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**2022 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LANCASTER COUNTY**



Pete Ricketts, Governor

April 8, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Rob Ogden, Lancaster County Assessor

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## Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this 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 staff 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 Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The 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 and 92% to 100% for all other classes of real property.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. 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 PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

### **Analysis of Assessment Practices:**

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 review done by Division staff, 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.

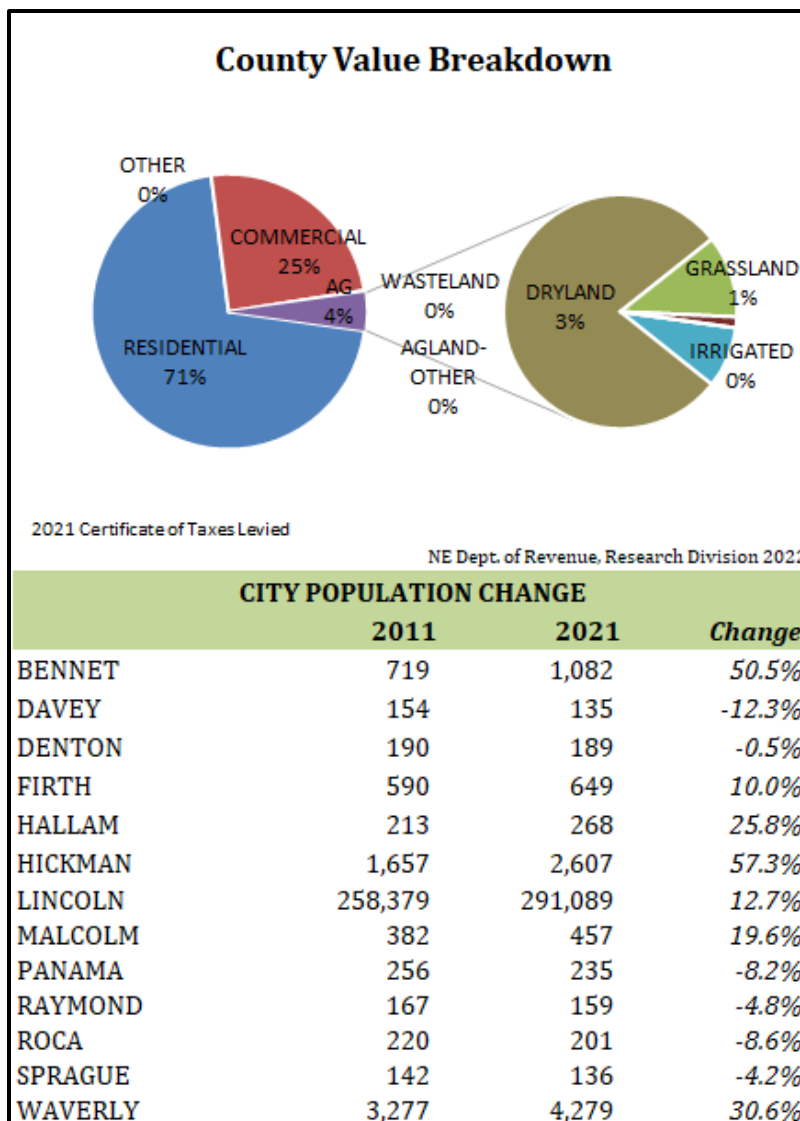
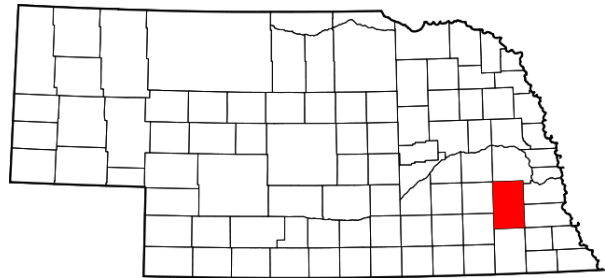
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 322,608 residents, per the Census Bureau Quick Facts for 2020, a 12% population increase over the 2010 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 \$226,341 (2021 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 8,684 employer establishments with total employment of 145,299 a slight 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).

## 2022 Residential Correlation for Lancaster County

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### *Assessment Actions*

Valuation Models were updated with new sales, and characteristics were updated based on ongoing physical inspection of properties. Because of the COVID environment in 2021, inspections were conducted primarily with “street level” review in conjunction with desktop reviews using orthophotos and oblique imagery from April 2020. All pick-up work was completed in a timely manner.

### *Assessment Practice Review*

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

The county assessor’s sales qualification and verification processes are evaluated to ensure that all arm’s-length sales are available for measurement purposes. During the sale review process, sales information is evaluated regarding each transaction to determine if the sale price is a valid indicator of the market. Once a sale has been established as valid, an on-site inspection is completed.

Interior and exterior inspections are also conducted at the request of the property owner, at the request of the county assessor and approval of the property owner from either an informal or formal hearing or at the request of the Tax Equalization and Review Commission.

The Lancaster County Assessor maintains an acceptable sales qualification and verification process and no apparent bias exists in the qualification determination. All arm’s-length sales were available for the measurement of the residential property.

The inspection and review cycle for all real property was discussed with the county assessor. All properties are inspected at least once every six years. This routine inspection is referred to as a General Review process. Properties may also be routinely inspected if alterations have been made on the property, typically based on building permits, the property has recently sold, because of a property owner’s request or to verify property information. The county assessor is transparent with the valuation methodology, and the application of a valuation model consistently provides equalized valuation results.

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

## 2022 Residential Correlation for Lancaster County

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

### *Description of Analysis*

The statistical profile consists of 11,058 qualified residential sales. Of these sales, approximately 92% are within the City of Lincoln.

<b>Valuation Group</b>	<b>Description</b>
11	West Lincoln
16	Southeast Lincoln
17	Northeast Lincoln
26	Rural non-ag

Two of the measures of central tendency are within the acceptable range with the weighted mean being just below. With a spread of only two points, they show strong support for each other. The quality statistics are within the recommended range and indicate the residential class is valued in a uniform manner. The statistical profile for each of the valuation groups demonstrate a consistent valuation process and support each other. They indicate that residential properties are consistently valued at a similar relationship to market value. The sales profile indicates an increasing market and the increasing number of sales over the two-year study period reflects an active market.

The increase in the residential base excluding growth was under 1%. The statistical sample and the 2022 County Abstract of Assessment Form, 45 Compared with the 2021 Certified Taxes Levied Report (CTL) indicates that the population changed in a similar manner. Changes to the population and sample reflect the stated limited assessment actions for the residential class of properties.

## 2022 Residential Correlation for Lancaster County

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### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

The quality of assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	3,681	93.27	91.92	90.90	09.18	101.12
16	3,000	93.81	92.15	91.68	07.91	100.51
17	3,529	92.60	91.15	90.46	09.31	100.76
26	848	93.55	92.84	90.51	09.46	102.57
____ALL____	11,058	93.31	91.81	91.00	08.90	100.89

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Lancaster County is 93%.

## **2022 Commercial Correlation for Lancaster County**

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### *Assessment Actions*

For the current assessment year, the Lancaster County Assessor updated the valuation model for some sectors of the commercial class of properties. These included service industrial properties, warehouses and distribution warehouses older strip malls, and multi-family sectors. The physical inspections of commercial properties continued as assigned to staff appraisers by specific areas. Physical inspections include identifying new construction, confirming existing measurements, taking new photos, and documenting the current condition of the property.

### *Assessment Practice Review*

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

The county assessor's sales qualification and verification processes are evaluated to ensure that all arm's-length sales are available for measurement purposes. During the sale review process, sales information is evaluated regarding each transaction to determine if the sale price is a valid indicator of the market. Once a sale has been established as valid, an on-site inspection is completed.

Interior and exterior inspections are also conducted at the request of the property owner, at the request of the County Assessor's office and approval of the property owner from either an informal or formal hearing or at the request of the Tax Equalization and Review Commission.

The Lancaster County Assessor maintains an acceptable sales qualification and verification process and no apparent bias exists in the qualification determination. All arm's-length sales were available for the measurement of real property.

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. All properties are inspected at least once every six years. This routine inspection is referred to as a general review process. Properties may also be routinely inspected if alterations have been made on the property, typically based on building permits, the property has recently sold, because of an owner's request or to verify property information. The county assessor is transparent with the valuation methodology, and the application of a valuation model consistently provides equalized results.

Valuation groups are examined to ensure that the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicate that the county assessor has identified general economic areas for the residential property class. While the valuation groups may not define unique market areas, the residential

## 2022 Commercial Correlation for Lancaster County

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models employed by the county assessor are comprehensive enough to make the necessary adjustments to adjust for market trends in each of the value groups.

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

### *Description of Analysis*

Commercial parcels are stratified into two valuation groups. One valuation group represents Lincoln, Waverly, and Hickman, the other consists of the remaining small towns and rural areas of the county.

The calculated statistical profile consists of 524 qualified commercial sales. The majority of these are in the City of Lincoln and the immediate area.

<b>Valuation Group</b>	<b>Description</b>
1	Lincoln Waverly Hickman
2	Remaining small towns and Rural areas

All three measures of central tendency are within the acceptable range and show support of one another. As for the quality statistics, the COD is in the range, while the PRD is above the range. The PRD is impacted by sales with the higher selling prices that occurred more recently in the study period. The market trend is evidenced by the declining median over the three-year study period indicating a strong commercial market. For example, over the course of the three-year study period the market for multi-family properties increased by nearly 50%.

In the assessment model utilized by the county assessor, values are produced by groups by primary use instead of the Marshall & Swift occupancy code of the parcel. The Lancaster County Assessor feels the occupancy codes do not adequately reflect the characteristics that affect market value, the commercial survey explains this in further detail.

Occupancy code 412 covers both older strip malls as well as strip shopping centers. They each have differing characteristics that affect market value. In the addendum of this report is a sub-stat for this group, the three-year study period displays an inconsistent market and the sample size in any year does not provide confidence in the reliability of the statistics. As noted in the assessment actions of this report the older strip malls were reviewed and the values were increased for this year.

## 2022 Commercial Correlation for Lancaster County

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The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner. Changes to the population and sample reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	501	95.63	97.07	92.81	16.98	104.59
2	23	93.65	86.21	87.65	21.11	98.36
____ALL____	524	95.14	96.60	92.74	17.25	104.16

### *Level of Value*

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

## 2022 Agricultural Correlation for Lancaster County

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### *Assessment Actions*

The Lancaster County Assessor utilizes special valuation on all agricultural properties for the agricultural land portion of the parcel. To determine the special valuation of agricultural land, arm's-length sales as well as an income approach were analyzed for the current three-year study period.

The 2022 values were internally measured by the county assessor against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Property Assessment Division (Division).

The Lancaster County Assessor conducted a review of land use for the entirety of the county. Aerial imagery as well as physical inspections were utilized to update land use. The county assessor also completed permit and pick-up work for the agricultural land class of property.

### *Assessment Practice Review*

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

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

The six-year inspection and review requirement for the agricultural class of property consist of both a review of agricultural land and a review of agricultural improvements. The county assessor reviewed aerial imagery in 2021 to aid in the determination of land use changes and the primary use of the parcel. Within the agricultural class, rural dwellings and outbuildings are reviewed similarly as the rural residential parcels.

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



## 2022 Agricultural Correlation for Lancaster County

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### *Description of Analysis*

There are two statistical profiles displayed for the agricultural class of properties. One consists of 28 sales of greater than 75 acres and are all from within Lancaster County. The second profile includes 109 sales, these represent the Lancaster County sales and sales from the surrounding counties, all from within six miles of Lancaster County. The sales are generally considered to be impacted by the same agricultural market. Both statistics demonstrate a level of value of the county as being within the acceptable range with overall calculated medians of 70% and 73%. While the weighted mean and the mean from the sample of only the Lancaster County sales are below the range by one and two points, the measures of central tendency of the expanded sample are all within the acceptable range.

Analyzing by study year there is a trend of lower ratios in each year of the study period, suggesting an increasing market, which is similar to the surrounding counties. In reviewing the comparison table of values of adjoining counties, the values used by the county assessor are clearly within the range for all Majority Land Use (MLU) in the county. It is evident that the values utilized by the county reflect the current agricultural market and are equalized with the adjoining counties.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-18 To 30-SEP-19	6	75.67	69.67	70.95	17.85	98.20
01-OCT-19 To 30-SEP-20	10	69.89	69.74	68.40	12.91	101.96
01-OCT-20 To 30-SEP-21	12	68.28	65.14	65.56	12.95	99.36

Review of the sales by 80% MLU reveals 16 of the sales are of the dryland classification, and the statistical profile shows all three measures of central tendency within acceptable range. The qualitative statistics support these measures. There are a limited number of irrigated land and grassland sales from within the county.

A review of the 80% MLU statistics also demonstrates that all classes of agricultural land in the county has been valued appropriately. A review of the 2022 County Abstract of Assessment for Real Property Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) confirms the limited assessment actions of the county assessor.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages and the rural residential improvements. All values have been determined to be acceptable and are comparable to adjoining counties.

## 2022 Agricultural Correlation for Lancaster County

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The quality of assessment of agricultural land in Lancaster County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	60.81	60.81	60.81	00.00	100.00
1	1	60.81	60.81	60.81	00.00	100.00
<u>Dry</u>						
County	16	74.78	73.82	73.99	11.31	99.77
1	16	74.78	73.82	73.99	11.31	99.77
<u>Grass</u>						
County	3	49.02	55.03	51.90	17.95	106.03
1	3	49.02	55.03	51.90	17.95	106.03
<u>ALL</u>						
	28	69.71	67.75	67.43	14.20	100.47

### *Level of Value*

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

### *Special Valuation*

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

## 2022 Opinions of the Property Tax Administrator for Lancaster County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	93	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	95	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	70	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 8th day of April, 2022.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Lancaster County

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### Residential Real Property - Current

Number of Sales	11058	Median	93.31
Total Sales Price	\$2,890,039,304	Mean	91.81
Total Adj. Sales Price	\$2,890,039,304	Wgt. Mean	91.00
Total Assessed Value	\$2,629,836,170	Average Assessed Value of the Base	\$213,640
Avg. Adj. Sales Price	\$261,353	Avg. Assessed Value	\$237,822

### Confidence Interval - Current

95% Median C.I	93.02 to 93.53
95% Wgt. Mean C.I	90.77 to 91.23
95% Mean C.I	91.59 to 92.03
% of Value of the Class of all Real Property Value in the County	67.12
% of Records Sold in the Study Period	10.95
% of Value Sold in the Study Period	12.19

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	10,378	99	99.38
2020	10,304	95	94.96
2019	10,181	99	99.00
2018	9,866	97	97.25

## 2022 Commission Summary for Lancaster County

### Commercial Real Property - Current

Number of Sales	524	Median	95.14
Total Sales Price	\$343,206,775	Mean	96.60
Total Adj. Sales Price	\$343,206,775	Wgt. Mean	92.74
Total Assessed Value	\$318,284,470	Average Assessed Value of the Base	\$1,015,074
Avg. Adj. Sales Price	\$654,975	Avg. Assessed Value	\$607,413

### Confidence Interval - Current

95% Median C.I	93.03 to 97.69
95% Wgt. Mean C.I	90.23 to 95.24
95% Mean C.I	94.71 to 98.49
% of Value of the Class of all Real Property Value in the County	25.71
% of Records Sold in the Study Period	6.43
% of Value Sold in the Study Period	3.85

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	463	97	97.06
2020	429	97	96.90
2019	392	96	96.43
2018	384	99	99.05

**55 Lancaster  
RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 11,058  
 Total Sales Price : 2,890,039,304  
 Total Adj. Sales Price : 2,890,039,304  
 Total Assessed Value : 2,629,836,170  
 Avg. Adj. Sales Price : 261,353  
 Avg. Assessed Value : 237,822

MEDIAN : 93  
 WGT. MEAN : 91  
 MEAN : 92  
 COD : 08.90  
 PRD : 100.89

COV : 12.93  
 STD : 11.87  
 Avg. Abs. Dev : 08.30  
 MAX Sales Ratio : 566.09  
 MIN Sales Ratio : 23.42

95% Median C.I. : 93.02 to 93.53  
 95% Wgt. Mean C.I. : 90.77 to 91.23  
 95% Mean C.I. : 91.59 to 92.03

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<b>DATE OF SALE *</b>											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	1,205	100.00	100.78	99.68	04.87	101.10	76.76	151.73	99.71 to 100.31	241,246	240,467	
01-JAN-20 To 31-MAR-20	986	98.63	99.26	98.56	04.92	100.71	67.70	164.40	98.29 to 98.95	238,718	235,284	
01-APR-20 To 30-JUN-20	1,510	96.64	96.90	96.72	04.56	100.19	69.31	162.81	96.46 to 96.88	247,792	239,652	
01-JUL-20 To 30-SEP-20	1,773	94.92	95.18	94.91	05.32	100.28	52.65	566.09	94.63 to 95.18	255,687	242,682	
01-OCT-20 To 31-DEC-20	1,405	91.71	92.01	91.65	07.41	100.39	51.42	232.31	91.30 to 92.27	263,155	241,172	
01-JAN-21 To 31-MAR-21	998	89.38	89.13	89.19	08.13	99.93	48.49	133.40	88.64 to 90.00	263,855	235,330	
01-APR-21 To 30-JUN-21	1,538	83.04	83.36	83.30	09.26	100.07	45.78	130.47	82.52 to 83.63	280,966	234,035	
01-JUL-21 To 30-SEP-21	1,643	81.12	81.79	81.12	09.10	100.83	23.42	175.60	80.77 to 81.75	286,839	232,673	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	5,474	97.12	97.62	97.07	05.30	100.57	52.65	566.09	96.96 to 97.31	247,274	240,026	
01-OCT-20 To 30-SEP-21	5,584	85.96	86.11	85.65	09.59	100.54	23.42	232.31	85.61 to 86.31	275,155	235,661	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	5,674	95.66	95.56	95.14	05.94	100.44	51.42	566.09	95.48 to 95.83	252,487	240,216	
<u>ALL</u>	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
11	3,681	93.27	91.92	90.90	09.18	101.12	23.42	175.60	92.83 to 93.70	241,577	219,598	
16	3,000	93.81	92.15	91.68	07.91	100.51	52.90	232.31	93.43 to 94.20	312,902	286,864	
17	3,529	92.60	91.15	90.46	09.31	100.76	48.59	164.40	92.05 to 93.14	225,553	204,038	
26	848	93.55	92.84	90.51	09.46	102.57	45.01	566.09	92.94 to 94.24	313,812	284,026	
<u>ALL</u>	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822	
06												
07												
<u>ALL</u>	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822	

**55 Lancaster  
RESIDENTIAL**

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Qualified

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 WGT. MEAN : 91  
 MEAN : 92  
 COD : 08.90  
 PRD : 100.89

COV : 12.93  
 STD : 11.87  
 Avg. Abs. Dev : 08.30  
 MAX Sales Ratio : 566.09  
 MIN Sales Ratio : 23.42

95% Median C.I. : 93.02 to 93.53  
 95% Wgt. Mean C.I. : 90.77 to 91.23  
 95% Mean C.I. : 91.59 to 92.03

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822
Greater Than 14,999	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822
Greater Than 29,999	11,058	93.31	91.81	91.00	08.90	100.89	23.42	566.09	93.02 to 93.53	261,353	237,822
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	25	114.78	132.49	130.99	31.02	101.15	69.57	566.09	107.07 to 126.45	48,984	64,166
60,000 TO 99,999	240	100.29	102.99	102.67	11.70	100.31	52.65	232.31	98.38 to 102.73	84,223	86,472
100,000 TO 149,999	1,092	96.82	96.11	95.93	09.31	100.19	53.77	157.57	96.20 to 97.40	130,231	124,925
150,000 TO 249,999	4,959	92.95	91.17	91.04	08.57	100.14	47.41	152.17	92.52 to 93.35	198,215	180,452
250,000 TO 499,999	4,221	92.60	90.95	91.02	08.29	99.92	23.42	147.85	92.23 to 92.96	331,883	302,072
500,000 TO 999,999	495	90.84	89.26	88.97	09.86	100.33	55.47	130.04	89.40 to 92.06	625,873	556,857
1,000,000 +	26	82.01	78.65	77.86	15.61	101.01	52.20	101.55	67.50 to 90.54	1,259,954	980,996
<b>ALL</b>	<b>11,058</b>	<b>93.31</b>	<b>91.81</b>	<b>91.00</b>	<b>08.90</b>	<b>100.89</b>	<b>23.42</b>	<b>566.09</b>	<b>93.02 to 93.53</b>	<b>261,353</b>	<b>237,822</b>



55 Lancaster

COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 524  
 Total Sales Price : 343,206,775  
 Total Adj. Sales Price : 343,206,775  
 Total Assessed Value : 318,284,470  
 Avg. Adj. Sales Price : 654,975  
 Avg. Assessed Value : 607,413

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 17.25  
 PRD : 104.16

COV : 22.83  
 STD : 22.05  
 Avg. Abs. Dev : 16.41  
 MAX Sales Ratio : 209.57  
 MIN Sales Ratio : 27.23

95% Median C.I. : 93.03 to 97.69  
 95% Wgt. Mean C.I. : 90.23 to 95.24  
 95% Mean C.I. : 94.71 to 98.49

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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>Qtrts</u>												
01-OCT-18 To 31-DEC-18	36	103.87	103.84	88.18	18.32	117.76	33.01	209.57	93.71 to 111.07	571,738	504,160	
01-JAN-19 To 31-MAR-19	38	108.30	114.66	113.11	15.50	101.37	76.88	191.92	102.64 to 122.17	440,066	497,776	
01-APR-19 To 30-JUN-19	39	99.32	103.04	92.29	12.99	111.65	71.82	137.33	94.06 to 110.79	815,684	752,810	
01-JUL-19 To 30-SEP-19	48	99.71	106.15	102.92	12.83	103.14	84.91	148.38	97.52 to 109.55	890,936	916,986	
01-OCT-19 To 31-DEC-19	45	102.90	102.35	95.59	15.16	107.07	50.63	157.70	94.23 to 106.89	608,328	581,522	
01-JAN-20 To 31-MAR-20	50	99.58	99.85	96.52	16.43	103.45	27.23	168.80	93.03 to 105.82	645,568	623,097	
01-APR-20 To 30-JUN-20	42	91.42	92.31	86.38	15.17	106.87	55.18	141.38	86.60 to 98.23	688,156	594,396	
01-JUL-20 To 30-SEP-20	50	90.06	94.41	95.48	18.14	98.88	62.53	161.34	80.90 to 99.41	724,414	691,644	
01-OCT-20 To 31-DEC-20	45	93.29	92.11	92.48	14.22	99.60	45.77	124.34	85.84 to 99.80	518,401	479,392	
01-JAN-21 To 31-MAR-21	53	86.43	88.40	85.66	13.51	103.20	42.59	139.74	83.45 to 91.95	435,450	373,015	
01-APR-21 To 30-JUN-21	44	80.14	82.51	78.66	16.82	104.89	39.45	128.03	76.86 to 87.48	625,420	491,984	
01-JUL-21 To 30-SEP-21	34	79.10	80.90	85.78	16.49	94.31	48.20	130.79	72.12 to 88.28	959,509	823,069	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	161	103.11	106.89	98.71	15.00	108.29	33.01	209.57	100.29 to 108.08	694,917	685,964	
01-OCT-19 To 30-SEP-20	187	96.42	97.30	93.66	16.82	103.89	27.23	168.80	91.18 to 100.00	667,253	624,974	
01-OCT-20 To 30-SEP-21	176	85.49	86.43	85.38	15.93	101.23	39.45	139.74	83.08 to 89.18	605,390	516,898	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	170	102.87	106.34	99.82	14.33	106.53	50.63	191.92	99.82 to 106.89	698,082	696,817	
01-JAN-20 To 31-DEC-20	187	94.09	94.84	93.00	16.40	101.98	27.23	168.80	90.96 to 97.83	645,613	600,397	
<u>ALL</u>	524	95.14	96.60	92.74	17.25	104.16	27.23	209.57	93.03 to 97.69	654,975	607,413	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	501	95.63	97.07	92.81	16.98	104.59	33.01	209.57	93.03 to 97.94	675,842	627,233	
2	23	93.65	86.21	87.65	21.11	98.36	27.23	137.33	72.60 to 95.98	200,422	175,680	
<u>ALL</u>	524	95.14	96.60	92.74	17.25	104.16	27.23	209.57	93.03 to 97.69	654,975	607,413	

**55 Lancaster  
COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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 MEAN : 97  
 COD : 17.25  
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COV : 22.83  
 STD : 22.05  
 Avg. Abs. Dev : 16.41  
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 95% Wgt. Mean C.I. : 90.23 to 95.24  
 95% Mean C.I. : 94.71 to 98.49

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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	215	97.66	100.45	95.56	19.60	105.12	42.59	209.57	92.59 to 101.00	548,399	524,073
03	305	94.59	93.93	91.41	15.27	102.76	27.23	161.34	91.92 to 97.48	702,705	642,340
04	4	87.05	92.57	88.33	16.00	104.80	72.05	124.12	N/A	2,744,000	2,423,793
<u>ALL</u>	<u>524</u>	<u>95.14</u>	<u>96.60</u>	<u>92.74</u>	<u>17.25</u>	<u>104.16</u>	<u>27.23</u>	<u>209.57</u>	<u>93.03 to 97.69</u>	<u>654,975</u>	<u>607,413</u>

**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	55.52	55.52	53.66	50.95	103.47	27.23	83.80	N/A	26,750	14,355
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	524	95.14	96.60	92.74	17.25	104.16	27.23	209.57	93.03 to 97.69	654,975	607,413
Greater Than 14,999	524	95.14	96.60	92.74	17.25	104.16	27.23	209.57	93.03 to 97.69	654,975	607,413
Greater Than 29,999	522	95.27	96.75	92.74	17.13	104.32	33.01	209.57	93.15 to 97.73	657,382	609,685
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	55.52	55.52	53.66	50.95	103.47	27.23	83.80	N/A	26,750	14,355
30,000 TO 59,999	4	98.40	97.39	96.71	07.08	100.70	87.18	105.57	N/A	38,750	37,475
60,000 TO 99,999	10	94.57	105.19	103.03	25.39	102.10	69.74	209.57	70.62 to 124.84	83,100	85,618
100,000 TO 149,999	21	94.08	96.23	95.55	19.28	100.71	33.74	138.40	82.61 to 113.12	121,983	116,550
150,000 TO 249,999	90	100.03	102.45	102.54	15.13	99.91	45.77	157.70	97.48 to 104.71	203,011	208,161
250,000 TO 499,999	193	95.04	98.29	97.59	17.61	100.72	42.59	191.92	91.21 to 99.46	350,838	342,399
500,000 TO 999,999	120	94.84	96.54	97.13	15.43	99.39	33.01	151.41	91.12 to 100.12	692,651	672,772
1,000,000 TO 1,999,999	58	86.07	85.31	84.66	19.02	100.77	39.45	130.79	81.18 to 89.29	1,330,963	1,126,747
2,000,000 TO 4,999,999	19	86.47	87.23	86.65	17.98	100.67	57.90	128.57	72.05 to 100.00	2,765,186	2,395,956
5,000,000 TO 9,999,999	7	94.06	94.48	94.13	07.80	100.37	79.96	104.46	79.96 to 104.46	5,824,333	5,482,497
10,000,000 +											
<u>ALL</u>	<u>524</u>	<u>95.14</u>	<u>96.60</u>	<u>92.74</u>	<u>17.25</u>	<u>104.16</u>	<u>27.23</u>	<u>209.57</u>	<u>93.03 to 97.69</u>	<u>654,975</u>	<u>607,413</u>

**55 Lancaster**  
**COMMERCIAL**

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 95% Mean C.I. : 94.71 to 98.49

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	116.82	114.64	105.74	05.19	108.42	104.46	122.63	N/A	1,905,569	2,014,963
157	27	97.73	98.95	95.00	19.88	104.16	33.74	156.21	85.58 to 114.80	495,923	471,130
303	1	62.77	62.77	62.77	00.00	100.00	62.77	62.77	N/A	1,475,000	925,870
304	5	95.09	97.27	100.32	05.97	96.96	88.28	110.50	N/A	853,000	855,768
323	2	130.46	130.46	122.80	23.67	106.24	99.58	161.34	N/A	336,500	413,210
324	2	63.62	63.62	65.85	06.30	96.61	59.61	67.62	N/A	635,000	418,150
336	1	138.40	138.40	138.40	00.00	100.00	138.40	138.40	N/A	107,000	148,090
341	3	104.16	96.04	95.19	08.02	100.89	79.45	104.51	N/A	1,228,872	1,169,713
344	80	92.09	92.13	89.73	12.84	102.67	42.35	128.57	89.37 to 97.79	768,763	689,826
349	6	106.46	103.33	96.37	17.18	107.22	74.99	124.80	74.99 to 124.80	685,833	660,920
350	6	104.57	104.31	110.54	16.53	94.36	74.37	151.41	74.37 to 151.41	600,000	663,247
352	214	97.43	100.51	95.39	19.63	105.37	42.59	209.57	92.59 to 100.94	522,552	498,456
353	25	94.35	89.51	83.64	13.53	107.02	48.20	111.03	78.24 to 98.67	663,461	554,947
384	2	79.04	79.04	83.71	10.65	94.42	70.62	87.45	N/A	202,500	169,510
386	4	85.20	88.30	88.20	06.84	100.11	81.30	101.51	N/A	780,750	688,633
391	7	88.87	95.65	98.46	12.49	97.15	82.76	120.37	82.76 to 120.37	515,143	507,201
406	28	91.89	91.22	89.75	14.09	101.64	59.82	135.78	83.88 to 97.52	895,671	803,837
412	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538
423	1	39.45	39.45	39.45	00.00	100.00	39.45	39.45	N/A	1,630,000	642,960
426	5	98.23	99.39	99.91	09.97	99.48	82.61	115.62	N/A	737,000	736,332
434	1	27.23	27.23	27.23	00.00	100.00	27.23	27.23	N/A	28,500	7,760
435	1	45.77	45.77	45.77	00.00	100.00	45.77	45.77	N/A	195,000	89,250
442	5	104.90	109.41	111.18	11.19	98.41	91.00	139.37	N/A	300,580	334,176
444	1	86.92	86.92	86.92	00.00	100.00	86.92	86.92	N/A	370,000	321,600
446	1	116.91	116.91	116.91	00.00	100.00	116.91	116.91	N/A	2,000,000	2,338,120
451	1	103.40	103.40	103.40	00.00	100.00	103.40	103.40	N/A	5,410,331	5,594,300
453	1	82.28	82.28	82.28	00.00	100.00	82.28	82.28	N/A	97,500	80,220
494	1	76.30	76.30	76.30	00.00	100.00	76.30	76.30	N/A	345,000	263,240
496	1	106.67	106.67	106.67	00.00	100.00	106.67	106.67	N/A	585,000	624,000
528	3	111.39	103.02	107.73	17.40	95.63	69.76	127.91	N/A	248,333	267,520
531	4	75.81	72.16	64.11	35.23	112.56	33.01	104.02	N/A	1,266,120	811,703
533	2	85.63	85.63	81.26	19.65	105.38	68.80	102.45	N/A	992,500	806,485
534	21	97.48	94.35	95.97	07.26	98.31	71.71	109.25	88.48 to 100.24	347,390	333,406
539	1	87.88	87.88	87.88	00.00	100.00	87.88	87.88	N/A	405,000	355,900
554	37	97.76	98.75	97.01	16.16	101.79	60.52	143.35	88.70 to 108.49	512,149	496,843

**55 Lancaster**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 524  
 Total Sales Price : 343,206,775  
 Total Adj. Sales Price : 343,206,775  
 Total Assessed Value : 318,284,470  
 Avg. Adj. Sales Price : 654,975  
 Avg. Assessed Value : 607,413

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 17.25  
 PRD : 104.16

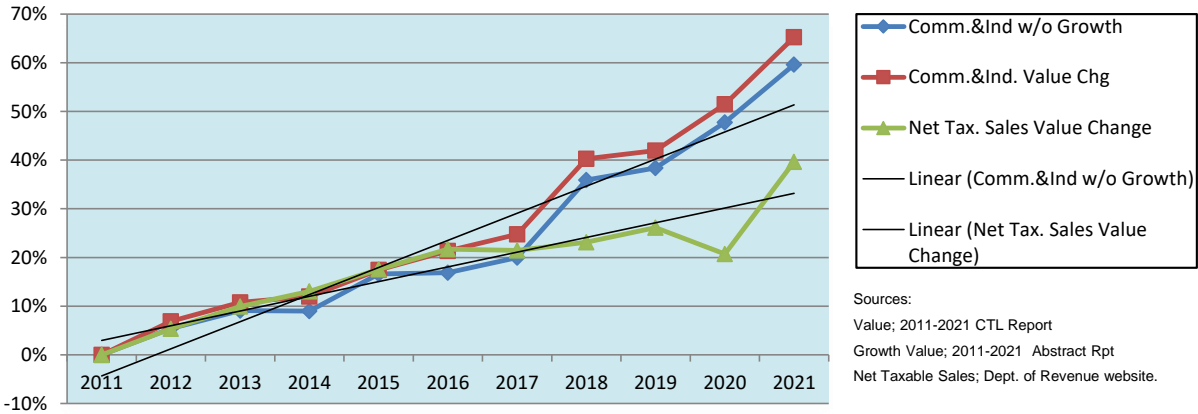
COV : 22.83  
 STD : 22.05  
 Avg. Abs. Dev : 16.41  
 MAX Sales Ratio : 209.57  
 MIN Sales Ratio : 27.23

95% Median C.I. : 93.03 to 97.69  
 95% Wgt. Mean C.I. : 90.23 to 95.24  
 95% Mean C.I. : 94.71 to 98.49

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573	1	113.89	113.89	113.89	00.00	100.00	113.89	113.89	N/A	780,000	888,310
588	2	81.83	81.83	80.32	12.23	101.88	71.82	91.84	N/A	3,407,575	2,736,835
595	4	102.37	102.78	102.71	02.83	100.07	98.13	108.23	N/A	1,808,500	1,857,550
<u>ALL</u>	524	95.14	96.60	92.74	17.25	104.16	27.23	209.57	93.03 to 97.69	654,975	607,413

### 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%
<b>Ann %chg</b>	<b>5.15%</b>			<b>Average</b>	<b>2.54%</b>	3.40%	<b>3.51%</b>

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%

County Number: 55  
 County Name: Lancaster

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	90	COV :	17.45	95% Median C.I. :	75.79 to 100.08
Total Sales Price :	17,659,500	Wgt. Mean :	89	STD :	15.34	95% Wgt. Mean C.I. :	79.06 to 98.29
Total Adj. Sales Price :	17,659,500	Mean :	88	Avg. Abs. Dev :	10.18	95% Mean C.I. :	79.03 to 96.75
Total Assessed Value :	15,659,530						
Avg. Adj. Sales Price :	1,261,393	COD :	11.33	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,118,538	PRD :	99.12	MIN Sales Ratio :	48.67		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	92.60	92.60	92.60	100.00	92.60	92.60		N/A	350,000	324,100
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	2	92.09	92.09	93.62	02.15	98.37	90.11	94.06	N/A	3,437,500	3,218,065
07/01/2019 To 09/30/2019	1	88.28	88.28	88.28	100.00	88.28	88.28	88.28	N/A	1,150,000	1,015,250
10/01/2019 To 12/31/2019	1	97.94	97.94	97.94	100.00	97.94	97.94	97.94	N/A	725,000	710,060
01/01/2020 To 03/31/2020	3	100.08	93.66	83.24	14.04	112.52	69.37	111.53	N/A	1,710,667	1,423,930
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	2	93.53	93.53	96.11	07.05	97.32	86.94	100.12	N/A	582,500	559,815
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	2	82.68	82.68	83.69	08.33	98.79	75.79	89.57	N/A	610,000	510,525
04/01/2021 To 06/30/2021	1	48.67	48.67	48.67	100.00	48.67	48.67	48.67	N/A	350,000	170,330
07/01/2021 To 09/30/2021	1	85.37	85.37	85.37	100.00	85.37	85.37	85.37	N/A	692,500	591,190
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	4	91.36	91.26	92.84	02.27	98.30	88.28	94.06	N/A	2,093,750	1,943,870
10/01/2019 To 09/30/2020	6	99.01	94.33	86.89	09.68	108.56	69.37	111.53	69.37 to 111.53	1,170,333	1,016,913
10/01/2020 To 09/30/2021	4	80.58	74.85	78.79	15.66	95.00	48.67	89.57	N/A	565,625	445,643
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	4	92.09	92.60	93.27	03.69	99.28	88.28	97.94	N/A	2,187,500	2,040,360
01/01/2020 To 12/31/2020	5	100.08	93.61	85.62	11.06	109.33	69.37	111.53	N/A	1,259,400	1,078,284

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	90	COV :	17.45	95% Median C.I. :	75.79 to 100.08
Total Sales Price :	17,659,500	Wgt. Mean :	89	STD :	15.34	95% Wgt. Mean C.I. :	79.06 to 98.29
Total Adj. Sales Price :	17,659,500	Mean :	88	Avg. Abs. Dev :	10.18	95% Mean C.I. :	79.03 to 96.75
Total Assessed Value :	15,659,530						
Avg. Adj. Sales Price :	1,261,393	COD :	11.33	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,118,538	PRD :	99.12	MIN Sales Ratio :	48.67		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	90	COV :	17.45	95% Median C.I. :	75.79 to 100.08
Total Sales Price :	17,659,500	Wgt. Mean :	89	STD :	15.34	95% Wgt. Mean C.I. :	79.06 to 98.29
Total Adj. Sales Price :	17,659,500	Mean :	88	Avg. Abs. Dev :	10.18	95% Mean C.I. :	79.03 to 96.75
Total Assessed Value :	15,659,530						
Avg. Adj. Sales Price :	1,261,393	COD :	11.33	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,118,538	PRD :	99.12	MIN Sales Ratio :	48.67		

What IF

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$ __</u>											
Greater Than 4,999	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538
Greater Than 15,000	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538
Greater Than 30,000	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538
<u>__ Incremental Ranges __</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	3	86.94	76.07	76.12	16.84	99.93	48.67	92.60	N/A	351,667	267,687
500,000 TO 999,999	7	90.11	92.92	94.39	09.33	98.44	75.79	111.53	75.79 to 111.53	731,786	690,767
1,000,000 TO 1,999,999	2	94.18	94.18	94.00	06.26	100.19	88.28	100.08	N/A	1,116,000	1,049,045
2,000,000 TO 4,999,999	1	69.37	69.37	69.37		100.00	69.37	69.37	N/A	3,150,000	2,185,200
5,000,000 TO 9,999,999	1	94.06	94.06	94.06		100.00	94.06	94.06	N/A	6,100,000	5,737,810
10,000,000 +											



COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	90	COV :	17.45	95% Median C.I. :	75.79 to 100.08
Total Sales Price :	17,659,500	Wgt. Mean :	89	STD :	15.34	95% Wgt. Mean C.I. :	79.06 to 98.29
Total Adj. Sales Price :	17,659,500	Mean :	88	Avg. Abs. Dev :	10.18	95% Mean C.I. :	79.03 to 96.75
Total Assessed Value :	15,659,530						
Avg. Adj. Sales Price :	1,261,393	COD :	11.33	MAX Sales Ratio :	111.53		
Avg. Assessed Value :	1,118,538	PRD :	99.12	MIN Sales Ratio :	48.67		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
412	14	89.84	87.89	88.67	11.33	99.12	48.67	111.53	75.79 to 100.08	1,261,393	1,118,538

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

**55 Lancaster**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 28  
Total Sales Price : 18,149,075  
Total Adj. Sales Price : 18,149,075  
Total Assessed Value : 12,238,760  
Avg. Adj. Sales Price : 648,181  
Avg. Assessed Value : 437,099

MEDIAN : 70  
WGT. MEAN : 67  
MEAN : 68  
COD : 14.20  
PRD : 100.47

COV : 17.83  
STD : 12.08  
Avg. Abs. Dev : 09.90  
MAX Sales Ratio : 86.25  
MIN Sales Ratio : 44.84

95% Median C.I. : 60.81 to 73.91  
95% Wgt. Mean C.I. : 62.72 to 72.15  
95% Mean C.I. : 63.07 to 72.43

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Qrtrs</b>											
01-OCT-18 To 31-DEC-18	2	61.83	61.83	63.40	12.74	97.52	53.95	69.70	N/A	675,000	427,972
01-JAN-19 To 31-MAR-19	2	83.32	83.32	83.29	02.03	100.04	81.63	85.01	N/A	642,124	534,855
01-APR-19 To 30-JUN-19	1	82.90	82.90	82.90	00.00	100.00	82.90	82.90	N/A	597,724	495,504
01-JUL-19 To 30-SEP-19	1	44.84	44.84	44.84	00.00	100.00	44.84	44.84	N/A	489,925	219,677
01-OCT-19 To 31-DEC-19	3	71.24	68.69	68.36	11.15	100.48	55.50	79.32	N/A	385,000	263,179
01-JAN-20 To 31-MAR-20	2	70.81	70.81	70.97	03.22	99.77	68.53	73.09	N/A	435,421	309,035
01-APR-20 To 30-JUN-20	3	61.44	67.21	66.44	14.97	101.16	56.29	83.89	N/A	596,656	396,413
01-JUL-20 To 30-SEP-20	2	74.04	74.04	69.60	16.49	106.38	61.83	86.25	N/A	550,000	382,798
01-OCT-20 To 31-DEC-20	2	62.33	62.33	61.59	11.86	101.20	54.94	69.72	N/A	1,110,700	684,117
01-JAN-21 To 31-MAR-21	5	73.91	69.80	73.03	11.74	95.58	49.02	83.59	N/A	777,771	567,978
01-APR-21 To 30-JUN-21	4	65.38	63.93	61.16	10.05	104.53	53.91	71.03	N/A	701,667	429,164
01-JUL-21 To 30-SEP-21	1	52.27	52.27	52.27	00.00	100.00	52.27	52.27	N/A	594,450	310,708
<b>Study Yrs</b>											
01-OCT-18 To 30-SEP-19	6	75.67	69.67	70.95	17.85	98.20	44.84	85.01	44.84 to 85.01	620,316	440,139
01-OCT-19 To 30-SEP-20	10	69.89	69.74	68.40	12.91	101.96	55.50	86.25	56.29 to 83.89	491,581	336,244
01-OCT-20 To 30-SEP-21	12	68.28	65.14	65.56	12.95	99.36	49.02	83.59	53.91 to 73.91	792,614	519,624
<b>Calendar Yrs</b>											
01-JAN-19 To 31-DEC-19	7	79.32	71.49	72.99	14.04	97.94	44.84	85.01	44.84 to 85.01	503,842	367,775
01-JAN-20 To 31-DEC-20	9	68.53	68.44	65.88	12.72	103.89	54.94	86.25	56.29 to 83.89	664,690	437,904
<b>ALL</b>	28	69.71	67.75	67.43	14.20	100.47	44.84	86.25	60.81 to 73.91	648,181	437,099

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	28	69.71	67.75	67.43	14.20	100.47	44.84	86.25	60.81 to 73.91	648,181	437,099
<b>ALL</b>	28	69.71	67.75	67.43	14.20	100.47	44.84	86.25	60.81 to 73.91	648,181	437,099

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Dry</b>											
County	8	74.78	75.11	75.56	07.37	99.40	61.44	83.89	61.44 to 83.89	692,433	523,185
1	8	74.78	75.11	75.56	07.37	99.40	61.44	83.89	61.44 to 83.89	692,433	523,185
<b>ALL</b>	28	69.71	67.75	67.43	14.20	100.47	44.84	86.25	60.81 to 73.91	648,181	437,099

**55 Lancaster**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 28  
 Total Sales Price : 18,149,075  
 Total Adj. Sales Price : 18,149,075  
 Total Assessed Value : 12,238,760  
 Avg. Adj. Sales Price : 648,181  
 Avg. Assessed Value : 437,099

MEDIAN : 70  
 WGT. MEAN : 67  
 MEAN : 68  
 COD : 14.20  
 PRD : 100.47

COV : 17.83  
 STD : 12.08  
 Avg. Abs. Dev : 09.90  
 MAX Sales Ratio : 86.25  
 MIN Sales Ratio : 44.84

95% Median C.I. : 60.81 to 73.91  
 95% Wgt. Mean C.I. : 62.72 to 72.15  
 95% Mean C.I. : 63.07 to 72.43

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	60.81	60.81	60.81	00.00	100.00	60.81	60.81	N/A	1,051,998	639,722
1	1	60.81	60.81	60.81	00.00	100.00	60.81	60.81	N/A	1,051,998	639,722
<b>Dry</b>											
County	16	74.78	73.82	73.99	11.31	99.77	52.27	86.25	68.53 to 83.59	644,368	476,792
1	16	74.78	73.82	73.99	11.31	99.77	52.27	86.25	68.53 to 83.59	644,368	476,792
<b>Grass</b>											
County	3	49.02	55.03	51.90	17.95	106.03	44.84	71.24	N/A	380,142	197,289
1	3	49.02	55.03	51.90	17.95	106.03	44.84	71.24	N/A	380,142	197,289
<b>ALL</b>	<b>28</b>	<b>69.71</b>	<b>67.75</b>	<b>67.43</b>	<b>14.20</b>	<b>100.47</b>	<b>44.84</b>	<b>86.25</b>	<b>60.81 to 73.91</b>	<b>648,181</b>	<b>437,099</b>

## Lancaster County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6,975	6,194	5,790	5,408	5,000	4,800	4,581	4,389	5,315
Butler	1	6,448	5,949	5,809	5,617	5,350	5,316	4,932	4,806	5,912
Saunders	1	6,320	n/a	5,830	5,450	n/a	4,870	3,910	3,670	4,783
Saunders	3	6,930	n/a	6,426	5,892	n/a	5,373	4,470	4,060	5,779
Cass	1	6,275	n/a	5,545	5,510	n/a	n/a	4,250	4,215	4,886
Otoe	1	5,500	n/a	5,400	5,400	4,900	4,900	4,200	4,200	5,167
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	5,016
Gage	1	5,306	n/a	5,062	5,078	4,393	n/a	3,981	3,980	4,769
Saline	3	6,662	6,540	6,536	6,465	6,175	5,390	5,384	5,138	6,403
Seward	2	6,800	6,700	6,300	6,100	5,800	4,900	4,600	3,800	6,243

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5,402	4,896	4,523	4,212	4,021	3,538	3,515	3,220	4,085
Butler	1	5,450	4,950	4,750	4,650	4,450	4,050	3,150	3,050	4,369
Saunders	1	5,370	5,025	5,016	n/a	4,330	3,797	3,260	3,030	4,016
Saunders	3	5,055	4,885	4,789	n/a	3,993	3,856	3,515	3,295	4,369
Cass	1	5,465	5,305	5,150	4,785	4,598	4,475	4,170	3,930	4,757
Otoe	1	4,400	4,400	4,097	3,980	3,868	3,850	3,300	3,000	3,956
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,600	2,400	1,950	3,107
Gage	1	4,000	4,000	3,720	3,720	3,040	n/a	2,490	2,490	3,230
Saline	3	3,866	3,863	3,553	3,508	3,445	3,398	3,392	3,249	3,597
Seward	2	5,300	5,200	4,750	4,750	4,700	3,496	3,200	2,900	4,251

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2,163	2,155	2,151	-	2,134	2,122	2,152	2,095	2,156
Butler	1	2,345	2,322	2,282	2,272	1,896	2,174	n/a	2,100	2,317
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	2,250	n/a	n/a	2,000	n/a	2,000	2,244
Cass	1	1,650	1,650	1,632	n/a	1,650	n/a	1,650	1,649	1,650
Otoe	1	2,000	2,000	1,900	1,900	1,800	1,800	1,750	1,550	1,989
Johnson	1	2,360	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,220
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	1,915
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

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	2,156	n/a	898
Butler	1	2,931	n/a	762
Saunders	1	2,399	0	130
Saunders	3	2,397	0	130
Cass	1	1,650	0	1,200
Otoe	1	2,988	0	100
Johnson	1	2,508	0	130
Gage	1	2,784	n/a	200
Saline	3	1,772	n/a	107
Seward	2	2,568	800	101

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

Type : Qualified

Number of Sales :	109	Median :	73	COV :	19.62	95% Median C.I. :	70.32 to 77.54
Total Sales Price :	63,489,220	Wgt. Mean :	73	STD :	14.36	95% Wgt. Mean C.I. :	70.88 to 75.84
Total Adj. Sales Price :	63,489,220	Mean :	73	Avg. Abs. Dev :	11.25	95% Mean C.I. :	70.49 to 75.89
Total Assessed Value :	46,577,128						
Avg. Adj. Sales Price :	582,470	COD :	15.39	MAX Sales Ratio :	114.67		
Avg. Assessed Value :	427,313	PRD :	99.77	MIN Sales Ratio :	31.50		

Printed : 04/01/2022

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>											
10/01/2018 To 12/31/2018	9	77.37	76.37	77.86	10.88	98.09	53.95	96.96	69.70 to 85.65	762,795	593,874
01/01/2019 To 03/31/2019	13	68.14	69.93	69.80	12.21	100.19	57.34	85.01	60.69 to 82.67	617,242	430,848
04/01/2019 To 06/30/2019	4	84.32	85.48	86.85	10.52	98.42	70.32	102.95	N/A	445,498	386,923
07/01/2019 To 09/30/2019	2	57.46	57.46	59.47	21.96	96.62	44.84	70.08	N/A	582,809	346,612
10/01/2019 To 12/31/2019	13	78.18	73.21	78.49	15.00	93.27	33.76	95.86	59.62 to 85.27	589,079	462,370
01/01/2020 To 03/31/2020	12	83.85	83.62	81.86	09.15	102.15	67.27	101.00	73.09 to 92.88	452,013	370,025
04/01/2020 To 06/30/2020	12	71.16	71.35	69.95	11.73	102.00	56.29	87.06	63.41 to 80.18	514,541	359,945
07/01/2020 To 09/30/2020	7	76.51	76.80	78.81	09.69	97.45	61.83	92.69	61.83 to 92.69	631,528	497,683
10/01/2020 To 12/31/2020	11	70.52	67.86	67.11	20.76	101.12	31.50	95.91	48.50 to 93.07	648,716	435,373
01/01/2021 To 03/31/2021	11	75.65	78.60	76.86	15.11	102.26	49.02	114.67	66.84 to 91.65	529,559	407,038
04/01/2021 To 06/30/2021	8	64.58	63.39	63.71	13.15	99.50	46.56	78.20	46.56 to 78.20	638,994	407,082
07/01/2021 To 09/30/2021	7	62.98	65.37	66.96	17.34	97.63	51.21	84.25	51.21 to 84.25	557,421	373,272
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	28	71.72	73.33	73.93	14.12	99.19	44.84	102.95	68.14 to 82.08	637,033	470,957
10/01/2019 To 09/30/2020	44	77.25	76.11	77.10	12.88	98.72	33.76	101.00	71.24 to 83.45	538,122	414,869
10/01/2020 To 09/30/2021	37	70.52	69.62	68.88	17.60	101.07	31.50	114.67	62.98 to 75.65	593,917	409,083
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	32	71.73	72.43	74.36	16.14	97.40	33.76	102.95	63.83 to 82.67	582,181	432,898
01/01/2020 To 12/31/2020	42	76.32	74.85	73.56	14.26	101.75	31.50	101.00	70.52 to 80.18	551,315	405,536

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	109	73.09	73.19	73.36	15.39	99.77	31.50	114.67	70.32 to 77.54	582,470	427,313

Type : Qualified

Number of Sales :	109	Median :	73	COV :	19.62	95% Median C.I. :	70.32 to 77.54
Total Sales Price :	63,489,220	Wgt. Mean :	73	STD :	14.36	95% Wgt. Mean C.I. :	70.88 to 75.84
Total Adj. Sales Price :	63,489,220	Mean :	73	Avg. Abs. Dev :	11.25	95% Mean C.I. :	70.49 to 75.89
Total Assessed Value :	46,577,128						
Avg. Adj. Sales Price :	582,470	COD :	15.39	MAX Sales Ratio :	114.67		
Avg. Assessed Value :	427,313	PRD :	99.77	MIN Sales Ratio :	31.50		

Printed : 04/01/2022

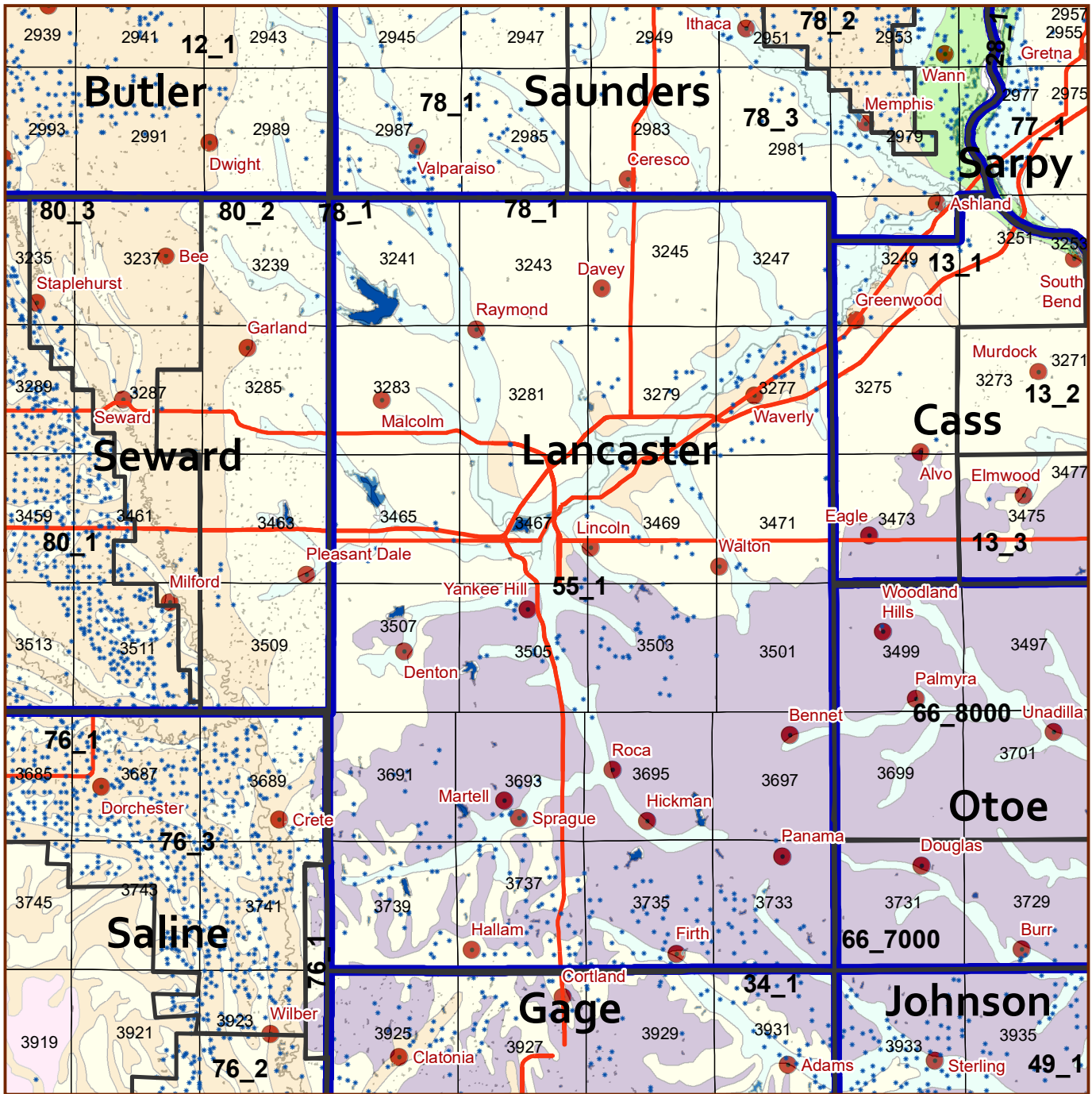
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	1	78.16	78.16	78.16		100.00	78.16	78.16	N/A	621,000	485,363
1	1	78.16	78.16	78.16		100.00	78.16	78.16	N/A	621,000	485,363
<u>Dry</u>											
County	26	73.50	72.38	72.87	11.17	99.33	51.21	92.69	67.27 to 77.54	592,696	431,891
1	26	73.50	72.38	72.87	11.17	99.33	51.21	92.69	67.27 to 77.54	592,696	431,891
<u>Grass</u>											
County	5	61.28	61.12	58.52	11.78	104.44	48.50	72.06	N/A	333,109	194,931
1	5	61.28	61.12	58.52	11.78	104.44	48.50	72.06	N/A	333,109	194,931
<u>ALL</u>											
10/01/2018 To 09/30/2021	109	73.09	73.19	73.36	15.39	99.77	31.50	114.67	70.32 to 77.54	582,470	427,313






80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	3	78.16	73.68	73.49	09.07	100.26	60.81	82.08	N/A	962,371	707,206
1	3	78.16	73.68	73.49	09.07	100.26	60.81	82.08	N/A	962,371	707,206
<u>Dry</u>											
County	54	73.50	73.61	73.60	11.14	100.01	51.21	92.69	70.32 to 77.54	598,749	440,668
1	54	73.50	73.61	73.60	11.14	100.01	51.21	92.69	70.32 to 77.54	598,749	440,668
<u>Grass</u>											
County	10	58.44	57.60	56.16	20.04	102.56	31.50	73.80	44.84 to 72.06	372,097	208,954
1	10	58.44	57.60	56.16	20.04	102.56	31.50	73.80	44.84 to 72.06	372,097	208,954
<u>ALL</u>											
10/01/2018 To 09/30/2021	109	73.09	73.19	73.36	15.39	99.77	31.50	114.67	70.32 to 77.54	582,470	427,313










# LANCASTER COUNTY



### Legend

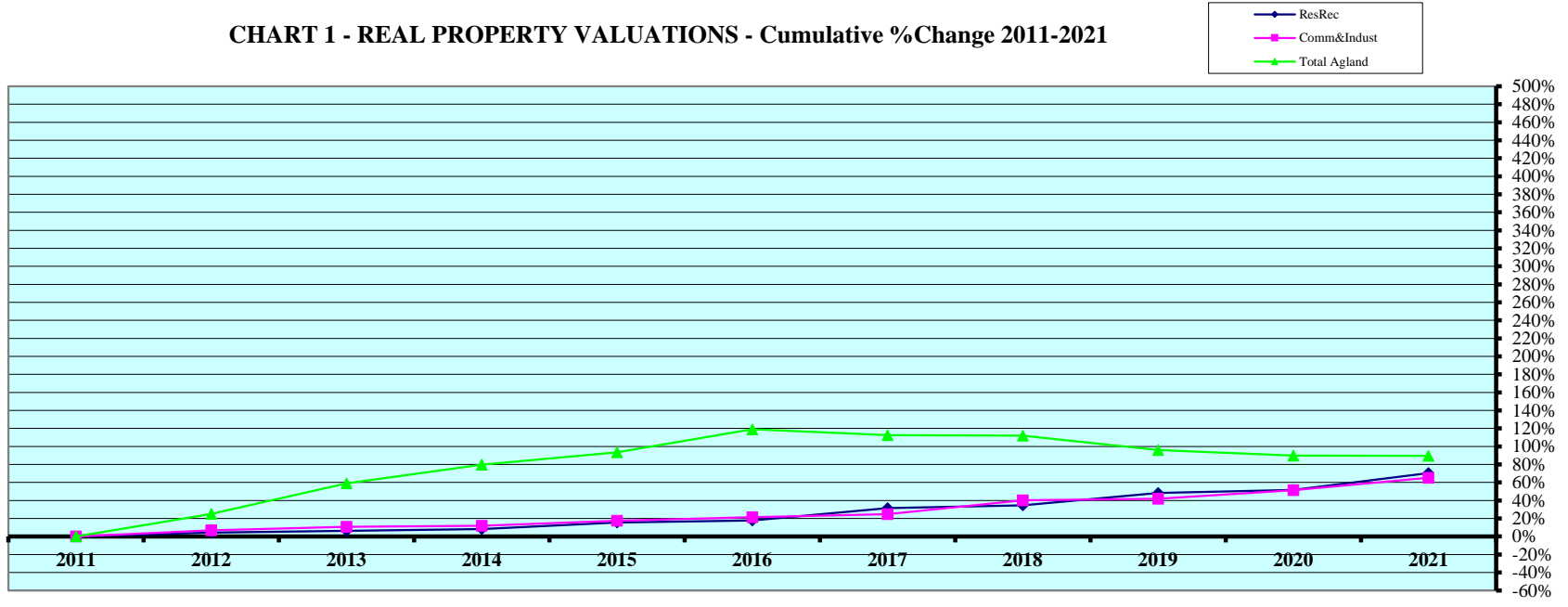
-  Market\_Area
-  County
-  Registered\_WellsDNR
-  geocode
-  Federal Roads

### 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 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	12,387,680,348	-	-	-	4,609,183,301	-	-	-	722,916,600	-	-	-
2012	12,917,564,759	529,884,411	4.28%	4.28%	4,926,833,720	317,650,419	6.89%	6.89%	903,513,200	180,596,600	24.98%	24.98%
2013	13,169,581,568	252,016,809	1.95%	6.31%	5,106,610,580	179,776,860	3.65%	10.79%	1,149,661,600	246,148,400	27.24%	59.03%
2014	13,392,746,841	223,165,273	1.69%	8.11%	5,160,576,496	53,965,916	1.06%	11.96%	1,298,595,200	148,933,600	12.95%	79.63%
2015	14,300,709,448	907,962,607	6.78%	15.44%	5,412,682,869	252,106,373	4.89%	17.43%	1,399,285,900	100,690,700	7.75%	93.56%
2016	14,578,018,652	277,309,204	1.94%	17.68%	5,592,453,026	179,770,157	3.32%	21.33%	1,583,850,896	184,564,996	13.19%	119.09%
2017	16,277,518,082	1,699,499,430	11.66%	31.40%	5,750,454,278	158,001,252	2.83%	24.76%	1,536,914,114	-46,936,782	-2.96%	112.60%
2018	16,679,061,911	401,543,829	2.47%	34.64%	6,466,603,627	716,149,349	12.45%	40.30%	1,532,705,440	-4,208,674	-0.27%	112.02%
2019	18,377,264,126	1,698,202,215	10.18%	48.35%	6,543,625,878	77,022,251	1.19%	41.97%	1,416,130,385	-116,575,055	-7.61%	95.89%
2020	18,791,320,523	414,056,397	2.25%	51.69%	6,982,956,564	439,330,686	6.71%	51.50%	1,371,773,200	-44,357,185	-3.13%	89.76%
2021	21,107,828,989	2,316,508,466	12.33%	70.39%	7,616,144,007	633,187,443	9.07%	65.24%	1,370,036,000	-1,737,200	-0.13%	89.52%

Rate Annual %chg: Residential & Recreational **5.47%**

Commercial & Industrial **5.15%**

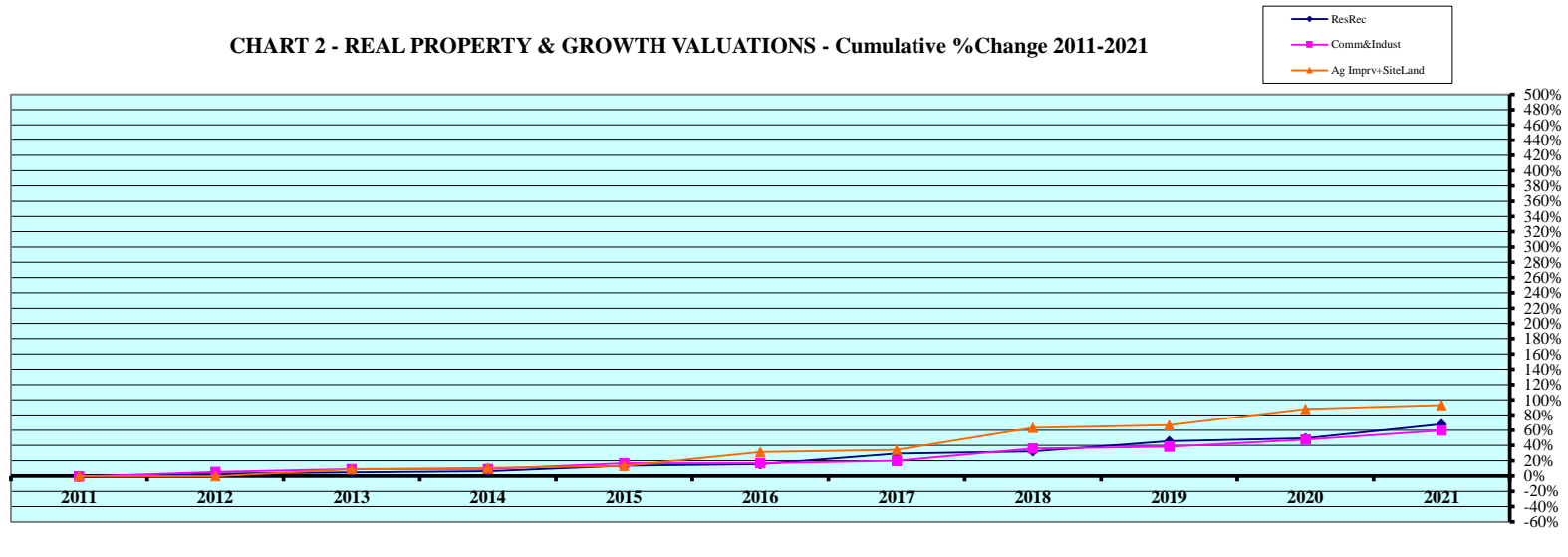
Agricultural Land **6.60%**

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 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth						
2011	12,387,680,348	142,137,686	1.15%	12,245,542,662	-	-1.15%	4,609,183,301	40,632,444	0.88%	4,568,550,857	-	-0.88%						
2012	12,917,564,759	148,871,674	1.15%	12,768,693,085	3.08%	3.08%	4,926,833,720	67,245,234	1.36%	4,859,588,486	5.43%	5.43%						
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	0.47%	4.77%	5,106,610,580	78,802,610	1.54%	5,027,807,970	2.05%	9.08%						
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	6.28%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	8.98%						
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	13.38%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	16.62%						
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	15.66%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	16.86%						
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	29.23%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	19.98%						
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	32.12%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	35.90%						
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	45.75%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	38.37%						
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	49.32%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	47.77%						
2021	21,107,828,989	304,419,380	1.44%	20,803,409,609	10.71%	67.94%	7,616,144,007	258,833,397	3.40%	7,357,310,610	5.36%	59.62%						
Rate Ann%chg	5.47%			Resid & Recreat w/o growth			3.85%			5.15%			C & I w/o growth			2.54%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	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	Cmlt%chg w/o grwth		
2011	390,083,000	24,578,700	414,661,700	10,618,977	2.56%	404,042,723	-	-		
2012	328,297,000	96,004,000	424,301,000	11,213,400	2.64%	413,087,600	-0.38%	-0.38%		
2013	415,474,100	43,618,600	459,092,700	8,141,988	1.77%	450,950,712	6.28%	8.75%		
2014	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-0.03%	10.68%		
2015	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	13.34%		
2016	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	31.26%		
2017	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	34.39%		
2018	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	63.24%		
2019	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	66.62%		
2020	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	88.06%		
2021	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	93.14%		
Rate Ann%chg	6.60%		11.73%		6.98%		Ag Imprv+Site w/o growth		4.97%	

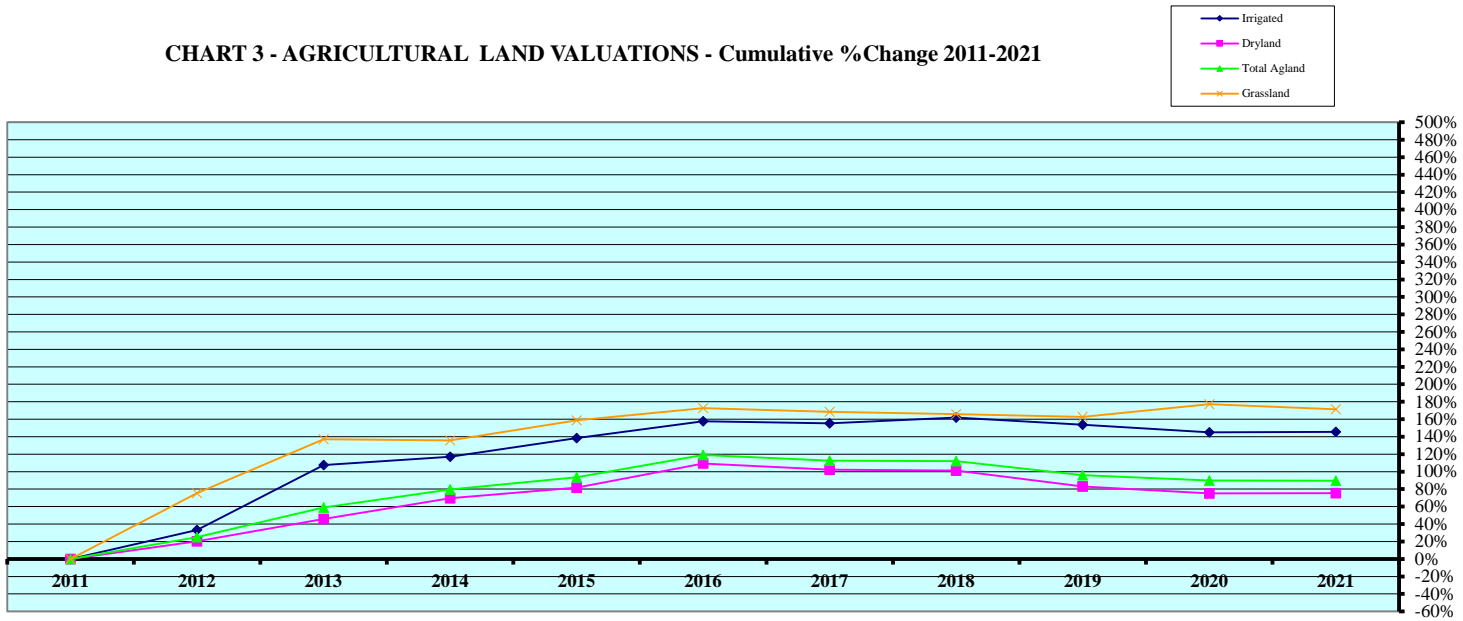
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 55  
County LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

**CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021**



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
2011	47,213,106	-	-	-	614,469,577	-	-	-	57,404,893	-	-	-
2012	62,817,573	15,604,467	33.05%	33.05%	738,171,849	123,702,272	20.13%	20.13%	100,639,386	43,234,493	75.31%	75.31%
2013	98,027,389	35,209,816	56.05%	107.63%	896,410,405	158,238,556	21.44%	45.88%	136,096,782	35,457,396	35.23%	137.08%
2014	102,451,744	4,424,355	4.51%	117.00%	1,041,670,226	145,259,821	16.20%	69.52%	135,283,681	-813,101	-0.60%	135.67%
2015	112,549,748	10,098,004	9.86%	138.39%	1,117,128,144	75,457,918	7.24%	81.80%	148,557,800	13,274,119	9.81%	158.79%
2016	121,644,841	9,095,093	8.08%	157.65%	1,286,040,036	168,911,892	15.12%	109.29%	156,486,045	7,928,245	5.34%	172.60%
2017	120,500,466	-1,144,375	-0.94%	155.23%	1,242,389,445	-43,650,591	-3.39%	102.19%	154,165,474	-2,320,571	-1.48%	168.56%
2018	123,658,469	3,158,003	2.62%	161.92%	1,236,410,660	-5,978,785	-0.48%	101.22%	152,600,411	-1,565,063	-1.02%	165.83%
2019	119,747,082	-3,911,388	-3.16%	153.63%	1,124,999,200	-111,411,460	-9.01%	83.08%	150,765,393	-1,835,018	-1.20%	162.64%
2020	115,617,933	-4,129,149	-3.45%	144.89%	1,076,499,319	-48,499,881	-4.31%	75.19%	159,156,471	8,391,078	5.57%	177.25%
2021	115,880,812	262,879	0.23%	145.44%	1,078,103,880	1,604,561	0.15%	75.45%	155,783,802	-3,372,669	-2.12%	171.38%

Rate Ann.%chg: Irrigated **9.39%** Dryland **5.78%** Grassland **10.50%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	1,849,124	-	-	-	1,979,900	-	-	-	722,916,600	-	-	-
2012	1,884,392	35,268	1.91%	1.91%	0	-1,979,900	-100.00%	-100.00%	903,513,200	180,596,600	24.98%	24.98%
2013	19,127,024	17,242,632	915.02%	934.38%	0	0	-	-100.00%	1,149,661,600	246,148,400	27.24%	59.03%
2014	19,189,549	62,525	0.33%	937.76%	0	0	-	-100.00%	1,298,595,200	148,933,600	12.95%	79.63%
2015	21,050,208	1,860,659	9.70%	1038.39%	0	0	-	-100.00%	1,399,285,900	100,690,700	7.75%	93.56%
2016	19,679,974	-1,370,234	-6.51%	964.29%	0	0	-	-100.00%	1,583,850,896	184,564,996	13.19%	119.09%
2017	19,858,729	178,755	0.91%	973.95%	0	0	-	-100.00%	1,536,914,114	-46,936,782	-2.96%	112.60%
2018	20,035,900	177,171	0.89%	983.53%	0	0	-	-100.00%	1,532,705,440	-4,208,674	-0.27%	112.02%
2019	20,618,711	582,811	2.91%	1015.05%	0	0	-	-100.00%	1,416,130,385	-116,575,055	-7.61%	95.89%
2020	20,499,477	-119,234	-0.58%	1008.60%	0	0	-	-100.00%	1,371,773,200	-44,357,185	-3.13%	89.76%
2021	20,267,506	-231,971	-1.13%	996.06%	0	0	-	-100.00%	1,370,036,000	-1,737,200	-0.13%	89.52%

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

Rate Ann.%chg: Total Agric Land **6.60%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

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
2011	32,588,653	15,262	2,135			473,565,260	293,779	1,612			81,700,995	133,333	613		
2012	47,130,272	17,971	2,623	22.82%	22.82%	615,699,479	293,092	2,101	30.32%	30.32%	89,688,965	135,300	663	8.18%	9.46%
2013	62,989,621	18,032	3,493	33.20%	63.59%	739,149,527	279,062	2,649	26.09%	64.31%	89,574,800	130,628	686	3.44%	13.24%
2014	98,031,906	17,928	5,468	56.53%	156.08%	897,333,937	274,944	3,264	23.22%	102.46%	97,239,960	127,646	762	11.09%	25.80%
2015	102,185,334	18,704	5,463	-0.09%	155.85%	1,043,353,640	273,268	3,818	16.99%	136.86%	128,539,130	127,483	1,008	32.36%	66.50%
2016	112,522,476	19,072	5,900	7.99%	176.30%	1,120,201,903	271,606	4,124	8.02%	155.86%	149,636,865	127,257	1,176	16.62%	94.17%
2017	122,750,145	19,138	6,414	8.72%	200.38%	1,286,659,923	269,939	4,766	15.57%	195.69%	164,929,515	127,713	1,291	9.83%	113.25%
2018	120,305,949	19,623	6,131	-4.42%	187.11%	1,241,909,098	268,828	4,620	-3.08%	186.59%	174,353,050	127,360	1,369	6.01%	126.06%
2019	123,657,292	20,108	6,150	0.31%	188.00%	1,236,956,268	267,899	4,617	-0.05%	186.43%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	119,837,322	21,352	5,613	-8.74%	162.84%	1,125,988,657	266,361	4,227	-8.45%	162.24%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	115,610,691	21,807	5,302	-5.54%	148.28%	1,078,639,173	265,118	4,069	-3.76%	152.39%	159,003,872	74,426	2,136	65.71%	248.65%

Rate Annual %chg Average Value/Acre: **9.52%**

**9.70%**

**13.30%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2011	1,831,866	24,327	75			0	0				547,587,000	391,360	1,399		
2012	1,850,474	24,680	75	-0.43%	-0.43%	0	0				721,785,100	392,722	1,838	31.35%	31.35%
2013	1,881,339	25,125	75	-0.13%	-0.56%	0	0				904,096,900	393,672	2,297	24.96%	64.14%
2014	19,152,747	25,557	749	900.83%	895.21%	0	0				904,096,900	393,766	2,921	27.20%	108.78%
2015	19,262,171	25,699	750	0.02%	895.36%	0	0				1,301,404,700	393,358	3,308	13.26%	136.45%
2016	21,085,705	26,047	810	8.00%	975.01%	0	0				1,402,351,096	392,818	3,570	7.90%	155.15%
2017	19,691,338	26,271	750	-7.41%	895.38%	0	0				1,585,972,271	392,005	4,046	13.33%	189.15%
2018	19,802,162	26,433	749	-0.05%	894.84%	0	0				1,535,105,471	391,154	3,925	-3.00%	180.49%
2019	19,966,812	26,582	751	0.27%	897.51%	0	0				1,533,254,900	390,868	3,923	-0.05%	180.35%
2020	20,621,800	27,538	749	-0.31%	894.46%	0	0				1,416,718,429	390,223	3,631	-7.45%	159.47%
2021	20,484,664	27,453	746	-0.36%	890.88%	0	0				1,373,738,400	388,804	3,533	-2.68%	152.52%

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LANCASTER

Rate Annual %chg Average Value/Acre: **9.71%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 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	838,366,760	502,198,624	280,705,893	21,107,828,989	7,182,590,786	433,553,221	0	1,370,036,000	814,489,500	79,609,900	0	32,609,379,673
cnty sectorvalue % of total value:		2.57%	1.54%	0.86%	64.73%	22.03%	1.33%		4.20%	2.50%	0.24%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
719	BENNETT	2,298,776	978,924	377,188	77,913,500	6,012,300	0	0	0	0	0	0	87,580,688
0.22%	%sector of county sector	0.27%	0.19%	0.13%	0.37%	0.08%							0.27%
	%sector of municipality	2.62%	1.12%	0.43%	88.96%	6.86%							100.00%
154	DAVEY	69,965	234,988	10,829	10,030,900	1,245,000	21,000	0	0	0	0	0	11,612,682
0.05%	%sector of county sector	0.01%	0.05%	0.00%	0.05%	0.02%	0.00%						0.04%
	%sector of municipality	0.60%	2.02%	0.09%	86.38%	10.72%	0.18%						100.00%
190	DENTON	491,010	499,064	899,766	13,968,700	1,118,800	0	0	0	0	0	0	16,977,340
0.06%	%sector of county sector	0.06%	0.10%	0.32%	0.07%	0.02%							0.05%
	%sector of municipality	2.89%	2.94%	5.30%	82.28%	6.59%							100.00%
590	FIRTH	258,903	805,743	641,138	34,120,300	4,207,900	0	0	0	0	0	0	40,033,984
0.18%	%sector of county sector	0.03%	0.16%	0.23%	0.16%	0.06%							0.12%
	%sector of municipality	0.65%	2.01%	1.60%	85.23%	10.51%							100.00%
213	HALLAM	892,879	398,974	350,075	21,173,400	3,565,900	0	0	0	0	0	0	26,381,228
0.07%	%sector of county sector	0.11%	0.08%	0.12%	0.10%	0.05%							0.08%
	%sector of municipality	3.38%	1.51%	1.33%	80.26%	13.52%							100.00%
1,657	HICKMAN	980,651	1,492,233	1,962,310	209,759,200	23,116,400	0	0	14,700	0	0	0	237,325,494
0.51%	%sector of county sector	0.12%	0.30%	0.70%	0.99%	0.32%			0.00%				0.73%
	%sector of municipality	0.41%	0.63%	0.83%	88.38%	9.74%			0.01%				100.00%
258,818	LINCOLN	711,849,969	397,732,219	172,282,079	18,112,477,389	6,998,545,286	386,533,121	0	744,400	307,200	2,626,000	0	26,783,097,663
80.23%	%sector of county sector	84.91%	79.20%	61.37%	85.81%	97.44%	5.38%		0.01%	0.00%	0.04%		372.89%
	%sector of municipality	2.66%	1.49%	0.64%	67.63%	26.13%	1.44%		0.00%	0.00%	0.01%		100.00%
382	MALCOLM	724,172	345,854	15,938	28,639,900	2,571,200	0	0	0	0	0	0	32,297,064
0.12%	%sector of county sector	0.09%	0.07%	0.01%	0.14%	0.04%							7.45%
	%sector of municipality	2.24%	1.07%	0.05%	88.68%	7.96%							100.00%
256	PANAMA	48,332	378,840	24,361	18,400,000	1,280,000	0	0	0	0	0	0	20,131,533
0.08%	%sector of county sector	0.01%	0.08%	0.01%	0.09%	0.02%							1.47%
	%sector of municipality	0.24%	1.88%	0.12%	91.40%	6.36%							100.00%
167	RAYMOND	765,122	356,353	459,745	11,219,400	936,100	0	0	0	0	0	0	13,736,720
0.05%	%sector of county sector	0.09%	0.07%	0.16%	0.05%	0.01%							0.04%
	%sector of municipality	5.57%	2.59%	3.35%	81.67%	6.81%							100.00%
220	ROCA	21,381	142,495	614,685	16,634,200	1,388,900	0	0	0	0	0	0	18,801,661
0.07%	%sector of county sector	0.00%	0.03%	0.22%	0.08%	0.02%							0.06%
	%sector of municipality	0.11%	0.76%	3.27%	88.47%	7.39%							100.00%
142	SPRAGUE	4,959	267,224	12,314	10,006,300	691,700	0	0	0	0	0	0	10,982,497
0.04%	%sector of county sector	0.00%	0.05%	0.00%	0.05%	0.01%							0.03%
	%sector of municipality	0.05%	2.43%	0.11%	91.11%	6.30%							100.00%
3277	WAVERLY	17,360,763	2,349,581	1,553,324	303,762,600	39,262,100	33,196,900	0	0	0	0	0	397,485,268
1.02%	%sector of county sector	2.07%	0.47%	0.55%	1.44%	0.55%	7.66%						1.22%
	%sector of municipality	4.37%	0.59%	0.39%	76.42%	9.88%	8.35%						100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
266,785	Total Municipalities	735,766,882	405,982,492	179,203,752	18,868,105,789	7,083,941,586	419,751,021	0	759,100	307,200	2,626,000	0	27,696,443,822
82.70%	%all municip.sectors of cnty	87.76%	80.84%	63.84%	89.39%	98.63%	96.82%		0.06%	0.04%	3.30%		84.93%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 116,266</b>	<b>Value : 32,152,132,777</b>	<b>Growth 649,603,712</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	5,590	219,431,380	0	0	141	12,129,100	5,731	231,560,480	
<b>02. Res Improve Land</b>	94,764	4,351,070,879	0	0	523	51,956,400	95,287	4,403,027,279	
<b>03. Res Improvements</b>	94,764	16,752,770,094	0	0	523	194,171,400	95,287	16,946,941,494	
<b>04. Res Total</b>	100,354	21,323,272,353	0	0	664	258,256,900	101,018	21,581,529,253	417,600,345
<b>% of Res Total</b>	99.34	98.80	0.00	0.00	0.66	1.20	86.89	67.12	64.29
<b>05. Com UnImp Land</b>	1,682	384,368,311	0	0	9	6,818,600	1,691	391,186,911	
<b>06. Com Improve Land</b>	6,244	1,881,500,839	0	0	10	2,815,300	6,254	1,884,316,139	
<b>07. Com Improvements</b>	6,244	5,520,604,653	0	0	10	10,477,900	6,254	5,531,082,553	
<b>08. Com Total</b>	7,926	7,786,473,803	0	0	19	20,111,800	7,945	7,806,585,603	210,409,057
<b>% of Com Total</b>	99.76	99.74	0.00	0.00	0.24	0.26	6.83	24.28	32.39
<b>09. Ind UnImp Land</b>	9	859,600	0	0	0	0	9	859,600	
<b>10. Ind Improve Land</b>	190	159,729,471	0	0	0	0	190	159,729,471	
<b>11. Ind Improvements</b>	190	299,587,450	0	0	0	0	190	299,587,450	
<b>12. Ind Total</b>	199	460,176,521	0	0	0	0	199	460,176,521	3,739,210
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.17	1.43	0.58
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	100,354	21,323,272,353	0	0	664	258,256,900	101,018	21,581,529,253	417,600,345
<b>% of Res &amp; Rec Total</b>	99.34	98.80	0.00	0.00	0.66	1.20	86.89	67.12	64.29
<b>Com &amp; Ind Total</b>	8,125	8,246,650,324	0	0	19	20,111,800	8,144	8,266,762,124	214,148,267
<b>% of Com &amp; Ind Total</b>	99.77	99.76	0.00	0.00	0.23	0.24	7.00	25.71	32.97
<b>17. Taxable Total</b>	108,479	29,569,922,677	0	0	683	278,368,700	109,162	29,848,291,377	631,748,612
<b>% of Taxable Total</b>	99.37	99.07	0.00	0.00	0.63	0.93	93.89	92.83	97.25

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,184	124,675,053	110,778,647	0	0	0
19. Commercial	1,081	487,469,103	941,375,197	0	0	0
20. Industrial	20	29,978,121	32,780,579	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	1,184	124,675,053	110,778,647
19. Commercial	0	0	0	1,081	487,469,103	941,375,197
20. Industrial	0	0	0	20	29,978,121	32,780,579
21. Other	0	0	0	0	0	0
22. Total Sch II				2,285	642,122,277	1,084,934,423

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,441	0	46	3,487

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	347,200	0	0	4,281	1,004,099,000	4,284	1,004,446,200
28. Ag-Improved Land	5	504,900	0	0	2,815	596,264,400	2,820	596,769,300
29. Ag Improvements	5	1,553,200	0	0	2,815	701,072,700	2,820	702,625,900

30. Ag Total				7,104	2,303,841,400
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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	5	10.23	75,000	0	0.00	0	
33. HomeSite Improvements	5	0.00	1,536,600	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	0.00	322,500	0	0.00	0	
37. FarmSite Improvements	3	0.00	16,600	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	7	148.27	516,500	7	148.27	516,500	
32. HomeSite Improv Land	2,441	7,508.12	208,178,600	2,446	7,518.35	208,253,600	
33. HomeSite Improvements	2,441	0.00	645,380,400	2,446	0.00	646,917,000	17,618,210
34. HomeSite Total				<b>2,453</b>	<b>7,666.62</b>	<b>855,687,100</b>	
35. FarmSite UnImp Land	103	208.38	7,124,800	103	208.38	7,124,800	
36. FarmSite Improv Land	2,188	1,056.14	6,000,800	2,191	1,056.14	6,323,300	
37. FarmSite Improvements	2,188	0.00	55,692,300	2,191	0.00	55,708,900	236,890
38. FarmSite Total				<b>2,294</b>	<b>1,264.52</b>	<b>69,157,000</b>	
39. Road & Ditches	0	14.35	0	0	14.35	0	
40. Other- Non Ag Use	0	0.00	2,661,100	0	0.00	2,661,100	
41. Total Section VI				<b>4,747</b>	<b>8,945.49</b>	<b>927,505,200</b>	<b>17,855,100</b>



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	3,551,400	19	1,452.82	3,551,400

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	8	114.05	2,405,300	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7,096	385,587.01	2,301,436,100	7,104	385,701.06	2,303,841,400
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	187.72	0.85%	1,309,372	1.11%	6,975.13
46. 1A	1,170.16	5.29%	7,247,737	6.17%	6,193.80
47. 2A1	7,828.80	35.40%	45,326,135	38.56%	5,789.67
48. 2A	3,332.77	15.07%	18,024,675	15.33%	5,408.32
49. 3A1	3,490.03	15.78%	17,449,589	14.85%	4,999.84
50. 3A	1,415.90	6.40%	6,795,819	5.78%	4,799.65
51. 4A1	4,204.46	19.01%	19,259,145	16.38%	4,580.65
52. 4A	485.15	2.19%	2,129,230	1.81%	4,388.81
<b>53. Total</b>	<b>22,114.99</b>	<b>100.00%</b>	<b>117,541,702</b>	<b>100.00%</b>	<b>5,315.02</b>
<b>Dry</b>					
54. 1D1	1,956.62	0.74%	10,569,557	0.98%	5,401.95
55. 1D	48,800.46	18.57%	238,929,589	22.25%	4,896.05
56. 2D1	38,692.75	14.72%	175,018,895	16.30%	4,523.30
57. 2D	60,951.76	23.19%	256,708,424	23.91%	4,211.67
58. 3D1	4,402.32	1.68%	17,701,329	1.65%	4,020.91
59. 3D	76,276.97	29.02%	269,898,328	25.14%	3,538.40
60. 4D1	27,395.34	10.42%	90,826,551	8.46%	3,315.40
61. 4D	4,342.99	1.65%	13,983,387	1.30%	3,219.76
<b>62. Total</b>	<b>262,819.21</b>	<b>100.00%</b>	<b>1,073,636,060</b>	<b>100.00%</b>	<b>4,085.07</b>
<b>Grass</b>					
63. 1G1	40,519.09	52.57%	94,384,696	56.80%	2,329.39
64. 1G	13,843.12	17.96%	30,629,393	18.43%	2,212.61
65. 2G1	5,703.23	7.40%	12,627,553	7.60%	2,214.11
66. 2G	907.86	1.18%	2,042,422	1.23%	2,249.71
67. 3G1	10,256.02	13.31%	21,499,522	12.94%	2,096.28
68. 3G	2,087.14	2.71%	380,414	0.23%	182.27
69. 4G1	3,253.92	4.22%	4,410,973	2.65%	1,355.59
70. 4G	499.40	0.65%	189,687	0.11%	379.83
<b>71. Total</b>	<b>77,069.78</b>	<b>100.00%</b>	<b>166,164,660</b>	<b>100.00%</b>	<b>2,156.03</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>22,114.99</b>	<b>5.77%</b>	<b>117,541,702</b>	<b>8.54%</b>	<b>5,315.02</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>262,819.21</b>	<b>68.59%</b>	<b>1,073,636,060</b>	<b>78.01%</b>	<b>4,085.07</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>77,069.78</b>	<b>20.11%</b>	<b>166,164,660</b>	<b>12.07%</b>	<b>2,156.03</b>
72. Waste	21,158.96	5.52%	18,993,778	1.38%	897.67
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,233.54	0.32%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>383,162.94</b>	<b>100.00%</b>	<b>1,376,336,200</b>	<b>100.00%</b>	<b>3,592.04</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	1.80	8,306	0.00	0	22,113.19	117,533,396	22,114.99	117,541,702
<b>77. Dry Land</b>	98.14	423,577	0.00	0	262,721.07	1,073,212,483	262,819.21	1,073,636,060
<b>78. Grass</b>	8.08	18,200	0.00	0	77,061.70	166,146,460	77,069.78	166,164,660
<b>79. Waste</b>	6.03	4,516	0.00	0	21,152.93	18,989,262	21,158.96	18,993,778
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	29.68	0	0.00	0	1,203.86	0	1,233.54	0
<b>82. Total</b>	<b>114.05</b>	<b>454,599</b>	<b>0.00</b>	<b>0</b>	<b>383,048.89</b>	<b>1,375,881,601</b>	<b>383,162.94</b>	<b>1,376,336,200</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	22,114.99	5.77%	117,541,702	8.54%	5,315.02
<b>Dry Land</b>	262,819.21	68.59%	1,073,636,060	78.01%	4,085.07
<b>Grass</b>	77,069.78	20.11%	166,164,660	12.07%	2,156.03
<b>Waste</b>	21,158.96	5.52%	18,993,778	1.38%	897.67
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	1,233.54	0.32%	0	0.00%	0.00
<b>Total</b>	<b>383,162.94</b>	<b>100.00%</b>	<b>1,376,336,200</b>	<b>100.00%</b>	<b>3,592.04</b>

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 **	5,731	231,560,480	95,287	4,403,027,279	95,287	16,946,941,494	101,018	21,581,529,253	417,600,345
84 Residential Total	5,731	231,560,480	95,287	4,403,027,279	95,287	16,946,941,494	101,018	21,581,529,253	417,600,345

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,700	392,046,511	6,444	2,044,045,610	6,444	5,830,670,003	8,144	8,266,762,124	214,148,267
86 Commercial Total	1,700	392,046,511	6,444	2,044,045,610	6,444	5,830,670,003	8,144	8,266,762,124	214,148,267

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	40,511.06	56.92%	87,618,877	57.10%	2,162.84
88. 1G	13,093.49	18.40%	28,221,969	18.39%	2,155.42
89. 2G1	5,307.04	7.46%	11,415,939	7.44%	2,151.09
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	10,118.82	14.22%	21,593,829	14.07%	2,134.03
92. 3G	164.81	0.23%	349,675	0.23%	2,121.69
93. 4G1	1,884.52	2.65%	4,054,973	2.64%	2,151.73
94. 4G	86.92	0.12%	182,103	0.12%	2,095.06
95. Total	71,166.66	100.00%	153,437,364	100.00%	2,156.03
<b>CRP</b>					
96. 1C1	8.03	0.14%	17,312	0.14%	2,155.92
97. 1C	749.63	12.70%	1,616,275	12.70%	2,156.10
98. 2C1	396.19	6.71%	854,243	6.71%	2,156.14
99. 2C	907.86	15.38%	1,957,340	15.38%	2,155.99
100. 3C1	137.20	2.32%	295,858	2.32%	2,156.40
101. 3C	1,922.33	32.56%	4,144,652	32.57%	2,156.06
102. 4C1	1,369.40	23.20%	2,952,469	23.20%	2,156.03
103. 4C	412.48	6.99%	889,146	6.99%	2,155.61
104. Total	5,903.12	100.00%	12,727,296	100.00%	2,156.03
<b>Timber</b>					
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	71,166.66	92.34%	153,437,364	92.34%	2,156.03
CRP Total	5,903.12	7.66%	12,727,296	7.66%	2,156.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	77,069.78	100.00%	166,164,660	100.00%	2,156.03

**2022 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	21,107,828,989	21,581,529,253	473,700,264	2.24%	417,600,345	0.27%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	814,489,500	855,687,100	41,197,600	5.06%	17,618,210	2.89%
<b>04. Total Residential (sum lines 1-3)</b>	<b>21,922,318,489</b>	<b>22,437,216,353</b>	<b>514,897,864</b>	<b>2.35%</b>	<b>435,218,555</b>	<b>0.36%</b>
05. Commercial	7,182,590,786	7,806,585,603	623,994,817	8.69%	210,409,057	5.76%
06. Industrial	433,553,221	460,176,521	26,623,300	6.14%	3,739,210	5.28%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>7,616,144,007</b>	<b>8,266,762,124</b>	<b>650,618,117</b>	<b>8.54%</b>	<b>214,148,267</b>	<b>5.73%</b>
08. Ag-Farmsite Land, Outbuildings	79,609,900	69,157,000	-10,452,900	-13.13%	236,890	-13.43%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	2,661,100	2,661,100			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>79,609,900</b>	<b>71,818,100</b>	<b>-7,791,800</b>	<b>-9.79%</b>	<b>236,890</b>	<b>-10.09%</b>
12. Irrigated	115,880,812	117,541,702	1,660,890	1.43%		
13. Dryland	1,078,103,880	1,073,636,060	-4,467,820	-0.41%		
14. Grassland	155,783,802	166,164,660	10,380,858	6.66%		
15. Wasteland	20,267,506	18,993,778	-1,273,728	-6.28%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,370,036,000</b>	<b>1,376,336,200</b>	<b>6,300,200</b>	<b>0.46%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>30,988,108,396</b>	<b>32,152,132,777</b>	<b>1,164,024,381</b>	<b>3.76%</b>	<b>649,603,712</b>	<b>1.66%</b>

## 2022 Assessment Survey for Lancaster County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	2
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	21 appraisers
<b>3.</b>	<b>Other full-time employees:</b>
	15 this includes 4 Register of Deeds employees
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$4,810,495
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$219,000 this is commingled with the ROD and the Tech fund of the office.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$41,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$265,326



**B. Computer, Automation Information and GIS**

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

**C. Zoning Information**

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

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

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

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

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

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

## 2022 Residential Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	County assessor's appraisal staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<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;">AGDW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AGOB</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Lincoln	2	Southeast Lincoln	3	Northeast Lincoln	4	Rural Non-AG	AGDW	Agricultural dwellings	AGOB	Agricultural outbuildings and improvements
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	West Lincoln														
2	Southeast Lincoln														
3	Northeast Lincoln														
4	Rural Non-AG														
AGDW	Agricultural dwellings														
AGOB	Agricultural outbuildings and improvements														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The sales comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.														
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>														
	The 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.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>														
	No, the County gives minimal weight to the cost approach in determining market value.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	Rural residential site values are developed using market information from similar properties.														
<b>8.</b>	<b>Are there form 191 applications on file?</b>														
	Yes														
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>														

Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2020	2020	2020	2016-2021
2	2020	2020	2020	2016-2021
3	2020	2020	2020	2016-2021
4	2020	2020	2020	2016-2021
AGDW	2020	2020	2020	2016-2021
AGOB	2020	2020	2020	2021

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

## 2022 Commercial Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The county assessors appraisal staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
	<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									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Lincoln, Waverly, and Hickman																		
2	Small town and rural																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	Lancaster County uses the cost and income approaches for the valuation of all commercial properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The county relies on appraisers in their office that have the experience to value the unique properties in the County.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The county develops a depreciation model during each reappraisal cycle. It is used only for the small towns.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																		
	Yes, small towns have their own while Lincoln, Waverly, and Hickman are based on Marshall and Swift.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2016-2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2016-2018</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2020	2020	2016-2022	2	2020	2020	2020	2016-2018
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2	2020	2020	2020	2016-2018															

The one valuation group represents Lincoln, Waverly, and Hickman. The other consists of the small towns and rural areas of the county. The County uses primary use of the building as “Building Type” code for their valuation efforts, rather than Marshall and Swift’s occupancy code. In many cases, the Marshall and Swift Occupancy Codes do not adequately reflect the characteristics that affect market value. For example, while single tenant service industrial and multi tenant service industrial have the same Marshall Swift occupancy code, the market consistently reflects a difference in sale prices because of the differences in income streams. One type reflects an owner occupied-buyer, and the other reflects a landlord-tenant investor. Since the income approach is the primary valuation method used for commercial, the building type is necessary to categorize properties for model development, rather than Marshall and Swift’s occupancy codes used for development of the cost approach.

## 2022 Agricultural Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	County assessor's appraisal staff						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<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
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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.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Present use of the parcel is the deciding factor in determining the differences based on both aerial review and physical inspections..						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value. Currently there is a 10% economic factor for farm home sites.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Intensive agricultural use in the county is limited, market analysis is therefore also very limited. At this time the county feels that that values based on soil productivity are the best indicator of market value.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Market sales.						
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	No						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	6968						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						

	An in-depth sales analysis including local and regional sales of agricultural land and development land.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Housing developments, commercial and industrial development.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	The entire county is influenced by these factors.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Market approach utilizing the sales 70 acres or greater inside and outside influenced areas with 80% or higher majority land use and match those sales as a basis for LCG values in Lancaster County. See special valuation methodology.



# **Lancaster County's 2022 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 2022**

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. We will continually measure our quality of assessment through statistical measures, and audit our internal quality control processes. Staff training and development will be emphasized in 2022 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 2023**

In Tax Year 2023 we anticipate valuation changes in various areas of the residential and commercial classes of property. The change will be dependent upon the market activity in 2022, but we anticipate enhancements to our valuation models. Staff training and development will likely be a continued focus in 2023, to ensure consistency and common mass appraisal practices are employed.

## **Tax Year 2024**

In Tax Year 2024 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 the valuation process in general.

# 2022 Special Value Methodology for Lancaster County

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

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year study period preceding December 31st, 2021. Sales of agricultural land in this timeframe have exceeded \$50,000 per acre for residential and commercial development, while other sale prices appear to reflect the market for agricultural uses. The sales collectively suggest that smaller tracts of land are more marketable for residential and recreational uses, and larger tracts of land are more marketable for agricultural producers. Vacant sales of 75 acres and larger are considered to typically reflect an agricultural land market value with minimal non-agricultural influence.

Additional analysis was conducted to measure the land market value effect of proximity to Lincoln. Finding a correlation between larger sales and the 3-mile zoning jurisdiction of Lincoln, such sales were also removed from the analysis.

Lancaster County recognizes a single market area to reflect the uninfluenced agricultural land market. Considering the value of agricultural land as an income-producing asset, various changes in a parcel's productivity and income potential is addressed by use of the Land Capability Groupings (LCG) determined by the Property Tax Administrator. Lancaster County assigns a graduated per acre assessed value based on the parcel's productivity when supported by the market. While irrigated and dryland sales reflected an increased value for more productive soils, grass land sales reflected no correlation to LCGs. As such, grass continues to be assessed at a single valuation rate. In all land uses, the assessed values were evaluated based on sales with similar soil and production characteristics throughout the Major Land Resource Area (MLRA).

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources, and National Agricultural Statistic Service by the United States Department of Agriculture. Sales of larger than 75 acres reflected a gross earnings rate comparable to the agricultural market in the MLRA. Gross earning rates continue to reflect approximately 1.5% for pastureland, and 3.1% for crop land.

The final 2022 assessed values were internally measured against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division.