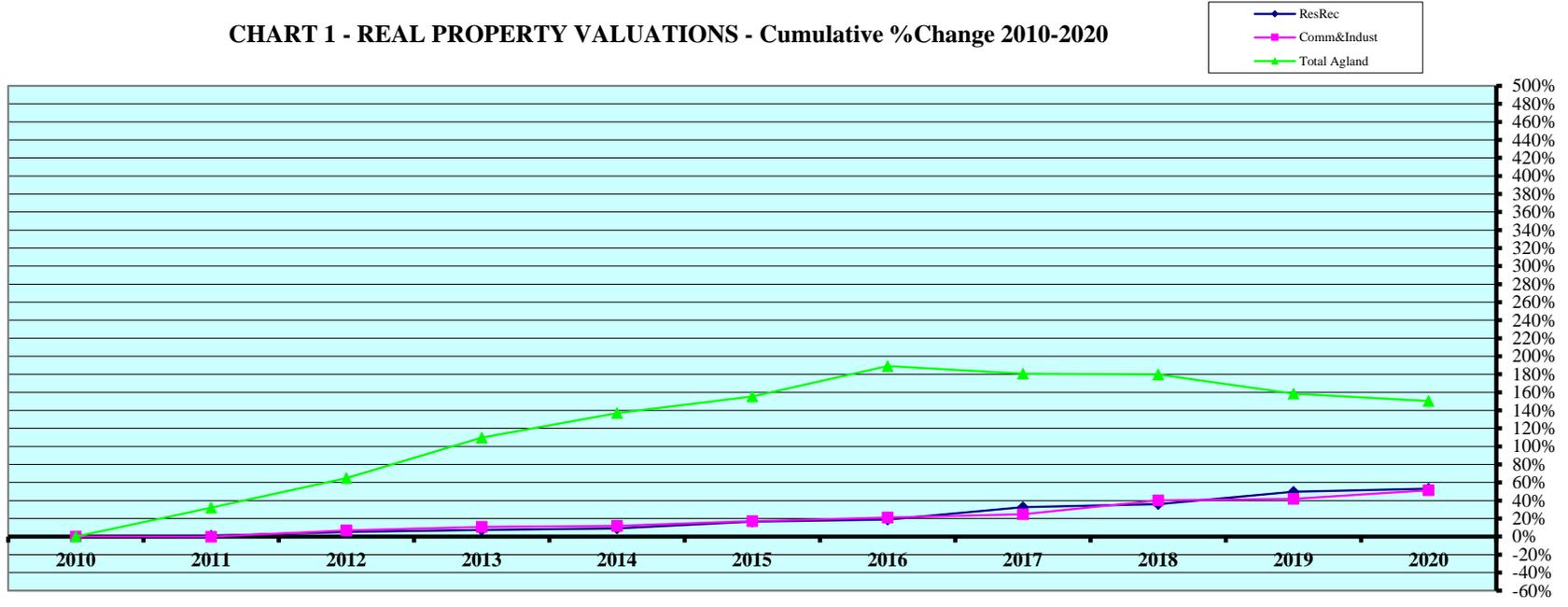
Legend

- 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 2010-2020



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
2010	12,269,636,272	--	--	--	4,613,036,254	--	--	--	547,846,400	--	--	--
2011	12,387,680,348	118,044,076	0.96%	0.96%	4,609,183,301	-3,852,953	-0.08%	-0.08%	722,916,600	175,070,200	31.96%	31.96%
2012	12,917,564,759	529,884,411	4.28%	5.28%	4,926,833,720	317,650,419	6.89%	6.80%	903,513,200	180,596,600	24.98%	64.92%
2013	13,169,581,568	252,016,809	1.95%	7.33%	5,106,610,580	179,776,860	3.65%	10.70%	1,149,661,600	246,148,400	27.24%	109.85%
2014	13,392,746,841	223,165,273	1.69%	9.15%	5,160,576,496	53,965,916	1.06%	11.87%	1,298,595,200	148,933,600	12.95%	137.04%
2015	14,300,709,448	907,962,607	6.78%	16.55%	5,412,682,869	252,106,373	4.89%	17.33%	1,399,285,900	100,690,700	7.75%	155.42%
2016	14,578,018,652	277,309,204	1.94%	18.81%	5,592,453,026	179,770,157	3.32%	21.23%	1,583,850,896	184,564,996	13.19%	189.10%
2017	16,277,518,082	1,699,499,430	11.66%	32.67%	5,750,454,278	158,001,252	2.83%	24.66%	1,536,914,114	-46,936,782	-2.96%	180.54%
2018	16,679,061,911	401,543,829	2.47%	35.94%	6,466,603,627	716,149,349	12.45%	40.18%	1,532,705,440	-4,208,674	-0.27%	179.77%
2019	18,377,264,126	1,698,202,215	10.18%	49.78%	6,543,625,878	77,022,251	1.19%	41.85%	1,416,130,385	-116,575,055	-7.61%	158.49%
2020	18,791,320,523	414,056,397	2.25%	53.15%	6,982,956,564	439,330,686	6.71%	51.37%	1,371,773,200	-44,357,185	-3.13%	150.39%

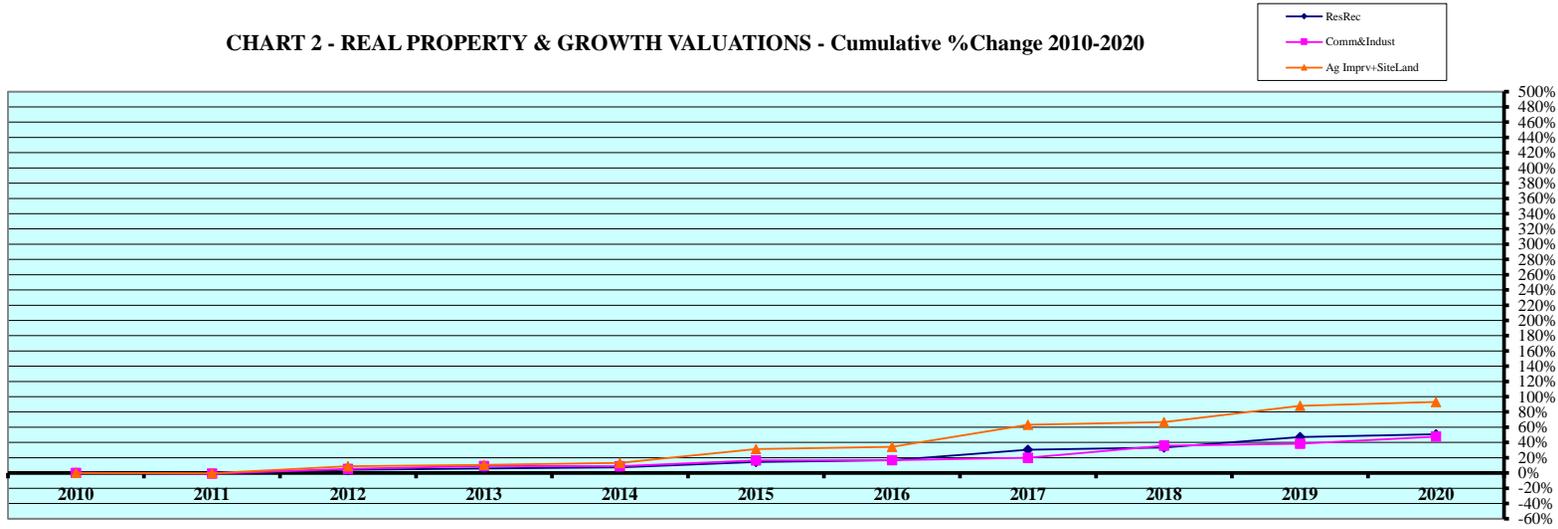
Rate Annual %chg: Residential & Recreational **4.35%** Commercial & Industrial **4.23%** Agricultural Land **9.61%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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						
2010	12,269,636,272	133,299,809	1.09%	12,136,336,463	--	--	4,613,036,254	60,095,754	1.30%	4,552,940,500	--	--						
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-0.20%	-0.20%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-0.96%	-0.96%						
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	4.07%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	5.34%						
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	5.77%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	8.99%						
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	7.30%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	8.89%						
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	14.47%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	16.52%						
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	16.77%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	16.76%						
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	30.48%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	19.88%						
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	33.40%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	35.79%						
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	47.15%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	38.26%						
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	50.76%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	47.65%						
Rate Ann%chg	4.35%			Resid & Recreat w/o growth			2.76%			4.23%			C & I w/o growth			1.91%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	--	--		
2011	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	-0.38%	-0.38%		
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	6.28%	8.75%		
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	10.68%		
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	13.34%		
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	31.26%		
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	34.39%		
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	63.24%		
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	66.62%		
2019	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	88.06%		
2020	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	93.14%		
Rate Ann%chg	6.60%		11.73%		6.98%		Ag Imprv+Site w/o growth		4.97%	

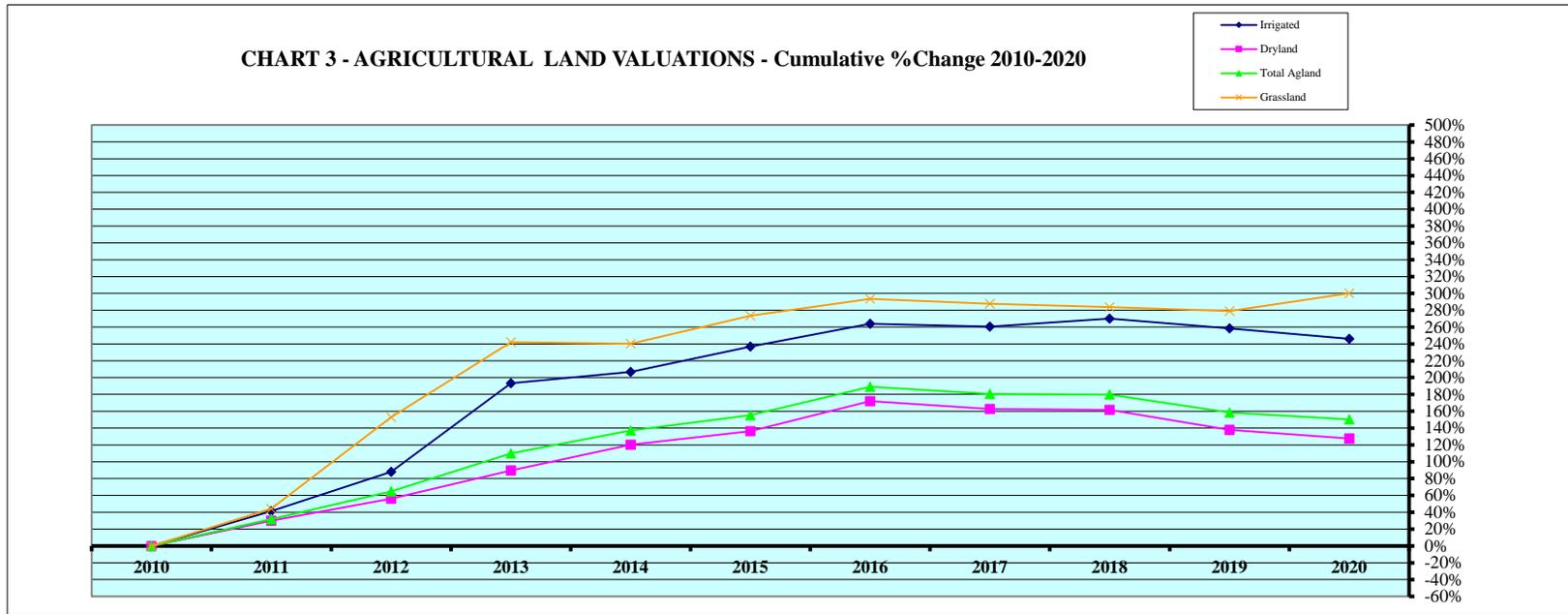
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 55
County LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	33,412,915	--	--	--	472,830,316	--	--	--	39,775,390	--	--	--
2011	47,213,106	13,800,191	41.30%	41.30%	614,469,577	141,639,261	29.96%	29.96%	57,404,893	17,629,503	44.32%	44.32%
2012	62,817,573	15,604,467	33.05%	88.00%	738,171,849	123,702,272	20.13%	56.12%	100,639,386	43,234,493	75.31%	153.02%
2013	98,027,389	35,209,816	56.05%	193.38%	896,410,405	158,238,556	21.44%	89.58%	136,096,782	35,457,396	35.23%	242.16%
2014	102,451,744	4,424,355	4.51%	206.62%	1,041,670,226	145,259,821	16.20%	120.31%	135,283,681	-813,101	-0.60%	240.12%
2015	112,549,748	10,098,004	9.86%	236.85%	1,117,128,144	75,457,918	7.24%	136.26%	148,557,800	13,274,119	9.81%	273.49%
2016	121,644,841	9,095,093	8.08%	264.07%	1,286,040,036	168,911,892	15.12%	171.99%	156,486,045	7,928,245	5.34%	293.42%
2017	120,500,466	-1,144,375	-0.94%	260.64%	1,242,389,445	-43,650,591	-3.39%	162.76%	154,165,474	-2,320,571	-1.48%	287.59%
2018	123,658,469	3,158,003	2.62%	270.09%	1,236,410,660	-5,978,785	-0.48%	161.49%	152,600,411	-1,565,063	-1.02%	283.66%
2019	119,747,082	-3,911,388	-3.16%	258.39%	1,124,999,200	-111,411,460	-9.01%	137.93%	150,765,393	-1,835,018	-1.20%	279.04%
2020	115,617,933	-4,129,149	-3.45%	246.03%	1,076,499,319	-48,499,881	-4.31%	127.67%	159,156,471	8,391,078	5.57%	300.14%

Rate Ann.%chg: Irrigated **13.22%** Dryland **8.58%** Grassland **14.87%**

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
2010	1,827,779	--	--	--	0	--	--	--	547,846,400	--	--	--
2011	1,849,124	21,345	1.17%	1.17%	1,979,900	1,979,900	--	--	722,916,600	175,070,200	31.96%	31.96%
2012	1,884,392	35,268	1.91%	3.10%	0	-1,979,900	-100.00%	--	903,513,200	180,596,600	24.98%	64.92%
2013	19,127,024	17,242,632	915.02%	946.46%	0	0	--	--	1,149,661,600	246,148,400	27.24%	109.85%
2014	19,189,549	62,525	0.33%	949.88%	0	0	--	--	1,298,595,200	148,933,600	12.95%	137.04%
2015	21,050,208	1,860,659	9.70%	1051.68%	0	0	--	--	1,399,285,900	100,690,700	7.75%	155.42%
2016	19,679,974	-1,370,234	-6.51%	976.72%	0	0	--	--	1,583,850,896	184,564,996	13.19%	189.10%
2017	19,858,729	178,755	0.91%	986.50%	0	0	--	--	1,536,914,114	-46,936,782	-2.96%	180.54%
2018	20,035,900	177,171	0.89%	996.19%	0	0	--	--	1,532,705,440	-4,208,674	-0.27%	179.77%
2019	20,618,711	582,811	2.91%	1028.07%	0	0	--	--	1,416,130,385	-116,575,055	-7.61%	158.49%
2020	20,499,477	-119,234	-0.58%	1021.55%	0	0	--	--	1,371,773,200	-44,357,185	-3.13%	150.39%

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

Rate Ann.%chg: Total Agric Land **9.61%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	32,588,653	15,262	2,135			473,565,260	293,779	1,612			81,700,995	133,333	613		
2011	47,130,272	17,971	2,623	22.82%	22.82%	615,699,479	293,092	2,101	30.32%	30.32%	89,688,965	135,300	663	8.18%	9.46%
2012	62,989,621	18,032	3,493	33.20%	63.59%	739,149,527	279,062	2,649	26.09%	64.31%	89,574,800	130,628	686	3.44%	13.24%
2013	98,031,906	17,928	5,468	56.53%	156.08%	897,333,937	274,944	3,264	23.22%	102.46%	97,239,960	127,646	762	11.09%	25.80%
2014	102,185,334	18,704	5,463	-0.09%	155.85%	1,043,353,640	273,268	3,818	16.99%	136.86%	128,539,130	127,483	1,008	32.36%	66.50%
2015	112,522,476	19,072	5,900	7.99%	176.30%	1,120,201,903	271,606	4,124	8.02%	155.86%	149,636,865	127,257	1,176	16.62%	94.17%
2016	122,750,145	19,138	6,414	8.72%	200.38%	1,286,659,923	269,939	4,766	15.57%	195.69%	164,929,515	127,713	1,291	9.83%	113.25%
2017	120,305,949	19,623	6,131	-4.42%	187.11%	1,241,909,098	268,828	4,620	-3.08%	186.59%	174,353,050	127,360	1,369	6.01%	126.06%
2018	123,657,292	20,108	6,150	0.31%	188.00%	1,236,956,268	267,899	4,617	-0.05%	186.43%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	119,837,322	21,352	5,613	-8.74%	162.84%	1,125,988,657	266,361	4,227	-8.45%	162.24%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	115,610,691	21,807	5,302	-5.54%	148.28%	1,078,639,173	265,118	4,069	-3.76%	152.39%	159,003,872	74,426	2,136	65.71%	248.65%

Rate Annual %chg Average Value/Acre:

9.52%

9.70%

13.30%

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
2010	1,831,866	24,327	75			0	0				547,587,000	391,360	1,399		
2011	1,850,474	24,680	75	-0.43%	-0.43%	0	0				721,785,100	392,722	1,838	31.35%	31.35%
2012	1,881,339	25,125	75	-0.13%	-0.56%	0	0				904,096,900	393,672	2,297	24.96%	64.14%
2013	19,152,747	25,557	749	900.83%	895.21%	0	0				904,096,900	393,766	2,921	27.20%	108.78%
2014	19,262,171	25,699	750	0.02%	895.36%	0	0				1,301,404,700	393,358	3,308	13.26%	136.45%
2015	21,085,705	26,047	810	8.00%	975.01%	0	0				1,402,351,096	392,818	3,570	7.90%	155.15%
2016	19,691,338	26,271	750	-7.41%	895.38%	0	0				1,585,972,271	392,005	4,046	13.33%	189.15%
2017	19,802,162	26,433	749	-0.05%	894.84%	0	0				1,535,105,471	391,154	3,925	-3.00%	180.49%
2018	19,966,812	26,582	751	0.27%	897.51%	0	0				1,533,254,900	390,868	3,923	-0.05%	180.35%
2019	20,621,800	27,538	749	-0.31%	894.46%	0	0				1,416,718,429	390,223	3,631	-7.45%	159.47%
2020	20,484,664	27,453	746	-0.36%	890.88%	0	0				1,373,738,400	388,804	3,533	-2.68%	152.52%

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LANCASTER

Rate Annual %chg Average Value/Acre:

9.71%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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	805,964,190	343,034,646	251,832,777	18,791,320,523	6,580,078,074	402,878,490	0	1,371,773,200	739,382,000	74,534,600	0	29,360,798,500
cnty sectorvalue % of total value:		2.75%	1.17%	0.86%	64.00%	22.41%	1.37%		4.67%	2.52%	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	BENNETT	2,371,800	438,639	37,205	69,299,000	5,852,900	0	0	0	0	0	0	77,999,544
0.25%	%sector of county sector	0.29%	0.13%	0.01%	0.37%	0.09%							0.27%
	%sector of municipality	3.04%	0.56%	0.05%	88.85%	7.50%							100.00%
154	DAVEY	76,712	78,085	3,690	8,961,900	1,193,000	22,000	0	0	0	0	0	10,335,387
0.05%	%sector of county sector	0.01%	0.02%	0.00%	0.05%	0.02%	0.01%						0.04%
	%sector of municipality	0.74%	0.76%	0.04%	86.71%	11.54%	0.21%						100.00%
190	DENTON	495,134	281,700	859,088	12,237,700	1,178,500	0	0	0	0	0	0	15,052,122
0.07%	%sector of county sector	0.06%	0.08%	0.34%	0.07%	0.02%							0.05%
	%sector of municipality	3.29%	1.87%	5.71%	81.30%	7.83%							100.00%
590	FIRTH	331,605	496,868	574,162	30,350,300	4,058,100	0	0	0	0	0	0	35,811,035
0.21%	%sector of county sector	0.04%	0.14%	0.23%	0.16%	0.06%							0.12%
	%sector of municipality	0.93%	1.39%	1.60%	84.75%	11.33%							100.00%
213	HALLAM	497,648	215,844	316,746	18,756,800	3,433,900	0	0	0	0	0	0	23,220,938
0.07%	%sector of county sector	0.06%	0.06%	0.13%	0.10%	0.05%							0.08%
	%sector of municipality	2.14%	0.93%	1.36%	80.78%	14.79%							100.00%
1,657	HICKMAN	1,398,870	859,114	1,769,523	179,011,000	18,434,850	0	0	92,900	0	0	0	201,566,257
0.58%	%sector of county sector	0.17%	0.25%	0.70%	0.95%	0.28%			0.01%				0.69%
	%sector of municipality	0.69%	0.43%	0.88%	88.81%	9.15%			0.05%				100.00%
258,818	LINCOLN	689,643,532	274,215,073	157,454,201	16,152,435,723	6,414,559,024	360,527,821	0	924,600	0	0	0	24,049,759,974
90.68%	%sector of county sector	85.57%	79.94%	62.52%	85.96%	97.48%	5.48%		0.01%				365.49%
	%sector of municipality	2.87%	1.14%	0.65%	67.16%	26.67%	1.50%		0.00%				100.00%
382	MALCOLM	519,528	114,926	5,430	24,335,400	2,203,000	0	0	0	0	0	0	27,178,284
0.13%	%sector of county sector	0.06%	0.03%	0.00%	0.13%	0.03%							6.75%
	%sector of municipality	1.91%	0.42%	0.02%	89.54%	8.11%							100.00%
256	PANAMA	35,072	173,926	14,185	16,398,300	1,297,000	0	0	0	0	0	0	17,918,483
0.09%	%sector of county sector	0.00%	0.05%	0.01%	0.09%	0.02%							1.31%
	%sector of municipality	0.20%	0.97%	0.08%	91.52%	7.24%							100.00%
167	RAYMOND	367,230	167,670	417,331	10,001,100	922,800	0	0	0	0	0	0	11,876,131
0.06%	%sector of county sector	0.05%	0.05%	0.17%	0.05%	0.01%							0.04%
	%sector of municipality	3.09%	1.41%	3.51%	84.21%	7.77%							100.00%
220	ROCA	28,812	111,935	561,198	14,009,500	1,388,900	0	0	0	0	0	0	16,100,345
0.08%	%sector of county sector	0.00%	0.03%	0.22%	0.07%	0.02%							0.05%
	%sector of municipality	0.18%	0.70%	3.49%	87.01%	8.63%							100.00%
142	SPRAGUE	7,901	88,797	4,196	8,722,100	691,900	0	0	0	0	0	0	9,514,894
0.05%	%sector of county sector	0.00%	0.03%	0.00%	0.05%	0.01%							0.03%
	%sector of municipality	0.08%	0.93%	0.04%	91.67%	7.27%							100.00%
3277	WAVERLY	17,475,341	1,535,277	1,411,367	264,440,800	37,147,400	28,539,369	0	0	0	0	0	350,549,554
1.15%	%sector of county sector	2.17%	0.45%	0.56%	1.41%	0.56%	7.08%						1.19%
	%sector of municipality	4.99%	0.44%	0.40%	75.44%	10.60%	8.14%						100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
266,785	Total Municipalities	713,249,185	278,777,854	163,428,322	16,808,959,623	6,492,361,274	389,089,190	0	1,017,500	0	0	0	24,846,882,948
93.48%	%all municip.sectors of cnty	88.50%	81.27%	64.90%	89.45%	98.67%	96.58%		0.07%				84.63%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 114,830	Value : 31,097,603,218	Growth 574,542,927	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	5,735	232,490,627	0	0	174	12,960,400	5,909	245,451,027	
02. Res Improve Land	93,378	4,245,999,846	0	0	465	44,551,800	93,843	4,290,551,646	
03. Res Improvements	93,378	16,414,703,894	0	0	465	169,221,500	93,843	16,583,925,394	
04. Res Total	99,113	20,893,194,367	0	0	639	226,733,700	99,752	21,119,928,067	304,419,380
% of Res Total	99.36	98.93	0.00	0.00	0.64	1.07	86.87	67.91	52.98
05. Com UnImp Land	1,701	337,927,789	0	0	6	1,985,400	1,707	339,913,189	
06. Com Improve Land	6,197	1,858,181,324	0	0	6	2,396,300	6,203	1,860,577,624	
07. Com Improvements	6,197	5,077,724,417	0	0	6	2,896,600	6,203	5,080,621,017	
08. Com Total	7,898	7,273,833,530	0	0	12	7,278,300	7,910	7,281,111,830	258,557,897
% of Com Total	99.85	99.90	0.00	0.00	0.15	0.10	6.89	23.41	45.00
09. Ind UnImp Land	10	878,700	0	0	0	0	10	878,700	
10. Ind Improve Land	190	160,588,971	0	0	0	0	190	160,588,971	
11. Ind Improvements	190	272,307,450	0	0	0	0	190	272,307,450	
12. Ind Total	200	433,775,121	0	0	0	0	200	433,775,121	275,500
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.17	1.39	0.05
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	99,113	20,893,194,367	0	0	639	226,733,700	99,752	21,119,928,067	304,419,380
% of Res & Rec Total	99.36	98.93	0.00	0.00	0.64	1.07	86.87	67.91	52.98
Com & Ind Total	8,098	7,707,608,651	0	0	12	7,278,300	8,110	7,714,886,951	258,833,397
% of Com & Ind Total	99.85	99.91	0.00	0.00	0.15	0.09	7.06	24.81	45.05
17. Taxable Total	107,211	28,600,803,018	0	0	651	234,012,000	107,862	28,834,815,018	563,252,777
% of Taxable Total	99.40	99.19	0.00	0.00	0.60	0.81	93.93	92.72	98.03

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	733	77,676,267	93,562,033	0	0	0
19. Commercial	825	398,171,830	692,123,070	0	0	0
20. Industrial	21	30,022,521	28,518,879	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	733	77,676,267	93,562,033
19. Commercial	0	0	0	825	398,171,830	692,123,070
20. Industrial	0	0	0	21	30,022,521	28,518,879
21. Other	0	0	0	0	0	0
22. Total Sch II				1,579	505,870,618	814,203,982

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	3,414	0	48	3,462

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	88,300	0	0	4,213	977,331,400	4,215	977,419,700
28. Ag-Improved Land	0	0	0	0	2,753	606,377,900	2,753	606,377,900
29. Ag Improvements	0	0	0	0	2,753	678,990,600	2,753	678,990,600

30. Ag Total				6,968	2,262,788,200
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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	6	120.23	451,500	6	120.23	451,500	
32. HomeSite Improv Land	2,389	7,285.90	201,459,000	2,389	7,285.90	201,459,000	
33. HomeSite Improvements	2,389	0.00	624,106,800	2,389	0.00	624,106,800	10,920,400
34. HomeSite Total				2,395	7,406.13	826,017,300	
35. FarmSite UnImp Land	105	243.70	5,261,100	105	243.70	5,261,100	
36. FarmSite Improv Land	2,134	1,034.50	6,675,900	2,134	1,034.50	6,675,900	
37. FarmSite Improvements	2,134	0.00	54,883,800	2,134	0.00	54,883,800	369,750
38. FarmSite Total				2,239	1,278.20	66,820,800	
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				4,634	8,684.33	892,838,100	11,290,150

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	3,534,200	19	1,625.00	3,534,200

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	24.57	88,300	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	6,966	386,953.44	2,262,699,900	6,968	386,978.01	2,262,788,200
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%	1,309,289	1.13%	6,975.06
46. 1A	1,113.46	5.09%	6,889,568	5.95%	6,187.53
47. 2A1	7,807.40	35.72%	45,053,836	38.88%	5,770.66
48. 2A	3,237.00	14.81%	17,479,179	15.08%	5,399.81
49. 3A1	3,462.00	15.84%	17,265,996	14.90%	4,987.29
50. 3A	1,399.97	6.40%	6,704,988	5.79%	4,789.38
51. 4A1	4,165.69	19.06%	19,051,037	16.44%	4,573.32
52. 4A	484.41	2.22%	2,125,230	1.83%	4,387.25
53. Total	21,857.64	100.00%	115,879,123	100.00%	5,301.54
Dry					
54. 1D1	1,955.90	0.74%	10,561,572	0.98%	5,399.85
55. 1D	49,425.94	18.63%	240,670,079	22.32%	4,869.31
56. 2D1	38,794.29	14.62%	174,375,541	16.17%	4,494.88
57. 2D	61,517.21	23.19%	257,971,929	23.92%	4,193.49
58. 3D1	4,427.44	1.67%	17,738,138	1.65%	4,006.41
59. 3D	77,105.25	29.06%	271,750,707	25.20%	3,524.41
60. 4D1	27,537.72	10.38%	90,799,775	8.42%	3,297.29
61. 4D	4,524.70	1.71%	14,411,239	1.34%	3,185.02
62. Total	265,288.45	100.00%	1,078,278,980	100.00%	4,064.55
Grass					
63. 1G1	42,895.09	58.95%	92,462,305	59.44%	2,155.55
64. 1G	13,689.96	18.81%	29,398,705	18.90%	2,147.46
65. 2G1	4,973.60	6.84%	10,449,460	6.72%	2,100.99
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	9,205.09	12.65%	19,073,785	12.26%	2,072.09
68. 3G	180.87	0.25%	363,013	0.23%	2,007.04
69. 4G1	1,759.82	2.42%	3,693,558	2.37%	2,098.83
70. 4G	60.25	0.08%	117,919	0.08%	1,957.16
71. Total	72,764.68	100.00%	155,558,745	100.00%	2,137.83
Irrigated Total					
	21,857.64	5.65%	115,879,123	8.46%	5,301.54
Dry Total					
	265,288.45	68.55%	1,078,278,980	78.71%	4,064.55
Grass Total					
	72,764.68	18.80%	155,558,745	11.35%	2,137.83
72. Waste	27,097.15	7.00%	20,271,051	1.48%	748.09
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,059.27	0.27%	0	0.00%	0.00
75. Market Area Total	387,007.92	100.00%	1,369,987,899	100.00%	3,539.95

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	21,857.64	115,879,123	21,857.64	115,879,123
77. Dry Land	22.02	86,396	0.00	0	265,266.43	1,078,192,584	265,288.45	1,078,278,980
78. Grass	0.00	0	0.00	0	72,764.68	155,558,745	72,764.68	155,558,745
79. Waste	2.54	1,904	0.00	0	27,094.61	20,269,147	27,097.15	20,271,051
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	1,059.27	0	1,059.27	0
82. Total	24.56	88,300	0.00	0	386,983.36	1,369,899,599	387,007.92	1,369,987,899

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	21,857.64	5.65%	115,879,123	8.46%	5,301.54
Dry Land	265,288.45	68.55%	1,078,278,980	78.71%	4,064.55
Grass	72,764.68	18.80%	155,558,745	11.35%	2,137.83
Waste	27,097.15	7.00%	20,271,051	1.48%	748.09
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,059.27	0.27%	0	0.00%	0.00
Total	387,007.92	100.00%	1,369,987,899	100.00%	3,539.95

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 **	5,909	245,451,027	93,843	4,290,551,646	93,843	16,583,925,394	99,752	21,119,928,067	304,419,380
84 Residential Total	5,909	245,451,027	93,843	4,290,551,646	93,843	16,583,925,394	99,752	21,119,928,067	304,419,380

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 **	1,717	340,791,889	6,393	2,021,166,595	6,393	5,352,928,467	8,110	7,714,886,951	258,833,397
86 Commercial Total	1,717	340,791,889	6,393	2,021,166,595	6,393	5,352,928,467	8,110	7,714,886,951	258,833,397

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	42,895.09	58.95%	92,462,305	59.44%	2,155.55
88. 1G	13,689.96	18.81%	29,398,705	18.90%	2,147.46
89. 2G1	4,973.60	6.84%	10,449,460	6.72%	2,100.99
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	9,205.09	12.65%	19,073,785	12.26%	2,072.09
92. 3G	180.87	0.25%	363,013	0.23%	2,007.04
93. 4G1	1,759.82	2.42%	3,693,558	2.37%	2,098.83
94. 4G	60.25	0.08%	117,919	0.08%	1,957.16
95. Total	72,764.68	100.00%	155,558,745	100.00%	2,137.83
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	72,764.68	100.00%	155,558,745	100.00%	2,137.83
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	72,764.68	100.00%	155,558,745	100.00%	2,137.83

**2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	18,791,320,523	21,119,928,067	2,328,607,544	12.39%	304,419,380	10.77%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	739,382,000	826,017,300	86,635,300	11.72%	10,920,400	10.24%
04. Total Residential (sum lines 1-3)	19,530,702,523	21,945,945,367	2,415,242,844	12.37%	315,339,780	10.75%
05. Commercial	6,580,078,074	7,281,111,830	701,033,756	10.65%	258,557,897	6.72%
06. Industrial	402,878,490	433,775,121	30,896,631	7.67%	275,500	7.60%
07. Total Commercial (sum lines 5-6)	6,982,956,564	7,714,886,951	731,930,387	10.48%	258,833,397	6.78%
08. Ag-Farmsite Land, Outbuildings	74,534,600	66,820,800	-7,713,800	-10.35%	369,750	-10.85%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	74,534,600	66,820,800	-7,713,800	-10.35%	369,750	-10.85%
12. Irrigated	115,617,933	115,879,123	261,190	0.23%		
13. Dryland	1,076,499,319	1,078,278,980	1,779,661	0.17%		
14. Grassland	159,156,471	155,558,745	-3,597,726	-2.26%		
15. Wasteland	20,499,477	20,271,051	-228,426	-1.11%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,371,773,200	1,369,987,899	-1,785,301	-0.13%		
18. Total Value of all Real Property (Locally Assessed)	27,959,966,887	31,097,603,218	3,137,636,331	11.22%	574,542,927	9.17%

2021 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:
	\$4,577,962
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:
	\$190,000 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.	Amount of last year's assessor's budget not used:
	\$82,138

B. Computer, Automation Information and GIS

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

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.	List any outside appraisal or listing services employed by the county for the current assessment year
	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

2021 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	2020	2020	2020	2015-2020
	2	2020	2020	2020	2015-2020
	3	2020	2020	2020	2015-2020
	4	2020	2020	2020	2015-2020
	AG	2020	2020	2020	2015-2020

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

2021 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;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2015-2018</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</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	2020	2020	2020	2015-2018	2	2020	2020	2020	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	2020	2020	2020	2015-2018															
2	2020	2020	2020	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 of the building as “Building Type” code for their valuation efforts, rather than Marshall and Swift’s occupancy code. In many cases, the Marshall and Swift Occupancy Codes do not adequately reflect the characteristics that affect market value. For example, while single tenant service industrial and multi tenant service industrial have the same Marshall Swift occupancy code, the market consistently reflects a difference in sale prices because of the differences in income streams. One type reflects an owner occupied-buyer, and the other reflects a landlord-tenant investor. Since the income approach is the primary valuation method used for commercial, the building type is necessary to categorize properties for model development, rather than Marshall and Swift’s occupancy codes used for development of the cost approach.

2021 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The agricultural special value land is one market area.</td> <td style="text-align: center;">2020</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.	2020
<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.	2020						
	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.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<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?							
	6850							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	An in-depth sales analysis including local and regional sales of agricultural land and development land.
	<u>If your county recognizes a special value, please answer the following</u>
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 by these factors.
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 2021 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 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.

Tax Year 2023

With the relatively unpredictable nature of the real estate market from one year to the next, forecasting valuation plans three years into the future would lack accuracy. However, we plan to be continually current on data collection and inspection processes, and most likely by 2023 will have continued to leverage technology in ways that result in tangible efficiencies over the time this report is created. In addition to striving for data accuracy, we continue to enhance the capability to use valuation models in a test environment with complex statistical algorithms. These efforts may evolve to numerous Multiple Regression Analysis evaluations, or Gradient Boosting Methods using advanced modeling techniques. Such advancements will allow minimal interruption in data collection processes while our Computer Assisted Mass Appraisal system is devoted to valuation analysis.

2021 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, 2020. 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. While irrigated and dryland sales reflected an increased value for more productive soils, grass land sales reflected no correlation to LCGs. As such, grass continues to be assessed at a single valuation rate. 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 comparable to the agricultural market in the MLRA. Gross earning rates continue to reflect approximately 1.5% for pasture land, and around 3% for crop land.

The final 2021 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.