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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

LANCASTER COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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,

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

cc: Dan Nolte, Lancaster County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

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

Statistical Analysis:

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

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

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

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

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

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

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

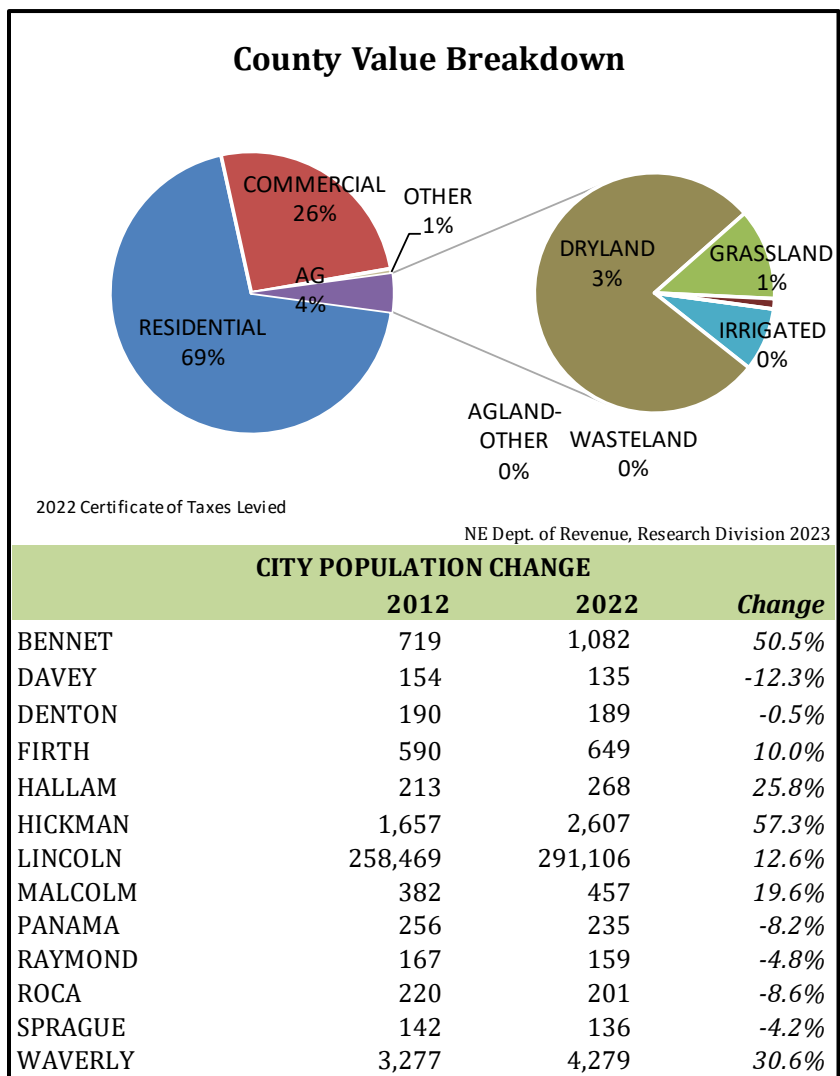
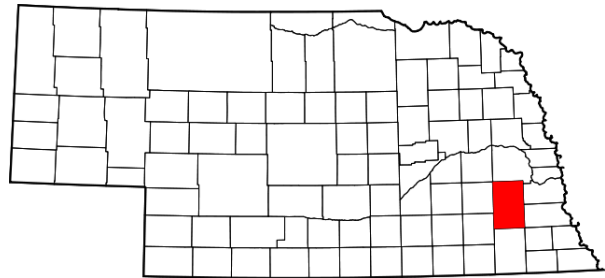
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 838 square miles, Lancaster County has 324,514 residents, per the Census Bureau Quick Facts for 2021, a 1% population increase over the 2020 U.S. Census. Reports indicate that 60% of county residents are homeowners and 80% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$228,660 (2022 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 8,721 employer establishments with total employment of 146,580 a 1% increase in total employment since 2019.

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

Lancaster County ranks first in soybeans. (USDA AgCensus).

2023 Residential Correlation for Lancaster County

Assessment Actions

A reappraisal of the entire residential class was completed for 2023 with new land valuation studies, cost tables, depreciation tables, and market valuation models.

Physical inspections were completed in one-sixth of each valuation group. New construction and improvements were picked-up and added to the assessment roll.

Assessment Practice Review

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

Review of the sales qualification and verification practices indicates that usability rates have been stable over the past five years and are typical for a metropolitan market where the residential real estate market is competitive. The county assessor completes an on-site inspection of all qualified sold properties.

Valuation groups are delineated by geographical location based on four quadrants across the county. These quadrants capture properties with general economic similarities for measurement purposes to ensure that residential properties are equalized.

Each year the county assessor completes a physical inspection and review of one-sixth of the residential properties in each valuation group. Interior inspections are conducted at the request of the property owner or may be requested when additional information is needed for protests and appeals.

All valuation models were updated for assessment year 2023 including updated land and improvement values. The county assessor also updated cost tables for the current year, but primarily relies upon the sales comparison approach to determine valuations within the residential class.

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

2023 Residential Correlation for Lancaster County

Description of Analysis

Review of the residential statistics for Lancaster County indicates that two of the three measures of central tendency are at the upper end of the acceptable range while the mean is slightly high at 101%. Review of the sale data substrata indicates that the median of residential sales by quarter has dropped 20 percentage points within the two-year study reflecting medians of the oldest sales at 112% while newer sales are just within the acceptable range at 92%. The change in market value and older ratios above 100% account for the mean being slightly above the acceptable range. The 95% confidence interval is narrow and supports that properties have been assessed at market value.

The qualitative statistics support that assessments are uniform within the residential class. Review of sales by valuation group also supports equalization, all valuation groups are tightly clustered at 99-100% of market value and have qualitative statistics that support appraisal uniformity.

Review of the changes to the sold parcels and the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) supports that all residential parcels in Lancaster County were uniformly valued and support the stated assessment actions. Overall, residential property in the county increased 24%.

Equalization and Quality of Assessment

Based on the analysis of all available information, the residential assessed values in Lancaster County comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,712	99.50	101.05	99.46	08.50	101.60
16	2,935	99.08	99.88	98.78	07.56	101.11
17	3,646	100.00	101.43	99.90	08.70	101.53
26	862	98.95	100.29	98.99	08.76	101.31
____ALL____	11,155	99.47	100.80	99.33	08.34	101.48

Level of Value

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

2023 Commercial Correlation for Lancaster County

Assessment Actions

A reappraisal of the entire commercial class was completed for 2023 with new land valuation studies, cost tables and depreciation tables, and market valuation models.

Physical inspections were completed for all commercial properties this year. New construction and improvements were picked-up and added to the assessment roll.

Assessment Practice Review

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

Within the commercial class, sales usability rates have been increasing since 2018, with current usability rates near the state average. Sales that are determined to be qualified through the sales verification also have an on-site inspection. Review of the sales qualification process supports that sales are qualified without a bias.

Only two valuation groups are used for commercial property in Lancaster County. Those differentiate Lincoln, Hickman, and Waverly from the remaining small towns and rural area. While these areas do constitute two different economic areas, the county assessor differentiates values within these valuation groups by establishing valuation models based on building type. Building type is determined by county appraisers and does not always directly correlate to Marshall and Swift Occupancy code.

The county assessor's physical inspection and review cycle was reviewed. Commercial inspections tend to correlate with reappraisals and will often occur more frequently than required. Review of random parcels supported that the county assessor is in compliance with the six-year inspection and review requirement.

All valuation tables and models were updated for 2023 including land, cost, and depreciation tables. New data was also collected for the income approach. Within the class, values are established using the income and the cost approach, the cost approach is relied upon more exclusively in Valuation Group 2.

Description of Analysis

The statistical profile consists of 548 qualified commercial sales in two valuation groups.

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

2023 Commercial Correlation for Lancaster County

Analysis of the statistical profile indicates that the median and weighted mean are within the acceptable range while the mean, which is more easily influenced by outliers is slightly high. The COD is within the IAAO recommended range, but the PRD is high. Review of the sale price substrata does not reflect a clearly regressive pattern of assessments, rather two of the four sales with a selling price in excess of \$10 million are influencing the PRD.

Both valuation groups have medians within the acceptable range. The COD of Valuation Group 2 is slightly high but represents the smallest villages in Lancaster County where the market is less competitive. The commercial market in Lancaster County increased by 29 percentage points in the three-year study period as evidenced by the date of sale substrata; when markets significantly change within a study period, qualitative measures are expected to be broader than normal. All occupancy codes with a sufficient number of sales have medians within the acceptable range.

Review of the changes to sold commercial property and the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) supports that all commercial values increased uniformly and supports the stated assessment actions. Overall commercial property increased 16% within Lancaster County.

Equalization and Quality of Assessment

Based on the analysis of all available information, the quality of assessment of commercial property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	523	96.79	101.17	95.15	18.00	106.33
2	25	96.43	93.71	85.38	20.76	109.76
____ALL____	548	96.75	100.83	95.00	18.13	106.14

Level of Value

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

2023 Agricultural Correlation for Lancaster County

Assessment Actions

All agricultural improvements were reappraised for 2023, including updated site, cost, and depreciation tables. The multiple regression models were also updated. One-sixth of the agricultural improved parcels were reviewed. Pick-up work and other routine maintenance were also completed timely.

For agricultural land, sales studies were conducted, and most agricultural land values were unchanged, except for Conservation Reserve Program (CRP) values which increased significantly reflecting market trends and increased rental rates.

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.

Within the agricultural class, sales usability rates are irrelevant for Lancaster County as all sales are subject to non-agricultural influence and therefore cannot be used for measurement purposes. Review of the sales qualification reasons supports that sales are coded without a bias.

There are no market areas within Lancaster County, agricultural values are differentiated by soil types utilizing the Land Capability Group (LCG) structures. Non-agricultural influences exist throughout the county, influences primarily exist from residential development and recreational uses. In recent years, analyses conducted by the Lancaster County Assessor have indicated that non-agricultural influences diminish as parcel size increase, and as parcels move further away from the Lincoln metropolitan area. For 2023, with a rapidly rising residential market, the county assessor reports that all agricultural sales in the county are impacted by non-agricultural influences. Uninfluenced agricultural values were established by the county assessor using sales from outside of the county in the comparable six-mile and twelve-mile area surrounding Lancaster County, with more influenced placed on those sales that were further away from the metropolitan area.

Review of the six-year inspection and review cycle of the county indicates that one-sixth of the improved rural properties have been inspected each year and the county assessor is in-compliance with the six-year inspection and review requirement. Unimproved agricultural land is inspected and reviewed using aerial imagery, all agricultural land was last reviewed in 2021 using 2020 aerial imagery. Through this review rural parcels are classified based on the primary use of the parcel, land use is also updated, the county assessor has worked to accurately inventory CRP land in the county.

Agricultural improvements are reviewed and revalued similarly to rural residential parcels; all were revalued for 2023 using updated appraisal tables and valuation models.

2023 Agricultural Correlation for Lancaster County

Description of Analysis

Review of the statistical profile for the special valuation of agricultural land in Lancaster County reflects 61 sales in the three-year study period. All sales are from uninfluenced areas outside of Lancaster County, as all agricultural sales within the county are subject to non-agricultural influences. All three measures of central tendency are within the acceptable range and correlate closely, the COD also supports the use of the median as an indicator of the level of value.

When sales are stratified by 80% Majority Land Use (MLU) only dryland has an adequate sample of sales and is within the acceptable range. Irrigated land is also within the acceptable range but has an unreliably small sample. Grassland is above the acceptable range; however, the sample is very small. Comparison of the irrigated and grassland values to adjacent comparable counties in the Average Acre Value Comparison chart shows that average irrigated and grassland values are near the middle of the array, supporting that assessments are uniform and at the appropriate assessment level.

Review of the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) supports the stated actions of the county assessor, that minimal agricultural land valuation changes were made for 2023.

Lancaster County contains a school bond subject to a 50% assessment pursuant to LB2. There are no qualified sales within the school district to use to estimate the level of value of parcel subject to the bond assessment. Review of assessed values in the county does support that valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been assessed using the same appraisal models that are utilized for comparable non-agricultural properties throughout the county and have been equalized at the statutorily required level of value.

The analysis of all available information supports that the agricultural special values are equalized an at the statutory level. The quality of assessment of agricultural land in Lancaster County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	3	70.08	67.77	67.55	04.49	100.33
1	3	70.08	67.77	67.55	04.49	100.33
<u> Dry </u>						
County	27	75.32	76.60	74.56	15.85	102.74
1	27	75.32	76.60	74.56	15.85	102.74
<u> Grass </u>						
County	7	88.84	74.09	82.10	30.19	90.24
1	7	88.84	74.09	82.10	30.19	90.24
<u> ALL </u>						
10/01/2019 To 09/30/2022	61	74.87	74.09	72.60	19.78	102.05

2023 Agricultural Correlation for Lancaster County

Special Valuation Level of Value

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

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

A review of agricultural land value in Lancaster County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Lancaster County is 50%.

2023 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.
Special Valuation of Agricultural Land	75	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, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Lancaster County

Residential Real Property - Current

Number of Sales	11155	Median	99.47
Total Sales Price	\$3,286,900,308	Mean	100.80
Total Adj. Sales Price	\$3,286,900,308	Wgt. Mean	99.33
Total Assessed Value	\$3,264,786,500	Average Assessed Value of the Base	\$265,296
Avg. Adj. Sales Price	\$294,657	Avg. Assessed Value	\$292,675

Confidence Interval - Current

95% Median C.I	99.26 to 99.69
95% Wgt. Mean C.I	99.11 to 99.55
95% Mean C.I	100.57 to 101.03
% of Value of the Class of all Real Property Value in the County	68.37
% of Records Sold in the Study Period	10.94
% of Value Sold in the Study Period	12.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	11,058	93	93.31
2021	10,378	99	99.38
2020	10,304	95	94.96
2019	10,181	99	99.00

2023 Commission Summary for Lancaster County

Commercial Real Property - Current

Number of Sales	548	Median	96.75
Total Sales Price	\$543,328,739	Mean	100.83
Total Adj. Sales Price	\$543,328,739	Wgt. Mean	95.00
Total Assessed Value	\$516,181,020	Average Assessed Value of the Base	\$1,203,150
Avg. Adj. Sales Price	\$991,476	Avg. Assessed Value	\$941,936

Confidence Interval - Current

95% Median C.I	95.08 to 98.95
95% Wgt. Mean C.I	90.10 to 99.90
95% Mean C.I	98.51 to 103.15
% of Value of the Class of all Real Property Value in the County	25.13
% of Records Sold in the Study Period	6.63
% of Value Sold in the Study Period	5.19

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	524	95	95.14
2021	463	97	97.06
2020	429	97	96.90
2019	392	96	96.43

**55 Lancaster
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 11,155
 Total Sales Price : 3,286,900,308
 Total Adj. Sales Price : 3,286,900,308
 Total Assessed Value : 3,264,786,500
 Avg. Adj. Sales Price : 294,657
 Avg. Assessed Value : 292,675

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 101
 COD : 08.34
 PRD : 101.48

COV : 12.20
 STD : 12.30
 Avg. Abs. Dev : 08.30
 MAX Sales Ratio : 588.67
 MIN Sales Ratio : 38.09

95% Median C.I. : 99.26 to 99.69
 95% Wgt. Mean C.I. : 99.11 to 99.55
 95% Mean C.I. : 100.57 to 101.03

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	1,390	112.06	112.72	111.30	07.15	101.28	68.17	194.63	111.20 to 112.48	264,565	294,470	
01-JAN-21 To 31-MAR-21	971	107.70	109.46	108.02	06.69	101.33	74.11	588.67	107.30 to 108.28	265,999	287,330	
01-APR-21 To 30-JUN-21	1,608	102.37	103.41	102.66	05.98	100.73	67.33	179.06	102.13 to 102.79	281,054	288,536	
01-JUL-21 To 30-SEP-21	1,766	100.34	100.97	100.05	05.70	100.92	61.48	170.25	99.97 to 100.69	292,538	292,697	
01-OCT-21 To 31-DEC-21	1,385	99.00	100.16	99.06	05.70	101.11	74.39	195.40	98.69 to 99.42	289,927	287,202	
01-JAN-22 To 31-MAR-22	1,099	95.53	96.24	95.38	05.78	100.90	47.14	167.17	95.25 to 95.93	307,611	293,401	
01-APR-22 To 30-JUN-22	1,546	92.28	92.58	91.88	05.56	100.76	38.09	174.73	92.02 to 92.52	329,418	302,673	
01-JUL-22 To 30-SEP-22	1,390	91.65	93.01	91.89	06.24	101.22	42.90	201.41	91.30 to 91.96	319,007	293,130	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	5,735	104.41	105.94	104.68	07.39	101.20	61.48	588.67	104.16 to 104.67	278,045	291,052	
01-OCT-21 To 30-SEP-22	5,420	94.38	95.37	94.29	06.56	101.15	38.09	201.41	94.17 to 94.57	312,235	294,392	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	5,730	101.74	102.90	101.80	06.48	101.08	61.48	588.67	101.51 to 101.97	284,187	289,292	
<u>ALL</u>	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
11	3,712	99.50	101.05	99.46	08.50	101.60	38.09	588.67	99.14 to 99.88	273,411	271,947	
16	2,935	99.08	99.88	98.78	07.56	101.11	47.14	183.26	98.65 to 99.46	352,756	348,448	
17	3,646	100.00	101.43	99.90	08.70	101.53	42.90	226.53	99.58 to 100.40	256,194	255,926	
26	862	98.95	100.29	98.99	08.76	101.31	51.45	170.25	98.24 to 99.80	351,013	347,469	
<u>ALL</u>	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675	
06												
07												
<u>ALL</u>	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675	

**55 Lancaster
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 11,155
 Total Sales Price : 3,286,900,308
 Total Adj. Sales Price : 3,286,900,308
 Total Assessed Value : 3,264,786,500
 Avg. Adj. Sales Price : 294,657
 Avg. Assessed Value : 292,675

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 101
 COD : 08.34
 PRD : 101.48

COV : 12.20
 STD : 12.30
 Avg. Abs. Dev : 08.30
 MAX Sales Ratio : 588.67
 MIN Sales Ratio : 38.09

95% Median C.I. : 99.26 to 99.69
 95% Wgt. Mean C.I. : 99.11 to 99.55
 95% Mean C.I. : 100.57 to 101.03

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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	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675
Greater Than 14,999	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675
Greater Than 29,999	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	12	133.76	135.07	134.57	08.89	100.37	118.09	153.85	123.04 to 147.96	47,546	63,983
60,000 TO 99,999	149	110.33	120.03	119.37	19.42	100.55	71.38	588.67	107.46 to 114.33	84,698	101,103
100,000 TO 149,999	646	107.43	109.90	109.61	10.46	100.26	76.03	192.20	106.24 to 108.54	130,187	142,695
150,000 TO 249,999	4,343	100.98	101.91	101.66	07.88	100.25	51.45	183.26	100.68 to 101.26	202,297	205,647
250,000 TO 499,999	5,193	97.91	98.93	98.81	07.37	100.12	38.09	160.18	97.57 to 98.30	340,232	336,196
500,000 TO 999,999	771	94.97	95.83	95.66	07.75	100.18	47.14	152.33	94.10 to 95.72	634,296	606,778
1,000,000 +	41	90.12	91.19	90.56	09.37	100.70	61.48	113.00	87.62 to 93.15	1,345,544	1,218,524
ALL	11,155	99.47	100.80	99.33	08.34	101.48	38.09	588.67	99.26 to 99.69	294,657	292,675

55 Lancaster
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 548
 Total Sales Price : 543,328,739
 Total Adj. Sales Price : 543,328,739
 Total Assessed Value : 516,181,020
 Avg. Adj. Sales Price : 991,476
 Avg. Assessed Value : 941,936

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.13
 PRD : 106.14

COV : 27.43
 STD : 27.66
 Avg. Abs. Dev : 17.54
 MAX Sales Ratio : 376.05
 MIN Sales Ratio : 33.94

95% Median C.I. : 95.08 to 98.95
 95% Wgt. Mean C.I. : 90.10 to 99.90
 95% Mean C.I. : 98.51 to 103.15

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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-19 To 31-DEC-19	45	117.07	118.82	111.44	18.66	106.62	50.63	282.45	101.03 to 123.53	608,328	677,913	
01-JAN-20 To 31-MAR-20	48	116.02	120.19	129.92	20.65	92.51	35.22	376.05	101.94 to 124.49	588,717	764,872	
01-APR-20 To 30-JUN-20	41	102.23	105.97	98.99	14.70	107.05	65.59	161.56	96.43 to 111.87	686,647	679,700	
01-JUL-20 To 30-SEP-20	41	102.35	112.76	126.00	19.96	89.49	70.50	312.34	94.68 to 109.40	696,396	877,456	
01-OCT-20 To 31-DEC-20	43	109.20	105.11	98.76	15.26	106.43	51.31	154.37	97.79 to 113.78	506,036	499,763	
01-JAN-21 To 31-MAR-21	54	102.66	104.08	102.88	12.45	101.17	76.44	160.91	97.91 to 109.25	450,534	463,517	
01-APR-21 To 30-JUN-21	47	92.33	99.43	94.15	14.87	105.61	55.80	165.34	90.28 to 104.37	638,157	600,796	
01-JUL-21 To 30-SEP-21	44	89.10	90.74	86.91	15.21	104.41	58.94	143.12	82.25 to 99.83	866,025	752,631	
01-OCT-21 To 31-DEC-21	66	90.96	92.95	91.56	11.58	101.52	63.38	156.85	88.36 to 94.40	2,538,733	2,324,575	
01-JAN-22 To 31-MAR-22	29	90.56	90.47	84.40	15.83	107.19	33.94	133.84	83.87 to 99.31	1,462,166	1,234,049	
01-APR-22 To 30-JUN-22	49	82.81	83.22	78.47	14.89	106.05	56.39	117.98	76.27 to 87.52	1,421,763	1,115,644	
01-JUL-22 To 30-SEP-22	41	87.79	86.12	89.75	12.95	95.96	55.33	116.18	79.90 to 94.52	906,788	813,876	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	175	108.87	114.76	116.67	19.75	98.36	35.22	376.05	102.35 to 115.53	641,931	748,933	
01-OCT-20 To 30-SEP-21	188	98.58	100.03	94.47	15.21	105.89	51.31	165.34	95.49 to 101.63	607,377	573,792	
01-OCT-21 To 30-SEP-22	185	88.53	88.47	87.51	13.69	101.10	33.94	156.85	86.13 to 90.81	1,712,454	1,498,621	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	173	105.92	111.31	114.36	18.66	97.33	35.22	376.05	101.94 to 109.96	616,894	705,474	
01-JAN-21 To 31-DEC-21	211	94.40	96.78	92.24	14.00	104.92	55.80	165.34	91.37 to 97.08	1,232,150	1,136,517	
<u>ALL</u>	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	523	96.79	101.17	95.15	18.00	106.33	33.94	376.05	95.08 to 99.31	1,022,969	973,387	
2	25	96.43	93.71	85.38	20.76	109.76	35.22	135.69	83.50 to 110.21	332,633	283,988	
<u>ALL</u>	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936	

**55 Lancaster
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

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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	219	99.31	104.30	93.68	18.00	111.34	57.41	191.97	95.49 to 103.35	1,017,950	953,666
03	321	95.61	98.48	95.46	18.00	103.16	33.94	376.05	93.23 to 98.47	940,955	898,234
04	8	94.75	100.40	103.51	20.21	97.00	66.90	156.85	66.90 to 156.85	2,293,875	2,374,400
<u>ALL</u>	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936

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	2	82.38	82.38	82.07	05.62	100.38	77.75	87.00	N/A	26,750	21,955
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936
Greater Than 14,999	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936
Greater Than 29,999	546	96.81	100.90	95.00	18.13	106.21	33.94	376.05	95.14 to 98.97	995,010	945,306
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	82.38	82.38	82.07	05.62	100.38	77.75	87.00	N/A	26,750	21,955
30,000 TO 59,999	4	88.28	82.80	78.87	31.28	104.98	33.94	120.71	N/A	44,375	34,998
60,000 TO 99,999	10	90.77	94.50	95.00	14.56	99.47	56.89	124.49	82.81 to 110.21	82,210	78,103
100,000 TO 149,999	24	96.88	103.73	103.15	19.12	100.56	35.22	160.15	91.43 to 116.36	128,581	132,633
150,000 TO 249,999	72	103.84	109.28	109.64	18.33	99.67	51.31	178.72	98.23 to 111.02	203,093	222,677
250,000 TO 499,999	174	99.83	103.35	103.03	15.15	100.31	62.76	191.97	96.19 to 102.23	353,868	364,583
500,000 TO 999,999	135	96.28	100.82	100.93	17.26	99.89	57.41	282.45	92.14 to 104.52	693,276	699,743
1,000,000 TO 1,999,999	80	87.72	89.76	89.60	16.77	100.18	50.63	143.12	84.47 to 94.86	1,391,123	1,246,420
2,000,000 TO 4,999,999	40	88.23	101.63	101.05	31.17	100.57	55.33	376.05	80.54 to 99.35	2,597,711	2,624,931
5,000,000 TO 9,999,999	3	100.27	100.28	99.84	04.08	100.44	94.15	106.42	N/A	7,236,667	7,225,113
10,000,000 +	4	79.34	79.30	84.31	13.45	94.06	67.71	90.81	N/A	33,123,353	27,927,833
<u>ALL</u>	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936

55 Lancaster
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 548
 Total Sales Price : 543,328,739
 Total Adj. Sales Price : 543,328,739
 Total Assessed Value : 516,181,020
 Avg. Adj. Sales Price : 991,476
 Avg. Assessed Value : 941,936

MEDIAN : 97
 WGT. MEAN : 95
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 COD : 18.13
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COV : 27.43
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
152	2	58.38	58.38	63.10	41.86	92.52	33.94	82.81	N/A	62,000	39,125
300	14	94.61	104.65	91.80	20.68	114.00	75.06	165.34	80.89 to 119.50	6,127,429	5,625,066
303	2	86.80	86.80	91.83	18.78	94.52	70.50	103.09	N/A	2,135,000	1,960,610
304	5	98.97	94.86	84.88	19.24	111.76	51.80	129.57	N/A	748,000	634,876
309	1	76.27	76.27	76.27	00.00	100.00	76.27	76.27	N/A	305,000	232,630
313	1	69.56	69.56	69.56	00.00	100.00	69.56	69.56	N/A	21,682,500	15,083,140
319	1	67.71	67.71	67.71	00.00	100.00	67.71	67.71	N/A	16,110,912	10,908,420
323	2	145.73	145.73	138.53	19.89	105.20	116.75	174.70	N/A	336,500	466,160
341	7	98.82	95.45	95.11	10.22	100.36	82.13	116.76	82.13 to 116.76	1,590,700	1,512,880
343	2	95.58	95.58	97.40	19.65	98.13	76.80	114.35	N/A	797,500	776,765
344	85	96.67	104.27	109.22	22.44	95.47	50.63	376.05	91.12 to 101.80	856,864	935,831
349	4	104.32	106.33	99.28	15.75	107.10	84.94	131.74	N/A	778,750	773,113
350	8	87.72	97.44	91.82	19.04	106.12	69.08	148.12	69.08 to 148.12	2,539,375	2,331,561
352	206	99.77	104.21	99.48	17.72	104.75	57.41	191.97	95.96 to 103.35	560,849	557,954
353	24	96.64	95.09	86.46	15.46	109.98	56.89	134.24	85.97 to 105.65	568,127	491,206
384	3	89.62	90.58	96.36	10.01	94.00	77.60	104.52	N/A	291,333	280,737
386	6	95.01	100.91	94.11	16.02	107.23	80.34	125.01	80.34 to 125.01	1,091,667	1,027,378
391	27	92.53	91.43	89.94	18.86	101.66	35.22	128.36	83.50 to 102.71	562,531	505,927
406	40	95.44	96.40	95.54	11.57	100.90	62.08	156.85	90.14 to 101.54	1,110,973	1,061,470
412	16	95.55	100.01	94.08	16.23	106.30	72.71	134.71	87.53 to 113.13	1,320,281	1,242,078
423	1	55.80	55.80	55.80	00.00	100.00	55.80	55.80	N/A	1,630,000	909,460
426	6	88.56	91.88	83.35	19.68	110.23	55.33	124.99	55.33 to 124.99	1,200,000	1,000,140
434	1	77.75	77.75	77.75	00.00	100.00	77.75	77.75	N/A	28,500	22,160
435	2	63.88	63.88	56.44	19.68	113.18	51.31	76.44	N/A	122,500	69,135
442	7	87.79	89.47	86.25	10.68	103.73	63.66	114.74	63.66 to 114.74	531,343	458,276
446	1	115.66	115.66	115.66	00.00	100.00	115.66	115.66	N/A	2,000,000	2,313,220
453	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	97,500	89,620
458	1	95.14	95.14	95.14	00.00	100.00	95.14	95.14	N/A	1,600,000	1,522,290
470	2	88.71	88.71	88.62	07.46	100.10	82.09	95.33	N/A	962,500	853,000
494	1	85.46	85.46	85.46	00.00	100.00	85.46	85.46	N/A	345,000	294,840
528	5	111.02	115.56	112.15	17.15	103.04	85.03	145.29	N/A	206,800	231,936
531	2	114.12	114.12	115.65	05.31	98.68	108.06	120.17	N/A	251,250	290,580
534	13	99.32	100.29	99.22	10.36	101.08	81.00	117.52	85.35 to 116.36	431,300	427,942
539	2	91.17	91.17	89.22	08.01	102.19	83.87	98.47	N/A	552,500	492,960
554	39	99.11	100.85	93.58	16.63	107.77	56.39	156.25	94.52 to 110.25	827,385	774,239

55 Lancaster
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 548
 Total Sales Price : 543,328,739
 Total Adj. Sales Price : 543,328,739
 Total Assessed Value : 516,181,020
 Avg. Adj. Sales Price : 991,476
 Avg. Assessed Value : 941,936

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.13
 PRD : 106.14

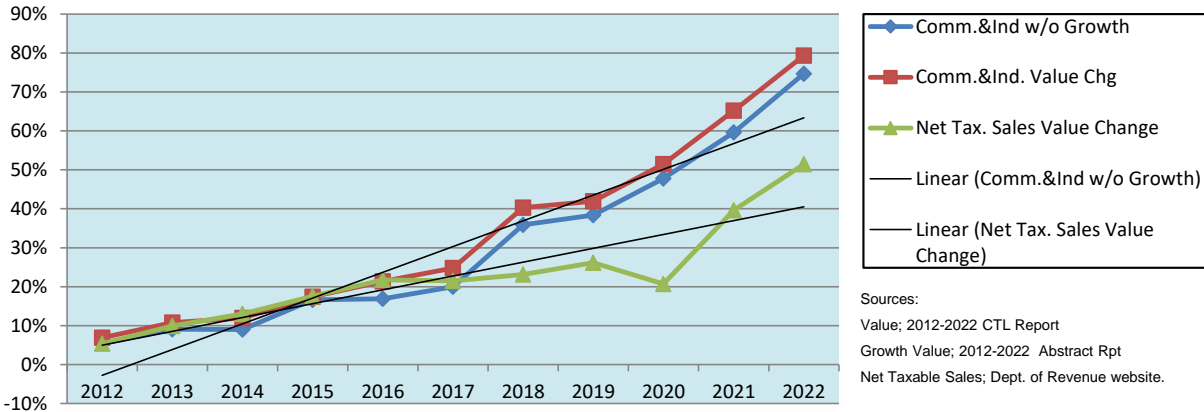
COV : 27.43
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 Avg. Abs. Dev : 17.54
 MAX Sales Ratio : 376.05
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95% Median C.I. : 95.08 to 98.95
 95% Wgt. Mean C.I. : 90.10 to 99.90
 95% Mean C.I. : 98.51 to 103.15

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573	1	64.42	64.42	64.42	00.00	100.00	64.42	64.42	N/A	2,250,000	1,449,380
595	7	109.99	107.06	104.65	07.76	102.30	87.79	120.40	87.79 to 120.40	3,249,059	3,400,024
<u>ALL</u>	548	96.75	100.83	95.00	18.13	106.14	33.94	376.05	95.08 to 98.95	991,476	941,936

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
2011	\$ 4,609,183,301	\$ 40,632,444	0.88%	\$ 4,568,550,857		\$ 3,204,759,020	
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%
2021	\$ 7,616,144,007	\$ 258,833,397	3.40%	\$ 7,357,310,610	5.36%	\$ 4,475,973,710	15.70%
2022	\$ 8,266,762,124	\$ 214,148,267	2.59%	\$ 8,052,613,857	5.73%	\$ 4,853,248,655	8.43%
Ann %chg	5.31%			Average	2.83%	3.69%	3.95%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	5.43%	6.89%	5.36%
2013	9.08%	10.79%	9.93%
2014	8.98%	11.96%	13.03%
2015	16.62%	17.43%	17.54%
2016	16.86%	21.33%	21.74%
2017	19.98%	24.76%	21.46%
2018	35.90%	40.30%	23.14%
2019	38.37%	41.97%	26.15%
2020	47.77%	51.50%	20.71%
2021	59.62%	65.24%	39.67%
2022	74.71%	79.35%	51.44%

County Number	55
County Name	Lancaster

Type : Qualified

Number of Sales :	61	Median :	75	COV :	27.22	95% Median C.I. :	71.27 to 80.46
Total Sales Price :	36,354,952	Wgt. Mean :	73	STD :	20.17	95% Wgt. Mean C.I. :	67.67 to 77.53
Total Adj. Sales Price :	36,354,952	Mean :	74	Avg. Abs. Dev :	14.81	95% Mean C.I. :	69.03 to 79.15
Total Assessed Value :	26,394,665						
Avg. Adj. Sales Price :	595,983	COD :	19.78	MAX Sales Ratio :	127.91		
Avg. Assessed Value :	432,699	PRD :	102.05	MIN Sales Ratio :	13.43		

Printed : 03/28/2023

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>											
10/01/2019 To 12/31/2019	4	76.60	74.86	74.11	06.32	101.01	64.72	81.52	N/A	586,773	434,855
01/01/2020 To 03/31/2020	9	90.06	88.84	86.35	10.20	102.88	71.27	107.03	75.32 to 101.44	429,423	370,822
04/01/2020 To 06/30/2020	4	71.56	65.68	69.58	16.56	94.39	36.30	83.28	N/A	398,546	277,294
07/01/2020 To 09/30/2020	2	90.81	90.81	90.16	04.15	100.72	87.04	94.57	N/A	1,025,000	924,170
10/01/2020 To 12/31/2020	4	71.21	74.54	72.80	07.25	102.39	68.87	86.88	N/A	639,404	465,512
01/01/2021 To 03/31/2021	3	84.79	81.73	82.89	04.19	98.60	74.87	85.52	N/A	879,987	729,411
04/01/2021 To 06/30/2021	8	80.74	83.30	80.96	09.25	102.89	72.97	102.28	72.97 to 102.28	401,331	324,924
07/01/2021 To 09/30/2021	6	74.85	72.39	66.36	12.87	109.09	56.31	85.98	56.31 to 85.98	565,167	375,057
10/01/2021 To 12/31/2021	7	64.04	63.81	66.92	23.20	95.35	36.23	105.04	36.23 to 105.04	685,312	458,645
01/01/2022 To 03/31/2022	8	63.86	71.70	63.68	25.71	112.59	43.38	127.91	43.38 to 127.91	666,714	424,548
04/01/2022 To 06/30/2022	6	52.41	51.99	62.46	40.81	83.24	13.43	108.56	13.43 to 108.56	761,459	475,569
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	19	81.52	81.22	81.52	14.07	99.63	36.30	107.03	71.77 to 92.67	518,741	422,860
10/01/2020 To 09/30/2021	21	79.26	78.29	75.43	10.08	103.79	56.31	102.28	72.52 to 85.52	561,868	423,810
10/01/2021 To 09/30/2022	21	59.52	63.44	64.36	30.75	98.57	13.43	127.91	49.55 to 73.23	699,983	450,491
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	19	83.28	81.16	81.03	14.42	100.16	36.30	107.03	71.35 to 92.67	529,821	429,314
01/01/2021 To 12/31/2021	24	75.92	74.69	73.00	15.85	102.32	36.23	105.04	65.06 to 84.79	584,950	427,020

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	61	74.87	74.09	72.60	19.78	102.05	13.43	127.91	71.27 to 80.46	595,983	432,699

Type : Qualified

Number of Sales :	61	Median :	75	COV :	27.22	95% Median C.I. :	71.27 to 80.46
Total Sales Price :	36,354,952	Wgt. Mean :	73	STD :	20.17	95% Wgt. Mean C.I. :	67.67 to 77.53
Total Adj. Sales Price :	36,354,952	Mean :	74	Avg. Abs. Dev :	14.81	95% Mean C.I. :	69.03 to 79.15
Total Assessed Value :	26,394,665						
Avg. Adj. Sales Price :	595,983	COD :	19.78	MAX Sales Ratio :	127.91		
Avg. Assessed Value :	432,699	PRD :	102.05	MIN Sales Ratio :	13.43		

Printed : 03/28/2023

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	11	65.06	65.97	62.21	16.02	106.04	42.94	86.88	49.55 to 79.61	578,942	360,138
1	11	65.06	65.97	62.21	16.02	106.04	42.94	86.88	49.55 to 79.61	578,942	360,138
<u>_____Grass_____</u>											
County	4	80.06	74.46	70.35	25.83	105.84	36.30	101.44	N/A	265,103	186,497
1	4	80.06	74.46	70.35	25.83	105.84	36.30	101.44	N/A	265,103	186,497
<u>_____ALL_____</u>											
10/01/2019 To 09/30/2022	61	74.87	74.09	72.60	19.78	102.05	13.43	127.91	71.27 to 80.46	595,983	432,699

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	3	70.08	67.77	67.55	04.49	100.33	61.89	71.35	N/A	536,250	362,239
1	3	70.08	67.77	67.55	04.49	100.33	61.89	71.35	N/A	536,250	362,239
<u>_____Dry_____</u>											
County	27	75.32	76.60	74.56	15.85	102.74	42.94	127.91	69.89 to 84.79	582,549	434,354
1	27	75.32	76.60	74.56	15.85	102.74	42.94	127.91	69.89 to 84.79	582,549	434,354
<u>_____Grass_____</u>											
County	7	88.84	74.09	82.10	30.19	90.24	13.43	105.04	13.43 to 105.04	345,023	283,277
1	7	88.84	74.09	82.10	30.19	90.24	13.43	105.04	13.43 to 105.04	345,023	283,277
<u>_____ALL_____</u>											
10/01/2019 To 09/30/2022	61	74.87	74.09	72.60	19.78	102.05	13.43	127.91	71.27 to 80.46	595,983	432,699

Lancaster County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6,975	6,196	5,798	5,413	5,005	4,801	4,584	4,390	5,321
Saunders	1	6,320	n/a	5,830	5,450	n/a	4,870	3,910	3,670	4,772
Saunders	3	6,930	n/a	6,369	5,901	n/a	5,380	4,470	4,060	5,726
Cass	1	6,275	n/a	5,545	5,510	n/a	n/a	4,250	4,215	4,890
Otoe	1	5,500	n/a	5,400	5,400	4,900	4,900	4,200	4,200	5,171
Otoe	2	4,700	n/a	4,300	4,200	n/a	4,000	3,800	3,800	4,145
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	4,994
Gage	1	5,430	n/a	5,175	5,175	4,480	n/a	4,060	4,060	4,869
Saline	1	4,700	4,700	3,847	3,850	3,800	3,800	3,650	3,650	4,087
Saline	3	6,197	6,085	6,082	6,016	5,745	5,015	5,010	4,779	5,957
Seward	2	6,800	6,700	6,300	6,100	5,800	4,900	4,600	3,800	6,243
Butler	1	6,773	6,248	6,110	5,929	5,589	5,313	4,932	4,807	6,168

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5,403	4,902	4,530	4,217	4,024	3,542	3,320	3,231	4,090
Saunders	1	5,667	5,377	5,297	n/a	4,600	4,032	3,447	3,197	4,265
Saunders	3	5,575	5,405	5,285	n/a	4,601	4,315	3,885	3,665	4,864
Cass	1	5,465	5,305	5,149	4,785	4,598	4,475	4,170	3,930	4,804
Otoe	1	4,700	4,700	4,367	4,250	4,116	4,100	3,500	3,200	4,218
Otoe	2	4,300	4,099	3,911	3,840	3,600	3,380	3,020	2,900	3,658
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,900	2,700	2,400	3,223
Gage	1	4,340	4,340	4,165	4,035	3,300	n/a	2,740	2,740	3,548
Saline	1	3,598	3,599	3,497	3,499	3,300	3,279	3,149	3,141	3,469
Saline	3	3,866	3,863	3,553	3,508	3,445	3,398	3,392	3,249	3,596
Seward	2	5,650	5,600	4,950	4,900	4,900	3,796	3,800	3,000	4,579
Butler	1	6,500	5,900	5,649	5,550	5,300	4,800	3,750	3,625	5,198

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2,147	2,222	2,219	n/a	2,203	2,187	2,219	2,161	2,179
Saunders	1	2,250	2,250	2,250	n/a	n/a	n/a	n/a	2,000	2,249
Saunders	3	2,250	2,250	2,247	n/a	n/a	2,000	n/a	2,000	2,246
Cass	1	1,650	1,650	1,634	n/a	1,650	n/a	1,650	1,650	1,650
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Otoe	2	2,200	2,200	2,000	n/a	n/a	n/a	1,750	1,600	2,179
Johnson	1	2,100	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,052
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	1,915
Saline	1	1,808	1,814	1,795	n/a	n/a	n/a	n/a	1,425	1,801
Saline	3	1,810	1,815	1,794	n/a	n/a	n/a	n/a	1,425	1,802
Seward	2	2,249	2,250	2,100	n/a	2,100	n/a	n/a	1,500	2,199
Butler	1	2,695	2,671	2,618	2,621	2,176	2,500	n/a	2,425	2,663

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	3,032	n/a	956
Saunders	1	2,360	600	130
Saunders	3	2,353	600	130
Cass	1	n/a	n/a	1,081
Otoe	1	2,988	1,141	200
Otoe	2	2,794	1,181	200
Johnson	1	2,435	1,100	130
Gage	1	3,031	1,000	200
Saline	1	1,802	516	100
Saline	3	1,778	516	107
Seward	2	2,568	819	101
Butler	1	3,183	1,725	749

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

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

Printed : 03/28/2023

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>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022											
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											
01/01/2021 To 12/31/2021											
<u>ALL</u>											
10/01/2019 To 09/30/2022											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

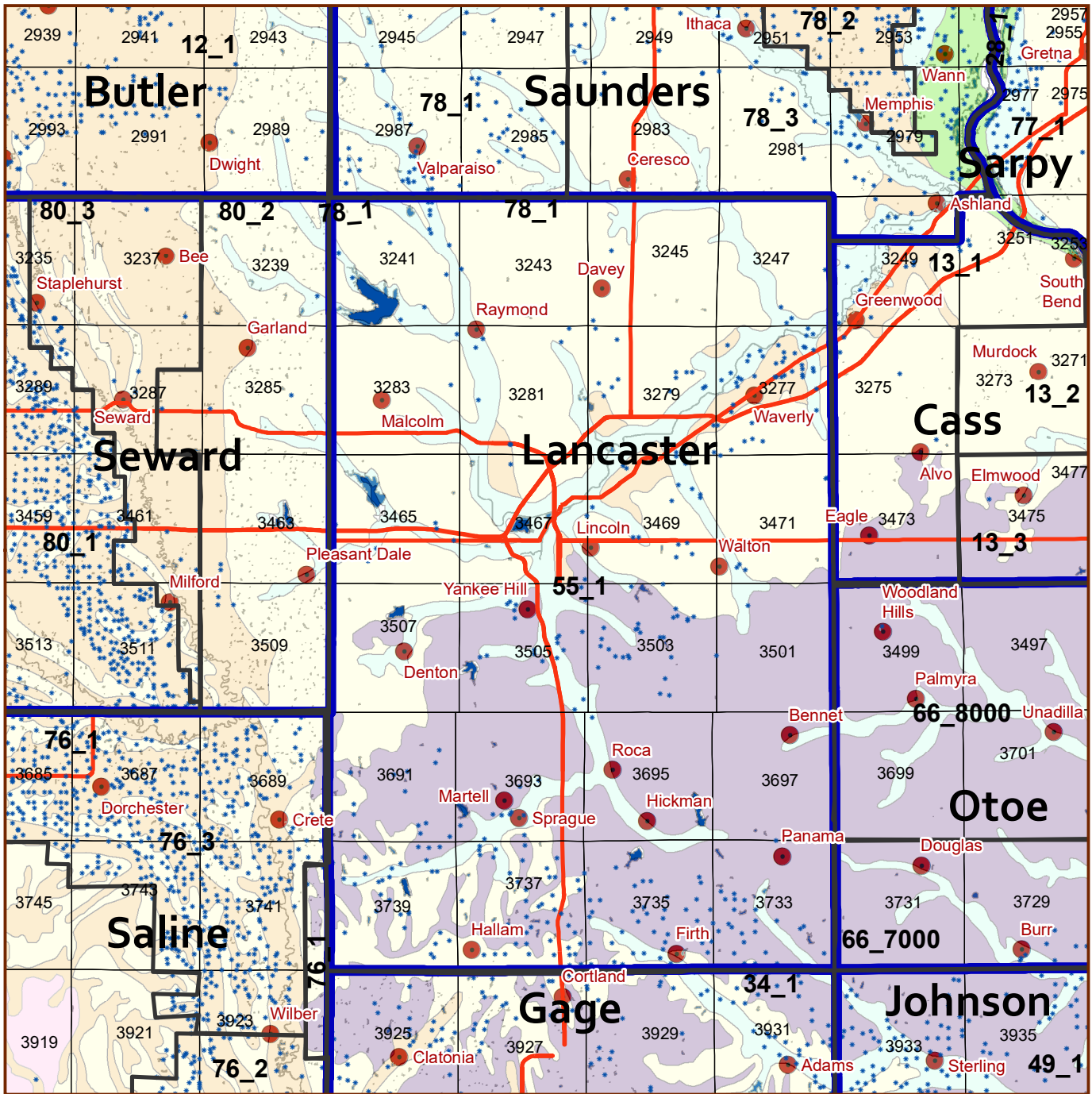
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :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

Printed : 03/28/2023

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
340034											
550001											
550145											
550148											
550160											
550161											
660501											
760002											
760082											
800005											
_____ALL_____											
10/01/2019 To 09/30/2022											

LANCASTER COUNTY



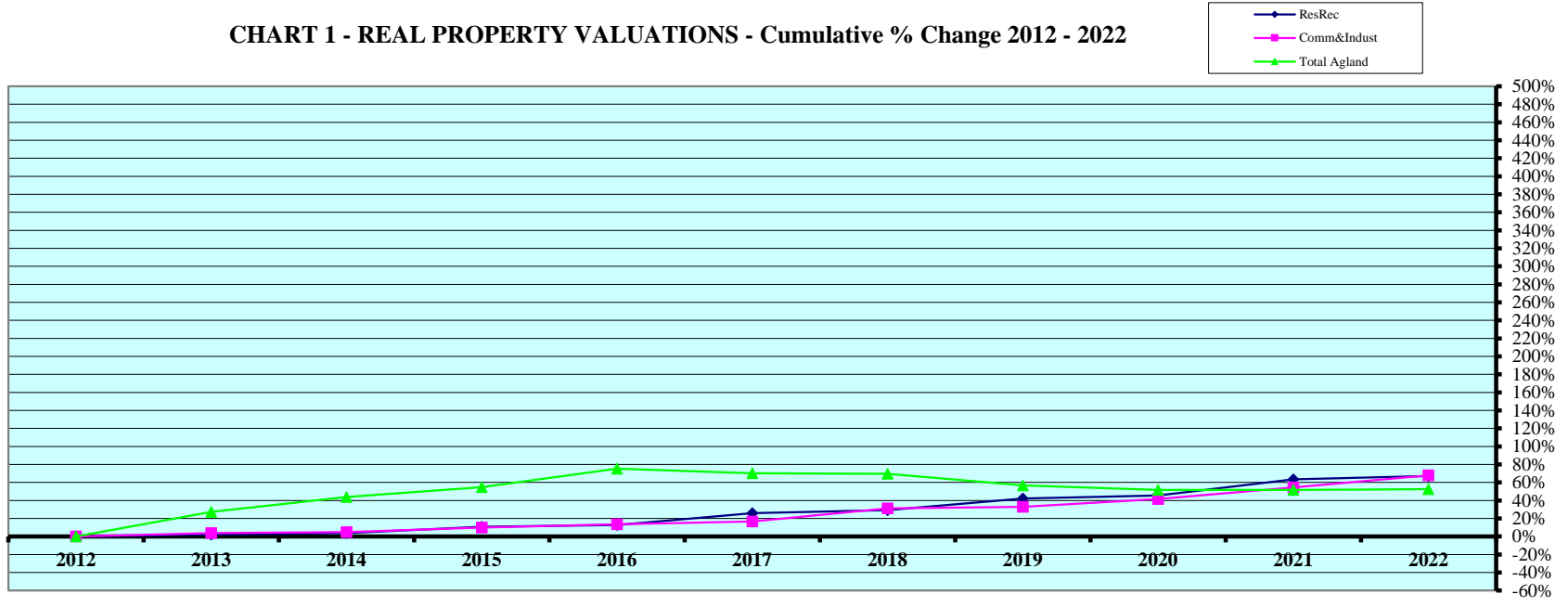
Legend

- 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 2012 - 2022



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
2012	12,917,564,759	-	-	-	4,926,833,720	-	-	-	903,513,200	-	-	-
2013	13,169,581,568	252,016,809	1.95%	1.95%	5,106,610,580	179,776,860	3.65%	3.65%	1,149,661,600	246,148,400	27.24%	27.24%
2014	13,392,746,841	223,165,273	1.69%	3.68%	5,160,576,496	53,965,916	1.06%	4.74%	1,298,595,200	148,933,600	12.95%	43.73%
2015	14,300,709,448	907,962,607	6.78%	10.71%	5,412,682,869	252,106,373	4.89%	9.86%	1,399,285,900	100,690,700	7.75%	54.87%
2016	14,578,018,652	277,309,204	1.94%	12.85%	5,592,453,026	179,770,157	3.32%	13.51%	1,583,850,896	184,564,996	13.19%	75.30%
2017	16,277,518,082	1,699,499,430	11.66%	26.01%	5,750,454,278	158,001,252	2.83%	16.72%	1,536,914,114	-46,936,782	-2.96%	70.10%
2018	16,679,061,911	401,543,829	2.47%	29.12%	6,466,603,627	716,149,349	12.45%	31.25%	1,532,705,440	-4,208,674	-0.27%	69.64%
2019	18,377,264,126	1,698,202,215	10.18%	42.27%	6,543,625,878	77,022,251	1.19%	32.82%	1,416,130,385	-116,575,055	-7.61%	56.74%
2020	18,791,320,523	414,056,397	2.25%	45.47%	6,982,956,564	439,330,686	6.71%	41.73%	1,371,773,200	-44,357,185	-3.13%	51.83%
2021	21,107,828,989	2,316,508,466	12.33%	63.40%	7,616,144,007	633,187,443	9.07%	54.58%	1,370,036,000	-1,737,200	-0.13%	51.63%
2022	21,590,924,066	483,095,077	2.29%	67.14%	8,270,182,947	654,038,940	8.59%	67.86%	1,379,156,600	9,120,600	0.67%	52.64%

Rate Annual %chg: Residential & Recreational **5.27%**

Commercial & Industrial **5.32%**

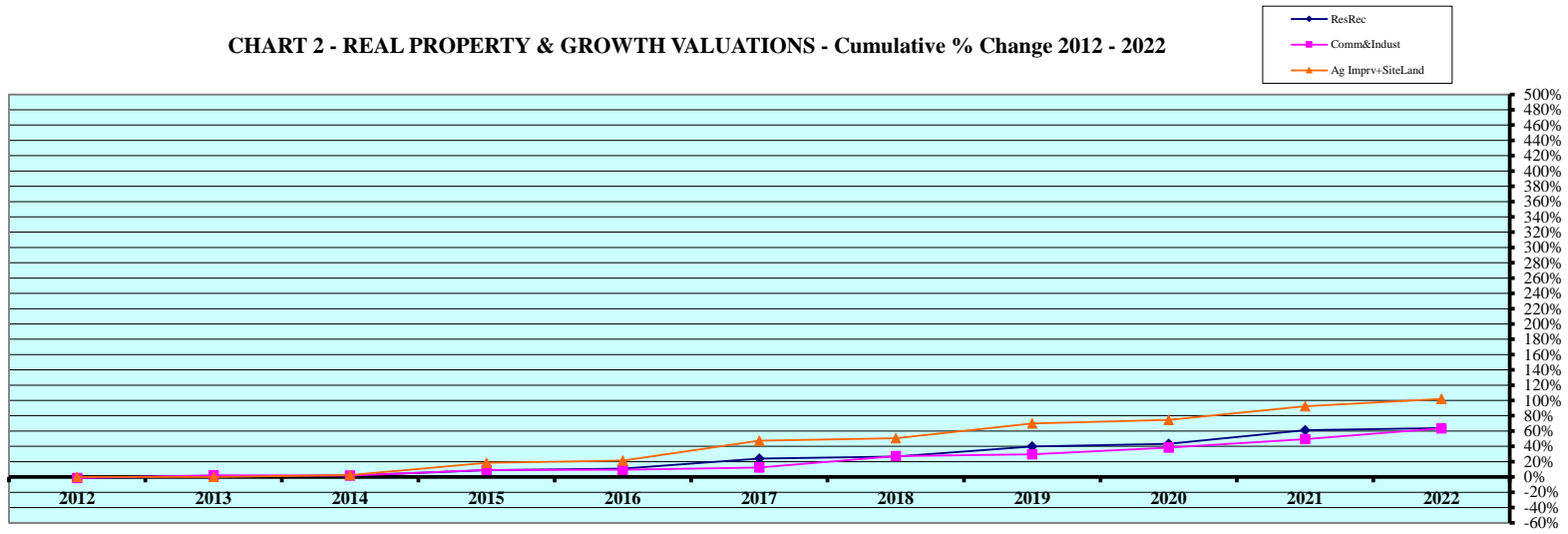
Agricultural Land **4.32%**

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 2012 - 2022



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						
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	-	-1.15%	4,926,833,720	67,245,234	1.36%	4,859,588,486	-	-1.36%						
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	0.47%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	2.05%						
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	1.92%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	1.95%						
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	8.73%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	9.10%						
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	10.91%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	9.32%						
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	23.93%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	12.25%						
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	26.70%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	27.14%						
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	39.77%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	29.45%						
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	43.20%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	38.25%						
2021	21,107,828,989	304,419,380	1.44%	20,803,409,609	10.71%	61.05%	7,616,144,007	258,833,397	3.40%	7,357,310,610	5.36%	49.33%						
2022	21,590,924,066	417,600,345	1.93%	21,173,323,721	0.31%	63.91%	8,270,182,947	214,148,267	2.59%	8,056,034,680	5.78%	63.51%						
Rate Ann%chg	5.27%			Resid & Recreat w/o growth			3.58%			5.32%			C & I w/o growth			2.58%		

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		
2012	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	-	-		
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	-0.03%		
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	2.37%		
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	18.55%		
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	21.38%		
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	47.44%		
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	50.49%		
2019	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	69.86%		
2020	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	74.45%		
2021	814,489,500	79,609,900	894,099,400	11,290,150	1.26%	882,809,250	8.46%	92.29%		
2022	747,031,600	198,088,300	945,119,900	17,855,100	1.89%	927,264,800	3.71%	101.98%		
Rate Ann%chg	6.04%		16.34%		7.49%		Ag Imprv+Site w/o growth		5.59%	

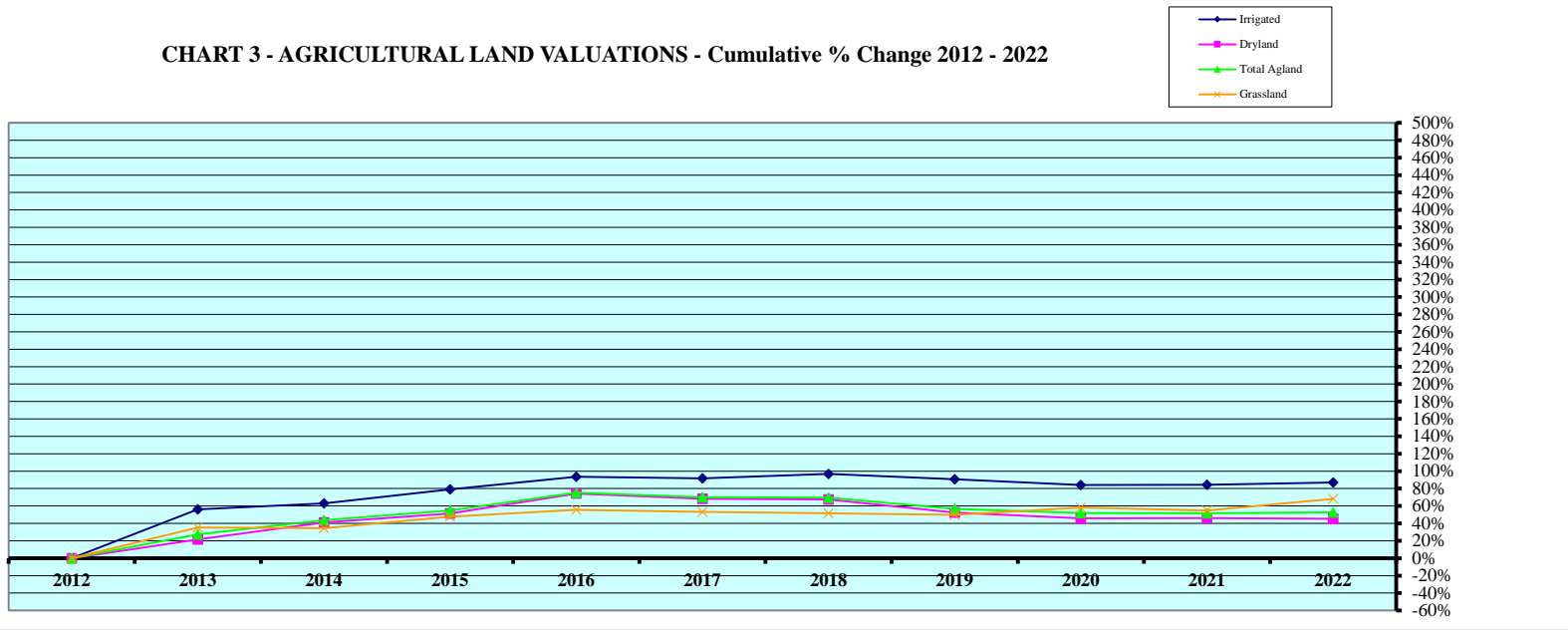
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 55
County LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	62,817,573	-	-	-	738,171,849	-	-	-	100,639,386	-	-	-
2013	98,027,389	35,209,816	56.05%	56.05%	896,410,405	158,238,556	21.44%	21.44%	136,096,782	35,457,396	35.23%	35.23%
2014	102,451,744	4,424,355	4.51%	63.09%	1,041,670,226	145,259,821	16.20%	41.11%	135,283,681	-813,101	-0.60%	34.42%
2015	112,549,748	10,098,004	9.86%	79.17%	1,117,128,144	75,457,918	7.24%	51.34%	148,557,800	13,274,119	9.81%	47.61%
2016	121,644,841	9,095,093	8.08%	93.65%	1,286,040,036	168,911,892	15.12%	74.22%	156,486,045	7,928,245	5.34%	55.49%
2017	120,500,466	-1,144,375	-0.94%	91.83%	1,242,389,445	-43,650,591	-3.39%	68.31%	154,165,474	-2,320,571	-1.48%	53.19%
2018	123,658,469	3,158,003	2.62%	96.85%	1,236,410,660	-5,978,785	-0.48%	67.50%	152,600,411	-1,565,063	-1.02%	51.63%
2019	119,747,082	-3,911,388	-3.16%	90.63%	1,124,999,200	-111,411,460	-9.01%	52.40%	150,765,393	-1,835,018	-1.20%	49.81%
2020	115,617,933	-4,129,149	-3.45%	84.05%	1,076,499,319	-48,499,881	-4.31%	45.83%	159,156,471	8,391,078	5.57%	58.15%
2021	115,880,812	262,879	0.23%	84.47%	1,078,103,880	1,604,561	0.15%	46.05%	155,783,802	-3,372,669	-2.12%	54.79%
2022	117,530,113	1,649,301	1.42%	87.10%	1,073,259,314	-4,844,566	-0.45%	45.39%	169,270,338	13,486,536	8.66%	68.19%

Rate Ann.%chg: Irrigated **6.46%** Dryland **3.81%** Grassland **5.34%**

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
2012	1,884,392	-	-	-	0	-	-	-	903,513,200	-	-	-
2013	19,127,024	17,242,632	915.02%	915.02%	0	0	-	-	1,149,661,600	246,148,400	27.24%	27.24%
2014	19,189,549	62,525	0.33%	918.34%	0	0	-	-	1,298,595,200	148,933,600	12.95%	43.73%
2015	21,050,208	1,860,659	9.70%	1017.08%	0	0	-	-	1,399,285,900	100,690,700	7.75%	54.87%
2016	19,679,974	-1,370,234	-6.51%	944.37%	0	0	-	-	1,583,850,896	184,564,996	13.19%	75.30%
2017	19,858,729	178,755	0.91%	953.85%	0	0	-	-	1,536,914,114	-46,936,782	-2.96%	70.10%
2018	20,035,900	177,171	0.89%	963.26%	0	0	-	-	1,532,705,440	-4,208,674	-0.27%	69.64%
2019	20,618,711	582,811	2.91%	994.18%	0	0	-	-	1,416,130,385	-116,575,055	-7.61%	56.74%
2020	20,499,477	-119,234	-0.58%	987.86%	0	0	-	-	1,371,773,200	-44,357,185	-3.13%	51.83%
2021	20,267,506	-231,971	-1.13%	975.55%	0	0	-	-	1,370,036,000	-1,737,200	-0.13%	51.63%
2022	19,096,835	-1,170,671	-5.78%	913.42%	0	0	-	-	1,379,156,600	9,120,600	0.67%	52.64%

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

Rate Ann.%chg: Total Agric Land **4.32%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	62,989,621	18,032	3,493			739,149,527	279,062	2,649			100,076,413	71,454	1,401		
2013	98,031,906	17,928	5,468	56.53%	56.53%	897,333,937	274,944	3,264	23.22%	23.22%	135,756,410	75,337	1,802	28.66%	28.66%
2014	102,185,334	18,704	5,463	-0.09%	56.39%	1,043,353,640	273,268	3,818	16.99%	44.15%	136,603,555	75,687	1,805	0.16%	28.86%
2015	112,522,476	19,072	5,900	7.99%	68.89%	1,120,201,903	271,606	4,124	8.02%	55.71%	148,541,012	76,093	1,952	8.16%	39.38%
2016	122,750,145	19,138	6,414	8.72%	83.61%	1,286,659,923	269,939	4,766	15.57%	79.96%	156,870,865	76,657	2,046	4.83%	46.11%
2017	120,305,949	19,623	6,131	-4.42%	75.50%	1,241,909,098	268,828	4,620	-3.08%	74.41%	153,088,262	76,269	2,007	-1.92%	43.31%
2018	123,657,292	20,108	6,150	0.31%	76.05%	1,236,956,268	267,899	4,617	-0.05%	74.32%	152,674,528	76,280	2,002	-0.28%	42.91%
2019	119,837,322	21,352	5,613	-8.74%	60.67%	1,125,988,657	266,361	4,227	-8.45%	59.60%	150,270,650	74,972	2,004	0.14%	43.11%
2020	115,610,691	21,807	5,302	-5.54%	51.77%	1,078,639,173	265,118	4,069	-3.76%	53.61%	159,003,872	74,426	2,136	6.59%	52.54%
2021	115,879,123	21,858	5,302	0.00%	51.76%	1,078,278,980	265,288	4,065	-0.10%	53.45%	155,558,745	72,765	2,138	0.07%	52.64%
2022	117,541,702	22,115	5,315	0.25%	52.15%	1,073,636,060	262,819	4,085	0.50%	54.23%	166,164,660	77,070	2,156	0.85%	53.94%

Rate Annual %chg Average Value/Acre: 4.29% 4.43% 4.41%

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
2012	1,881,339	25,125	75			0	0				904,096,900	393,672	2,297		
2013	19,152,747	25,557	749	900.83%	900.83%	0	0				1,150,275,000	393,766	2,921	27.20%	27.20%
2014	19,262,171	25,699	750	0.02%	900.99%	0	0				1,301,404,700	393,358	3,308	13.26%	44.06%
2015	21,085,705	26,047	810	8.00%	981.09%	0	0				1,402,351,096	392,818	3,570	7.90%	55.45%
2016	19,691,338	26,271	750	-7.41%	901.00%	0	0				1,585,972,271	392,005	4,046	13.33%	76.17%
2017	19,802,162	26,433	749	-0.05%	900.46%	0	0				1,535,105,471	391,154	3,925	-3.00%	70.89%
2018	19,966,812	26,582	751	0.27%	903.14%	0	0				1,533,254,900	390,868	3,923	-0.05%	70.81%
2019	20,621,800	27,538	749	-0.31%	900.08%	0	0				1,416,718,429	390,223	3,631	-7.45%	58.08%
2020	20,484,664	27,453	746	-0.36%	896.48%	0	0				1,373,738,400	388,804	3,533	-2.68%	53.85%
2021	20,271,051	27,097	748	0.26%	899.05%	0	0				1,369,987,899	387,008	3,540	0.19%	54.14%
2022	18,993,778	21,159	898	20.00%	1098.81%	0	0				1,376,336,200	383,163	3,592	1.47%	56.41%

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LANCASTER

Rate Annual %chg Average Value/Acre: 4.57%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
322,608	LANCASTER	867,649,350	525,253,530	294,479,013	21,590,924,066	7,802,269,947	467,913,000	0	1,379,156,600	747,031,600	198,088,300	0	33,872,765,406
cnty sectorvalue % of total value:		2.56%	1.55%	0.87%	63.74%	23.03%	1.38%		4.07%	2.21%	0.58%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNETT	2,788,878	990,869	397,114	79,053,500	6,320,300	0	0	0	0	0	0	89,550,661
0.22%	%sector of county sector	0.32%	0.19%	0.13%	0.37%	0.08%							0.26%
	%sector of municipality	3.11%	1.11%	0.44%	88.28%	7.06%							100.00%
154	DAVEY	152,342	231,188	9,702	10,033,600	1,260,600	21,000	0	0	0	0	0	11,708,432
0.05%	%sector of county sector	0.02%	0.04%	0.00%	0.05%	0.02%	0.00%						0.03%
	%sector of municipality	1.30%	1.97%	0.08%	85.70%	10.77%	0.18%						100.00%
190	DENTON	425,210	510,850	944,297	13,968,700	1,118,800	0	0	0	0	0	0	16,967,857
0.06%	%sector of county sector	0.05%	0.10%	0.32%	0.06%	0.01%							0.05%
	%sector of municipality	2.51%	3.01%	5.57%	82.32%	6.59%							100.00%
590	FIRTH	557,708	835,285	694,716	34,053,700	4,310,900	0	0	0	0	0	0	40,452,309
0.18%	%sector of county sector	0.06%	0.16%	0.24%	0.16%	0.06%							0.12%
	%sector of municipality	1.38%	2.06%	1.72%	84.18%	10.66%							100.00%
213	HALLAM	688,098	393,284	355,778	21,286,600	3,641,100	0	0	0	0	0	0	26,364,860
0.07%	%sector of county sector	0.08%	0.07%	0.12%	0.10%	0.05%							0.08%
	%sector of municipality	2.61%	1.49%	1.35%	80.74%	13.81%							100.00%
1,657	HICKMAN	1,399,252	1,552,266	2,147,602	232,284,200	27,963,500	0	0	0	0	0	0	265,346,820
0.51%	%sector of county sector	0.16%	0.30%	0.73%	1.08%	0.36%							0.78%
	%sector of municipality	0.53%	0.58%	0.81%	87.54%	10.54%							100.00%
258,818	LINCOLN	714,894,158	417,613,403	178,981,840	18,522,976,666	7,609,377,347	418,818,800	0	1,827,700	0	9,606,100	0	27,874,096,014
80.23%	%sector of county sector	82.39%	79.51%	60.78%	85.79%	97.53%	89.51%		0.13%		4.85%		82.29%
	%sector of municipality	2.56%	1.50%	0.64%	66.45%	27.30%	1.50%		0.01%		0.03%		100.00%
382	MALCOLM	793,586	340,260	14,279	29,091,600	2,787,500	0	0	0	0	0	0	33,027,225
0.12%	%sector of county sector	0.09%	0.06%	0.00%	0.13%	0.04%							0.10%
	%sector of municipality	2.40%	1.03%	0.04%	88.08%	8.44%							100.00%
256	PANAMA	112,121	379,507	21,618	18,436,800	1,292,500	0	0	0	0	0	0	20,242,546
0.08%	%sector of county sector	0.01%	0.07%	0.01%	0.09%	0.02%							0.06%
	%sector of municipality	0.55%	1.87%	0.11%	91.08%	6.39%							100.00%
167	RAYMOND	716,277	341,806	467,389	11,309,000	936,100	0	0	0	0	0	0	13,770,572
0.05%	%sector of county sector	0.08%	0.07%	0.16%	0.05%	0.01%							0.04%
	%sector of municipality	5.20%	2.48%	3.39%	82.12%	6.80%							100.00%
220	ROCA	111,983	159,793	677,499	16,703,900	1,395,200	0	0	0	0	0	0	19,048,375
0.07%	%sector of county sector	0.01%	0.03%	0.23%	0.08%	0.02%							0.06%
	%sector of municipality	0.59%	0.84%	3.56%	87.69%	7.32%							100.00%
142	SPRAGUE	14,776	262,902	11,033	10,127,100	691,700	0	0	0	0	0	0	11,107,511
0.04%	%sector of county sector	0.00%	0.05%	0.00%	0.05%	0.01%							0.03%
	%sector of municipality	0.13%	2.37%	0.10%	91.17%	6.23%							100.00%
3,277	WAVERLY	17,286,567	2,376,805	1,589,751	319,313,600	42,046,800	34,006,200	0	291,300	0	0	0	416,911,023
1.02%	%sector of county sector	1.99%	0.45%	0.54%	1.48%	0.54%	7.27%		0.02%				1.23%
	%sector of municipality	4.15%	0.57%	0.38%	76.59%	10.09%	8.16%		0.07%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
266,786	Total Municipalities	739,940,957	425,988,219	186,312,619	19,318,638,978	7,703,142,349	452,846,001	0	2,119,000	0	9,606,100	0	28,838,594,219
82.70%	%all municip.sectors of cnty	85.28%	81.10%	63.27%	89.48%	98.73%	96.78%		0.15%		4.85%		85.14%

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

Total Real Property Sum Lines 17, 25, & 30	Records : 117,332	Value : 39,565,980,163	Growth 890,987,807	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	5,527	320,475,629	0	0	243	34,587,900	5,770	355,063,529	
02. Res Improve Land	95,620	5,480,452,990	0	0	572	77,187,700	96,192	5,557,640,690	
03. Res Improvements	95,620	20,877,174,797	0	0	572	260,279,600	96,192	21,137,454,397	
04. Res Total	101,147	26,678,103,416	0	0	815	372,055,200	101,962	27,050,158,616	501,045,363
% of Res Total	99.20	98.62	0.00	0.00	0.80	1.38	86.90	68.37	56.23
05. Com UnImp Land	1,680	380,032,679	0	0	10	2,231,000	1,690	382,263,679	
06. Com Improve Land	6,343	1,934,869,054	0	0	29	6,437,400	6,372	1,941,306,454	
07. Com Improvements	6,343	7,016,331,714	0	0	29	15,413,100	6,372	7,031,744,814	
08. Com Total	8,023	9,331,233,447	0	0	39	24,081,500	8,062	9,355,314,947	351,679,162
% of Com Total	99.52	99.74	0.00	0.00	0.48	0.26	6.87	23.64	39.47
09. Ind UnImp Land	9	859,600	0	0	4	450,100	13	1,309,700	
10. Ind Improve Land	189	160,700,400	0	0	0	0	189	160,700,400	
11. Ind Improvements	189	425,505,100	0	0	0	0	189	425,505,100	
12. Ind Total	198	587,065,100	0	0	4	450,100	202	587,515,200	806,550
% of Ind Total	98.02	99.92	0.00	0.00	1.98	0.08	0.17	1.48	0.09
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	101,147	26,678,103,416	0	0	815	372,055,200	101,962	27,050,158,616	501,045,363
% of Res & Rec Total	99.20	98.62	0.00	0.00	0.80	1.38	86.90	68.37	56.23
Com & Ind Total	8,221	9,918,298,547	0	0	43	24,531,600	8,264	9,942,830,147	352,485,712
% of Com & Ind Total	99.48	99.75	0.00	0.00	0.52	0.25	7.04	25.13	39.56
17. Taxable Total	109,368	36,596,401,963	0	0	858	396,586,800	110,226	36,992,988,763	853,531,075
% of Taxable Total	99.22	98.93	0.00	0.00	0.78	1.07	93.94	93.50	95.80

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,121	124,222,816	134,173,284	0	0	0
19. Commercial	1,049	476,191,047	1,184,954,553	0	0	0
20. Industrial	16	27,220,300	29,837,900	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	1,121	124,222,816	134,173,284
19. Commercial	0	0	0	1,049	476,191,047	1,184,954,553
20. Industrial	0	0	0	16	27,220,300	29,837,900
21. Other	0	0	0	0	0	0
22. Total Sch II				2,186	627,634,163	1,348,965,737

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,425	0	49	3,474

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	367,000	0	0	4,257	983,109,700	4,262	983,476,700
28. Ag-Improved Land	10	1,544,200	0	0	2,834	691,331,400	2,844	692,875,600
29. Ag Improvements	10	3,161,400	0	0	2,834	893,477,700	2,844	896,639,100

30. Ag Total				7,106	2,572,991,400
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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	9	17.37	970,400	0	0.00	0	
33. HomeSite Improvements	9	0.00	3,093,100	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	8	3.80	17,400	0	0.00	0	
37. FarmSite Improvements	8	0.00	68,300	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	8	144.18	856,500	8	144.18	856,500	
32. HomeSite Improv Land	2,469	7,264.55	283,897,600	2,478	7,281.92	284,868,000	
33. HomeSite Improvements	2,469	0.00	820,513,000	2,478	0.00	823,606,100	34,805,185
34. HomeSite Total				2,486	7,426.10	1,109,330,600	
35. FarmSite UnImp Land	102	205.55	10,071,100	102	205.55	10,071,100	
36. FarmSite Improv Land	2,236	1,318.65	10,916,800	2,244	1,322.45	10,934,200	
37. FarmSite Improvements	2,236	0.00	72,964,700	2,244	0.00	73,033,000	2,651,547
38. FarmSite Total				2,346	1,528.00	94,038,300	
39. Road & Ditches	0	14.34	0	0	14.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				4,832	8,968.44	1,203,368,900	37,456,732

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	1,452.82	3,731,800	19	1,452.82	3,731,800

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	15	285.90	5,072,600	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7,091	384,101.86	2,579,292,900	7,106	384,387.76	2,584,365,500
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	193.18	0.87%	1,347,371	1.14%	6,974.69
46. 1A	1,168.94	5.26%	7,242,643	6.13%	6,195.91
47. 2A1	7,884.06	35.50%	45,711,347	38.68%	5,797.95
48. 2A	3,351.93	15.09%	18,142,772	15.35%	5,412.63
49. 3A1	3,495.86	15.74%	17,496,495	14.80%	5,004.92
50. 3A	1,416.42	6.38%	6,800,204	5.75%	4,800.98
51. 4A1	4,214.29	18.97%	19,316,369	16.34%	4,583.54
52. 4A	485.71	2.19%	2,132,044	1.80%	4,389.54
53. Total	22,210.39	100.00%	118,189,245	100.00%	5,321.35
Dry					
54. 1D1	1,952.10	0.75%	10,547,074	0.98%	5,402.94
55. 1D	48,568.71	18.55%	238,099,146	22.23%	4,902.32
56. 2D1	38,636.90	14.75%	175,026,564	16.34%	4,530.04
57. 2D	60,705.89	23.18%	255,989,658	23.90%	4,216.88
58. 3D1	4,396.78	1.68%	17,693,314	1.65%	4,024.15
59. 3D	76,026.23	29.03%	269,296,053	25.14%	3,542.15
60. 4D1	27,280.28	10.42%	90,578,596	8.46%	3,320.30
61. 4D	4,307.83	1.64%	13,920,210	1.30%	3,231.37
62. Total	261,874.72	100.00%	1,071,150,615	100.00%	4,090.32
Grass					
63. 1G1	40,568.60	56.86%	86,954,126	54.22%	2,143.38
64. 1G	13,132.33	18.41%	31,276,398	19.50%	2,381.63
65. 2G1	5,334.68	7.48%	13,009,062	8.11%	2,438.58
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	10,141.85	14.22%	23,947,520	14.93%	2,361.26
68. 3G	164.15	0.23%	387,868	0.24%	2,362.89
69. 4G1	1,916.39	2.69%	4,613,944	2.88%	2,407.62
70. 4G	87.51	0.12%	191,822	0.12%	2,192.00
71. Total	71,345.51	100.00%	160,380,740	100.00%	2,247.94
Irrigated Total					
	22,210.39	5.90%	118,189,245	8.63%	5,321.35
Dry Total					
	261,874.72	69.60%	1,071,150,615	78.21%	4,090.32
Grass Total					
	71,345.51	18.96%	160,380,740	11.71%	2,247.94
72. Waste	20,823.89	5.53%	19,901,900	1.45%	955.72
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,380.81	0.37%	0	0.00%	0.00
75. Market Area Total	376,254.51	100.00%	1,369,622,500	100.00%	3,640.15

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.80	8,306	0.00	0	22,208.59	118,180,939	22,210.39	118,189,245
77. Dry Land	165.41	691,751	0.00	0	261,709.31	1,070,458,864	261,874.72	1,071,150,615
78. Grass	93.19	204,111	0.00	0	71,252.32	160,176,629	71,345.51	160,380,740
79. Waste	25.50	11,932	0.00	0	20,798.39	19,889,968	20,823.89	19,901,900
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	29.68	0	0.00	0	1,351.13	0	1,380.81	0
82. Total	285.90	916,100	0.00	0	375,968.61	1,368,706,400	376,254.51	1,369,622,500

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	22,210.39	5.90%	118,189,245	8.63%	5,321.35
Dry Land	261,874.72	69.60%	1,071,150,615	78.21%	4,090.32
Grass	71,345.51	18.96%	160,380,740	11.71%	2,247.94
Waste	20,823.89	5.53%	19,901,900	1.45%	955.72
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,380.81	0.37%	0	0.00%	0.00
Total	376,254.51	100.00%	1,369,622,500	100.00%	3,640.15

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 **	5,770	355,063,529	96,192	5,557,640,690	96,192	21,137,454,397	101,962	27,050,158,616	501,045,363
84 Residential Total	5,770	355,063,529	96,192	5,557,640,690	96,192	21,137,454,397	101,962	27,050,158,616	501,045,363

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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 **	1,703	383,573,379	6,561	2,102,006,854	6,561	7,457,249,914	8,264	9,942,830,147	352,485,712
86	Commercial Total	1,703	383,573,379	6,561	2,102,006,854	6,561	7,457,249,914	8,264	9,942,830,147	352,485,712

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	34,807.55	53.07%	74,747,204	52.30%	2,147.44
88. 1G	13,132.33	20.02%	29,186,500	20.42%	2,222.49
89. 2G1	5,334.68	8.13%	11,837,482	8.28%	2,218.97
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	10,141.85	15.46%	22,340,998	15.63%	2,202.85
92. 3G	164.15	0.25%	359,053	0.25%	2,187.35
93. 4G1	1,916.39	2.92%	4,252,727	2.98%	2,219.13
94. 4G	87.51	0.13%	189,098	0.13%	2,160.87
95. Total	65,584.46	100.00%	142,913,062	100.00%	2,179.07
CRP					
96. 1C1	8.03	0.14%	34,625	0.20%	4,311.96
97. 1C	712.44	12.37%	2,778,247	15.91%	3,899.62
98. 2C1	394.58	6.85%	1,420,384	8.13%	3,599.74
99. 2C	910.55	15.81%	3,038,570	17.40%	3,337.07
100. 3C1	136.05	2.36%	433,679	2.48%	3,187.64
101. 3C	1,844.37	32.01%	5,186,731	29.69%	2,812.20
102. 4C1	1,344.22	23.33%	3,528,182	20.20%	2,624.71
103. 4C	410.81	7.13%	1,047,260	6.00%	2,549.26
104. Total	5,761.05	100.00%	17,467,678	100.00%	3,032.03
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	65,584.46	91.93%	142,913,062	89.11%	2,179.07
CRP Total	5,761.05	8.07%	17,467,678	10.89%	3,032.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	71,345.51	100.00%	160,380,740	100.00%	2,247.94

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	21,590,924,066	27,050,158,616	5,459,234,550	25.28%	501,045,363	22.96%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	747,031,600	1,109,330,600	362,299,000	48.50%	34,805,185	43.84%
04. Total Residential (sum lines 1-3)	22,337,955,666	28,159,489,216	5,821,533,550	26.06%	535,850,548	23.66%
05. Commercial	7,802,269,947	9,355,314,947	1,553,045,000	19.91%	351,679,162	15.40%
06. Industrial	467,913,000	587,515,200	119,602,200	25.56%	806,550	25.39%
07. Total Commercial (sum lines 5-6)	8,270,182,947	9,942,830,147	1,672,647,200	20.23%	352,485,712	15.96%
08. Ag-Farmsite Land, Outbuildings	198,088,300	94,038,300	-104,050,000	-52.53%	2,651,547	-53.87%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	198,088,300	94,038,300	-104,050,000	-52.53%	2,651,547	-53.87%
12. Irrigated	117,530,113	118,189,245	659,132	0.56%		
13. Dryland	1,073,259,314	1,071,150,615	-2,108,699	-0.20%		
14. Grassland	169,270,338	160,380,740	-8,889,598	-5.25%		
15. Wasteland	19,096,835	19,901,900	805,065	4.22%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,379,156,600	1,369,622,500	-9,534,100	-0.69%		
18. Total Value of all Real Property (Locally Assessed)	32,185,383,513	39,565,980,163	7,380,596,650	22.93%	890,987,807	20.16%

2023 Assessment Survey for Lancaster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	21 appraisers
3.	Other full-time employees:
	45 total positions in Fiscal Year 22-23 budget
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,916,989.75 (Fund 605); \$257,600 (Fund 606)
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:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$36,250 (fees/tuition only)
12.	Amount of last year's assessor's budget not used:
	\$183,313.40 (Fund 605); \$1,783.55 (Fund 606)

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?
	The county assessor uses internally maintained 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, Use change finder on a 2 year basis.
10.	When was the aerial imagery last updated?
	Ortho and oblique imagery was updated April of 2022

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

2023 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;">AGOB</td> <td>Agricultural outbuildings and improvements</td> </tr> <tr> <td style="text-align: center;">AGDW</td> <td>Agricultural dwellings</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	AGOB	Agricultural outbuildings and improvements	AGDW	Agricultural dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	West Lincoln														
2	Southeast Lincoln														
3	Northeast Lincoln														
4	Rural Non-AG														
AGOB	Agricultural outbuildings and improvements														
AGDW	Agricultural dwellings														
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. Cost is also used for mobile homes and depreciation is developed from the local market.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	No, the county assessor 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.	<table border="1"> <thead> <tr> <th data-bbox="203 247 365 331"><u>Valuation Group</u></th> <th data-bbox="365 247 649 331"><u>Date of Depreciation Tables</u></th> <th data-bbox="649 247 906 331"><u>Date of Costing</u></th> <th data-bbox="906 247 1177 331"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 247 1485 331"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 331 365 390">1</td> <td data-bbox="365 331 649 390">2022</td> <td data-bbox="649 331 906 390">2022</td> <td data-bbox="906 331 1177 390">2022</td> <td data-bbox="1177 331 1485 390">2017-2022</td> </tr> <tr> <td data-bbox="203 390 365 449">2</td> <td data-bbox="365 390 649 449">2022</td> <td data-bbox="649 390 906 449">2022</td> <td data-bbox="906 390 1177 449">2022</td> <td data-bbox="1177 390 1485 449">2017-2022</td> </tr> <tr> <td data-bbox="203 449 365 508">3</td> <td data-bbox="365 449 649 508">2022</td> <td data-bbox="649 449 906 508">2022</td> <td data-bbox="906 449 1177 508">2022</td> <td data-bbox="1177 449 1485 508">2017-2022</td> </tr> <tr> <td data-bbox="203 508 365 567">4</td> <td data-bbox="365 508 649 567">2022</td> <td data-bbox="649 508 906 567">2022</td> <td data-bbox="906 508 1177 567">2022</td> <td data-bbox="1177 508 1485 567">2017-2022</td> </tr> <tr> <td data-bbox="203 567 365 625">AGOB</td> <td data-bbox="365 567 649 625">2022</td> <td data-bbox="649 567 906 625">2022</td> <td data-bbox="906 567 1177 625">2022</td> <td data-bbox="1177 567 1485 625">2017-2022</td> </tr> <tr> <td data-bbox="203 625 365 674">AGDW</td> <td data-bbox="365 625 649 674">2022</td> <td data-bbox="649 625 906 674">2022</td> <td data-bbox="906 625 1177 674">2022</td> <td data-bbox="1177 625 1485 674">2017-2022</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2022	2022	2022	2017-2022	2	2022	2022	2022	2017-2022	3	2022	2022	2022	2017-2022	4	2022	2022	2022	2017-2022	AGOB	2022	2022	2022	2017-2022	AGDW	2022	2022	2022	2017-2022
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	The valuation groups are based on geographic areas in Lincoln and in the county.																																							

2023 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, Waverly, and Hickman</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, Waverly, and Hickman	2	Small town and rural									
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1	Lincoln, Waverly, and Hickman																		
2	Small town and rural																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Lancaster County Assessor uses the cost and income approaches for the valuation of all commercial properties. Cost approach is used for small towns.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The county assessor 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 assessor develops a depreciation model during each reappraisal cycle. It is used used only for the small towns.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes, small towns have their own while Lincoln, Waverly, and Hickman are based on Marshall and Swift.																		
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.																		
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2	2022	2022	2022	2017-2022															

The one valuation group represents Lincoln, Waverly, and Hickman. The other consists of the small towns and rural areas of the county. The county assessor 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.

2023 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%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><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.						
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						
	<u>If your county has special value applications, please answer the following</u>						
8a.	How many parcels have a special valuation application on file?						
	6,922						
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.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Housing developments, commercial and industrial development and recreational.
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 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 2023 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 2023

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

We will continually measure our quality of assessment through statistical measures, and audit our internal quality control processes. Staff training and development will be continued as an emphasis for 2023 as we strive for efficiencies in data collection, and valuation analysis. The classification of agricultural land will continue to be reviewed to ensure land use, capability groups, and site assessments are consistent throughout the county.

Tax Year 2024

In Tax Year 2024, we will continue to evaluate assessment levels in accordance with the market and make all necessary changes to assessments. We anticipate a continued shift towards desktop review of properties, leverage of external property data sets, and expect to be testing enhanced statistical methods for valuation modeling.

Tax Year 2025

In Tax Year 2025 we will be prepared to react to the market and will likely use statistical studies to determine the degree of change necessary to valuations. In addition to valuation changes, we expect to continue to leverage technology to review the quality of data collected in the field, and to enhance methods and models for valuations.

2023 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 most 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 December 31st, 2022. Sales of agricultural land in this timeframe have exceeded \$50,000 per acre for residential and commercial development. 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. However, with recent market increases in rural residential sales, the non-agricultural market for land has surpassed the uninfluenced ag value for all agricultural land in the county.

Lancaster County recognizes a single market area to reflect the 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).

The final 2023 assessed values were internally measured against sales from surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division. Groups of qualified sales from the 6 miles and 12 miles boundaries to Lancaster were reviewed respectively. Comparability in assessed values between the neighboring counties was also relevant in the review to ensure similarity across county lines.