



2016 REPORTS & OPINIONS

LINCOLN COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Lincoln 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 Lincoln 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: Julie Stenger, Lincoln County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (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 deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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 Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

| Property Class | COD | PRD |
|-----------------------|------------|------------|
| Residential | .05 -.15 | .98-1.03 |
| Newer Residential | .05 -.10 | .98-1.03 |
| Commercial | .05 -.20 | .98-1.03 |
| Agricultural Land | .05 -.25 | .98-1.03 |

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

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

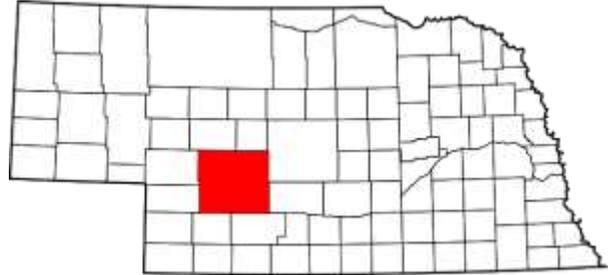
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

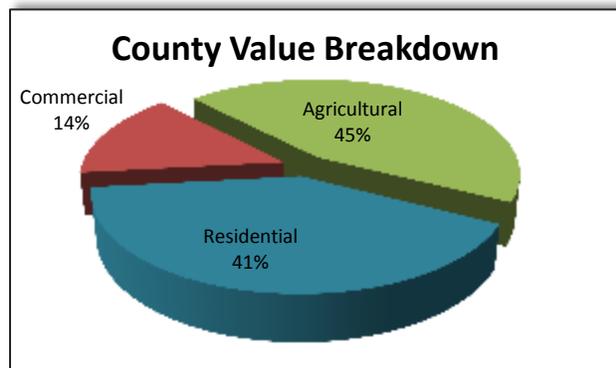
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 2,564 square miles, Lincoln had 35,815 residents, per the Census Bureau Quick Facts for 2014, a slight decline from the 2010 US Census. In a review of the past fifty years, Lincoln has seen a steady rise in population of 26% (Nebraska Department of Economic Development). Reports indicated that 67 % of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Lincoln convene in and around North Platte, the county seat. Per the latest information available from the U.S. Census Bureau, there were 1,049 employer establishments in Lincoln. County-wide employment was at 18,354 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor). The presence of the Union Pacific Railroad, Great Plains Health (serving a 17 county region), Wal-Mart Distribution Center and Mid-Plains Community College offer ample employment opportunities.



Simultaneously, the agricultural economy has remained another strong anchor for Lincoln that has fortified the local rural area economies. Lincoln is included in both the Twin Platte and Middle Republican Natural Resources Districts (NRD). Overall grass land makes up the majority of the land in the county followed by irrigated and some dry land.

| Lincoln County Quick Facts | |
|----------------------------|--|
| Founded | 1866 |
| Namesake | Former President Abraham Lincoln |
| Region | West Central |
| County Seat | North Platte |
| Other Communities | Brady Dickens Hershey Maxwell Sutherland Wallace Wellfleet |
| Most Populated | North Platte (24,534) -1% from 2010 US Census |

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Lincoln County

Assessment Actions

The Lincoln County appraisal staff began the inspection and review of the residential class in 2011, and it has now been completed. Properties that were assessed prior to the Orion System are now being valued utilizing updated cost indexes of September 2015 in Orion for the 2016 assessment year. All residential properties are now on the same cost tables. However, an improvement factor was applied to some neighborhoods until updated depreciation models can be developed. Different depreciation schedules are built for the various valuation groupings/neighborhoods based on differing economic factors in each of the geographic areas.

Lincoln County reviews and monitors on-going growth areas in the City of North Platte on a routine basis. Currently there are a decreased number of sales, especially in high-end homes, but marketing times are not as long as they were in past years and continue to improve. With the recent demand for properties on the market, there has been a jump in sale prices on moderately priced homes. If there is an increase in supply, it is believed the market will level back off. The moderately priced homes are still selling with minimal foreclosures. Some of the large employers have a positive effect on the housing market in North Platte. Union Pacific Railroad, Great Plains Health and the Wal-Mart Distribution Center are employers that keep the residential market steady and strong.

Description of Analysis

There are eight valuation groupings utilized in the valuation of the residential parcels. Previously there had been twelve. The groupings were examined and discussed with the County to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area: such as distance from North Platte and the availability of services and jobs. The City of North Platte is split into two valuation groupings; the north side is the older part of town with older businesses. The south side of North Platte is the primary hub of the business district and includes subdivisions of newer homes.

| Valuation Grouping | Description |
|--------------------|---|
| 01 | Northside N Platte |
| 02 | Southside N Platte |
| 03 | Sub Residential |
| 04 | Rural Residential |
| 05 | Lake Properties |
| 06 | Sutherland and Hershey, |
| 08 | Maxwell, Wallace, Brady, Wellfleet, Dickens |
| 12 | Rural Recreational |

2016 Residential Correlation for Lincoln County

The residential statistical profile for Lincoln County involves 1088 sales, representing all of the valuation groupings.

All three measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The qualitative measures are also within the acceptable standards. The price-related differential is slightly above by less than 1 point (0.60).

The indicated trend for the residential market appears to be on the increase. An approximate 3% increase for the county as a whole is observed by examining the Study Year statistics. Where an analysis is possible by valuation grouping, those valuation groupings will also be consistent with this upward trend.

| Study Yrs | | | | | | |
|--------------------------|-----|-------|--------|-------|-------|--------|
| 10/01/2013 To 09/30/2014 | 512 | 98.28 | 100.79 | 99.17 | 10.79 | 101.63 |
| 10/01/2014 To 09/30/2015 | 576 | 95.15 | 98.18 | 93.12 | 15.38 | 105.43 |

2016 County Abstract of Assessment for Real Property, Form 45 compared to the 2015 Certificate of Taxes Levied (CTL) shows a percentage change of 3.23% excluding growth for the residential. It is noted that the difference in recreational is showing a percentage change excluding growth of 414.79%. This overwhelming change is due to a review of the methodology for special valuation. The process for 2016 involved a review of all special value parcels to determine the current primary use. Several applications were denied, the parcels are now considered recreational and valued at 100% of market. Also, after a review of the market around Lake Maloney it was apparent that the leasehold values in three areas needed to be increased.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the Assessor for further action.

The Real Estate Transfers as submitted by the county were reviewed for timely submission and accuracy of the data. Both were found to be in compliance with statute and regulations.

The values as reported on the Assessed Value Update were compared to the property record cards. The values being submitted are accurate and dependable for the measurement of the residential class.

In Lincoln County the county assessor and appraisal staff has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the

2016 Residential Correlation for Lincoln County

verification of the residential sales. On-site verification is done during the review of a valuation grouping/neighborhood. The Division reviews the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of the residential class of property. The number of sales utilized over a five period has increased in the most current year.

The Division has been monitoring, on a monthly basis, Lincoln County's plan of completion for the physical inspection and review for all properties within the county. They have been proactive and aggressive in their goals and have succeeded in meeting that obligation. Lincoln County is ready to begin the next six-year cycle.

Equalization and Quality of Assessment

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance for uniform and proportionate assessments.

| VALUATION GROUPING | | | | | | |
|---------------------------|-------|--------|--------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| 01 | 111 | 96.79 | 100.80 | 98.03 | 15.96 | 102.83 |
| 02 | 678 | 95.63 | 97.25 | 94.62 | 11.60 | 102.78 |
| 03 | 36 | 98.56 | 97.77 | 92.92 | 08.28 | 105.22 |
| 04 | 133 | 99.07 | 108.78 | 100.53 | 19.66 | 108.21 |
| 05 | 37 | 97.25 | 95.77 | 94.77 | 12.70 | 101.06 |
| 06 | 57 | 99.71 | 101.41 | 98.01 | 10.90 | 103.47 |
| 08 | 35 | 98.50 | 104.74 | 93.22 | 16.87 | 106.64 |
| 12 | 1 | 51.93 | 51.93 | 51.93 | | 100.00 |
| <u>ALL</u> | | | | | | |
| 10/01/2013 To 09/30/2015 | 1,088 | 97.21 | 99.41 | 95.96 | 13.24 | 103.60 |

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Lincoln County is 97%.

2016 Commercial Correlation for Lincoln County

Assessment Actions

All commercial properties have been reviewed and inspected for 2016. The Lincoln County staff monitors the commercial and industrial sales to determine if changes are necessary. New construction and building permits have been timely inspected for current assessment information.

Description of Analysis

Nine valuation groupings have been identified; distance from North Platte, the hub of the commercial activity, and economic factors such as availability of services, jobs and schools are some of the distinct characteristics. The small towns and rural areas experience erratic markets because of the differing economic conditions. Seven of the nine groupings are represented in the sales file for measurement.

| Valuation Grouping | Description |
|---------------------------|---------------------|
| 01 | North Platte |
| 03 | Suburban Commercial |
| 04 | Rural Commercial |
| 06 | Sutherland |
| 07 | Hershey |
| 08 | Maxwell |
| 09 | Wallace |
| 10 | Brady |
| 11 | Wellfleet |

There are 68 qualified sales in the commercial study period. Valuation Grouping 01 (North Platte) with 57 sales would carry the most weight in developing a sample that would be considered statistically sufficient in the analysis of the commercial real property class. At the most the other valuation groupings do not have more than 3 sales.

The ‘Study Yrs’ would typically identify a trend in the market or lack thereof. If the median ratios array from older to newer with a lower ratio each year, it tends to indicate an upward trend in value.

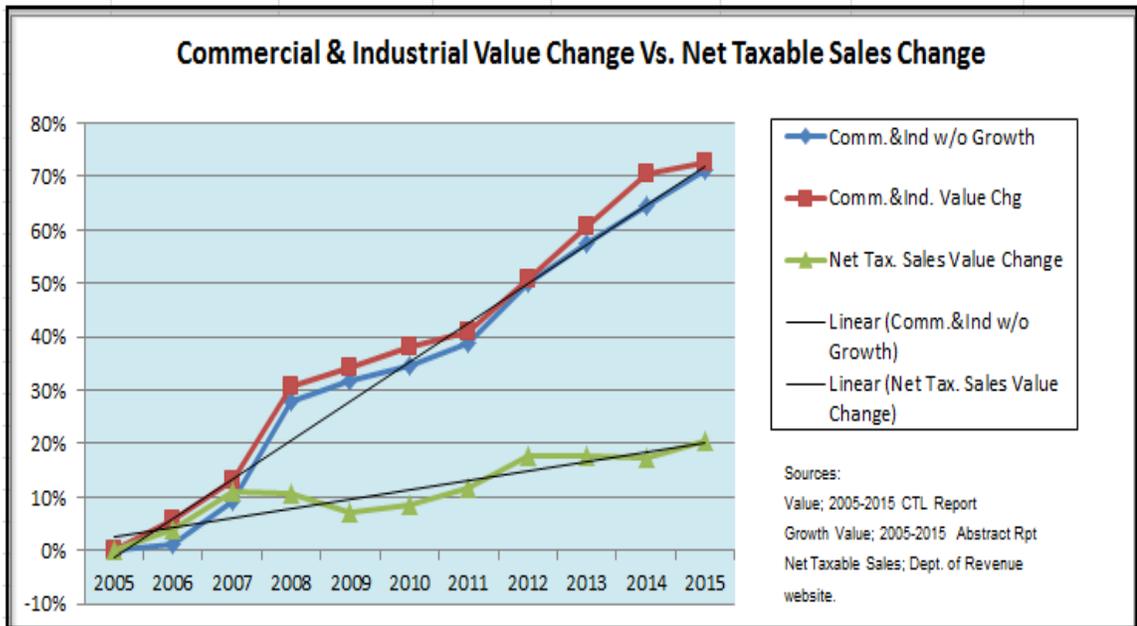
| <u>Study Yrs</u> | | | | | | |
|--------------------------|----|-------|--------|-------|-------|--------|
| 10/01/2012 To 09/30/2013 | 21 | 92.49 | 91.27 | 74.42 | 16.83 | 122.64 |
| 10/01/2013 To 09/30/2014 | 23 | 98.99 | 107.04 | 87.13 | 32.12 | 122.85 |
| 10/01/2014 To 09/30/2015 | 24 | 97.32 | 98.82 | 80.37 | 23.43 | 122.96 |

In this instance the medians do not form a clear pattern. The commercial properties have not been revalued since 2012, other than routine maintenance no other major changes have occurred.

2016 Commercial Correlation for Lincoln County

2016 County Abstract of Assessment for Real Property, Form 45 compared to the 2015 Certificate of Taxes Levied shows a percentage change of -0.14% excluding growth. This is reflective of the assessment actions in that no major changes occurred other than routine maintenance.

A look at the overall commercial activity within the county included the analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) as an indicator of the commercial market activity.



The Net Taxable Sales point toward an Average Annual Rate of 1.92% net increase over the last eleven years. The Annual Percent Change in Assessed Value over the same period illustrates an average annual percent change excluding growth for the same time period of 3.27%, just over one point difference (1.35 rounded).

While there is no direct link between the two, the expectation would be that the net taxable sales and the market would move in the same general direction. The trend indicates the movement of the commercial values to be more dramatic than the Net Taxable Sales. However, a look at value changes by year, shows moderate changes were made whereas the growth value is more apparent. Commercial building has increased. For example, Great Plains Health, a medical center serving a 17-county region, has constructed sizable additions to existing medical buildings. Another large discount store, Hobby Lobby, was built and there was expansion and remodeling of a motel, the addition of smaller businesses and remodeling/renovation of others. Although there were years in the Net Taxable Sales data that indicated a decline (2014, 2009 and 2008) there is a modest increase in the market activity over time.

2016 Commercial Correlation for Lincoln County

Another analysis involved looking at the occupancy codes. Twenty-two different occupancy codes are represented in the sales file. These codes were grouped into seven occupancy series in order to potentially create a subclass based on primary use of parcels. Only two had sufficient sales to analyze and both had an acceptable level of value. The remaining five groups had 8 or less sales and were less reliable.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

An audit of the Real Estate Transfer Statements as submitted by the county was done to determine timeliness and accuracy. The examination found that the county submits the information on a routine basis and the data to be correct. The county was determined to be in compliance with statute and regulation.

Another part of the review was to compare the values reported on the Assessed Value Update to the property record card. The rate of change to the sold and unsold parcels was similar. The commercial parcels are being treated in a uniform manner.

The review of Lincoln County's determination of qualified versus non-qualified sales supported the counties use of all available sales. The verification and documentation process is thorough, questionnaires as well as on-site inspections and interviews with buyers and or sellers are done. There is no bias in the qualification determination and all arm's-length sales are utilized for the measurement of the commercial class. From a historical perspective the utilization of sales over a five year period shows an increase in the last two years.

All physical inspections and reviews are done by the appraisal staff and other staff members when needed. All commercial properties were reviewed and inspected in 2015 for 2016. The commercial properties will be revalued for the 2017 assessment year. A lot study will be done at the same time.

Equalization and Quality of Assessment

With a statistically reliable sample of 57 sales with similar economic influences Valuation Grouping 01 (North Platte) will be used as the point estimate in determining the level of value for the commercial properties.

2016 Commercial Correlation for Lincoln County

| <u>VALUATION GROUPING</u> | | | | | | |
|---------------------------|-------|--------|--------|-----------|--------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| 01 | 57 | 95.58 | 92.76 | 79.81 | 16.49 | 116.23 |
| 03 | 2 | 77.18 | 77.18 | 53.50 | 41.50 | 144.26 |
| 04 | 1 | 98.39 | 98.39 | 98.39 | | 100.00 |
| 07 | 1 | 65.16 | 65.16 | 65.16 | | 100.00 |
| 08 | 2 | 234.62 | 234.62 | 237.59 | 03.49 | 98.75 |
| 09 | 3 | 84.96 | 171.54 | 76.03 | 121.60 | 225.62 |
| 10 | 2 | 80.41 | 80.41 | 74.10 | 11.40 | 108.52 |
| <u>ALL</u> | | | | | | |
| 10/01/2012 To 09/30/2015 | 68 | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 |

The review confirmed that the assessment practices in Lincoln County are reliable and being consistently applied. It is believed that the commercial property in Lincoln County is in compliance with accepted mass appraisal techniques.

Level of Value

Based on all available information, the level of value of the commercial class of real property in Lincoln County is determined to be 96% of market value.

2016 Agricultural Correlation for Lincoln County

Assessment Actions

Agricultural land is reviewed by the staff appraisers during the sales review and pickup work process. Land use permits are required by County Planning and Zoning regulations for new construction of residential and/or agricultural nature. The permits are sent to the appraisers after approval by the planner. The improvements are inspected and measured with interviews with the owner or contractor, in person, by telephone, or door hang tags for a return call. The improvements are valued using the same Marshall and Swift Costing tables as all other residential properties. Land use and all other changes are noted and adjustments made on the property record cards for the current year.

A listing of new irrigation wells registered with the Nebraska Department of Water Resources is obtained every year and cross referenced with the land use on the parcel. The county also works closely with the Twin Platte Natural Resource District (NRD) to locate and verify total irrigated acres per each parcel. For 2014 the Twin Platte NRD implemented a \$10.00 per acre occupational tax. Farm Services Agency (FSA) certified maps provided by the taxpayer are also helpful in determining land use along with aerial imagery that helps identify irrigated pivots and unreported improvements. Property inspections are done or letters are sent out to the property owners to verify newly discovered information. The current aerial imagery and most recent soil data have been used to more accurately determine and define market area boundaries. Some parcels have changed market areas based on the topography and most recent aerial imagery. These adjustments and changes will continue to be updated as they are found and warranted.

The sales within the three year study period were analyzed for determining 75% of market value within each of the four market areas. The land use within each area was reviewed as well. New land values were set for 2016 after the market review by area and a review of the values from the bordering counties. Recreational and accretion lands were reviewed for current primary use and sales comparison study was done to determine the actual value of these parcels as recreational or agricultural or rural residential. The study was also utilized to determine the uninfluenced value of the parcels if they were approved for special value.

The data entry staff used 2014 aerial imagery while routing all improved agricultural parcels, improved suburban and rural residential parcels, and visually inspecting the aerial imagery for the unimproved vacant land. If it looked like land use changes needed to be made or structures or improvements needed to be added to a parcel, the appraisers would verify these changes and make the corrections for the 2016 assessment year or for the following assessment year if the changes were made after January 1, 2016. All improved agricultural, rural residential and suburban residential parcels were reviewed for 2016 and will be updated in the Orion System utilizing the September 2015 cost indexes like the rest of the residential improvements within Lincoln County.

2016 Agricultural Correlation for Lincoln County

Description of Analysis

Market Area 1 is along and inclusive of the North Platte, South Platte and Platte rivers. It stretches the full width of the county from the east abutting Dawson County to the west abutting Keith County. This area is just over 50% irrigated land, the remaining being approximately 35% grass and 14% dry. There is some sub irrigated hay meadows and pasture along with accretion. The accretion and adjoining lands often times are purchased for recreational purposes.

Market Area 2 is the Sand Hills and consists of a little more than one-fourth of the county. The makeup is 91% pasture lands with very little irrigated or dry land. The counties of Keith – market area 1, McPherson, Logan, and Custer – market area 4 adjoin it.

Market Area 3 is in the southwest corner of Lincoln County, south of the South Platte River. The area comprises 71% grass, 22% irrigated and the remainder dry. It borders Keith – market area 3, Perkins, and Hayes counties.

Market Area 4 is in the southeast corner of the county, south of the Platte River. This area has narrow valleys and steep canyon walls; it is primarily suitable for pasture. Along the county boarder to the south, along Frontier County, and east, Dawson County – market areas 1 and 2, there is some irrigated and dry land.

An analysis was done of the agricultural market within Lincoln County; the overall sales were analyzed and then further stratified by market area. Comparable sales were sought for market area from appropriate counties surrounding it. The samples for all four market areas were considered to be proportionate and representative of the area.

The assessment actions are confirmed in the final statistical analysis in that an overall level of value has been achieved; all four market areas have an acceptable level of value as well as all substrata within the majority land use categories with sufficient sales.

| <u>AREA (MARKET)</u> | | | | | | |
|----------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| 1 | 33 | 71.14 | 78.38 | 71.93 | 27.51 | 108.97 |
| 2 | 52 | 69.22 | 68.47 | 57.91 | 33.68 | 118.24 |
| 3 | 56 | 73.36 | 81.59 | 81.52 | 23.64 | 100.09 |
| 4 | 35 | 70.39 | 76.88 | 66.20 | 27.99 | 116.13 |

2016 Agricultural Correlation for Lincoln County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

Accurate information is imperative in the measurement of the agricultural class of real property in Lincoln County. After a review of the Real Estate Transfers it was determined that they are being filed accurately and in a timely manner.

The review of Lincoln County's qualification and verification of the qualified versus non-qualified sales revealed that the County uses all available sales and there is no bias in the qualification determination of the sold parcels. All arm's-length sales are being made available for the measurement of the agricultural class of real property. The utilization of the number of agricultural sales has increased within the last year of a five year review.

For 2016 the special value methodology changed and recreational and accretion lands were reviewed for current primary use. A sales comparison study was done to determine the actual value of these parcels as recreational or agricultural or rural residential. The study was also utilized to determine the uninfluenced value of the parcels if they were approved for special value. Some parcels were disqualified and notification letters were sent to taxpayers prior to the March 19 certification, which noted due to the new methodology as of January 1, 2016 their property will no longer qualify for special valuation.

Equalization and Quality of Assessment

Many factors were considered in determining the level of value for the agricultural class within Lincoln County. The sales data, as provided by the county assessor, in the state sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the agricultural class and subclasses. The values were reflective of the movement of the market across the region.

2016 Agricultural Correlation for Lincoln County

| <u>80%MLU By Market Area</u> | | | | | | |
|------------------------------|-------|--------|--------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 33 | 70.68 | 71.62 | 74.49 | 15.72 | 96.15 |
| 1 | 14 | 68.78 | 69.66 | 68.48 | 08.71 | 101.72 |
| 2 | 4 | 52.10 | 52.96 | 47.76 | 35.59 | 110.89 |
| 3 | 13 | 71.16 | 78.90 | 84.40 | 17.83 | 93.48 |
| 4 | 2 | 75.28 | 75.28 | 59.79 | 24.89 | 125.91 |
| <u>Dry</u> | | | | | | |
| County | 25 | 73.57 | 85.17 | 77.19 | 26.79 | 110.34 |
| 1 | 3 | 91.82 | 98.25 | 91.62 | 15.47 | 107.24 |
| 2 | 1 | 69.40 | 69.40 | 69.40 | | 100.00 |
| 3 | 21 | 73.15 | 84.05 | 76.55 | 26.97 | 109.80 |
| <u>Grass</u> | | | | | | |
| County | 89 | 71.54 | 74.86 | 66.62 | 30.29 | 112.37 |
| 1 | 2 | 124.90 | 124.90 | 117.71 | 31.63 | 106.11 |
| 2 | 42 | 72.97 | 69.43 | 61.56 | 31.67 | 112.78 |
| 3 | 15 | 69.90 | 77.55 | 80.95 | 22.88 | 95.80 |
| 4 | 30 | 69.96 | 77.77 | 67.39 | 29.02 | 115.40 |
| <u>ALL</u> | | | | | | |
| 10/01/2012 To 09/30/2015 | 176 | 71.15 | 76.18 | 70.30 | 28.18 | 108.36 |

Level of Value

The overall median of 71% will be used in determining the level of value for the agricultural class of real property within Lincoln County.

Special Valuation

A review of the agricultural land values in Lincoln County in areas that have other non-agricultural influence, in particular market area 1, indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. There, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lincoln County, market area 1, is 71%.

2016 Opinions of the Property Tax Administrator for Lincoln 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|---|----------------|--|----------------------------|
| Residential Real Property | 97 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Commercial Real Property | 96 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Agricultural Land | 71 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Special Valuation of Agricultural Land | 71 | Meets generally accepted mass appraisal practices. | 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, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Lincoln County

Residential Real Property - Current

| | | | |
|------------------------|---------------|------------------------------------|-----------|
| Number of Sales | 1088 | Median | 97.21 |
| Total Sales Price | \$150,263,736 | Mean | 99.41 |
| Total Adj. Sales Price | \$150,285,736 | Wgt. Mean | 95.96 |
| Total Assessed Value | \$144,221,230 | Average Assessed Value of the Base | \$103,800 |
| Avg. Adj. Sales Price | \$138,130 | Avg. Assessed Value | \$132,556 |

Confidence Interval - Current

| | |
|---|-----------------|
| 95% Median C.I | 96.39 to 97.80 |
| 95% Wgt. Mean C.I | 94.94 to 96.99 |
| 95% Mean C.I | 97.53 to 101.29 |
| % of Value of the Class of all Real Property Value in the | 37.68 |
| % of Records Sold in the Study Period | 7.44 |
| % of Value Sold in the Study Period | 9.50 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 1,001 | 97 | 97.05 |
| 2014 | 905 | 98 | 97.88 |
| 2013 | 792 | 98 | 98.02 |
| 2012 | 754 | 97 | 97.34 |

2016 Commission Summary for Lincoln County

Commercial Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 68 | Median | 94.68 |
| Total Sales Price | \$14,237,047 | Mean | 99.27 |
| Total Adj. Sales Price | \$14,237,047 | Wgt. Mean | 79.56 |
| Total Assessed Value | \$11,327,055 | Average Assessed Value of the Base | \$330,867 |
| Avg. Adj. Sales Price | \$209,368 | Avg. Assessed Value | \$166,574 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 86.43 to 98.99 |
| 95% Wgt. Mean C.I | 65.37 to 93.75 |
| 95% Mean C.I | 88.08 to 110.46 |
| % of Value of the Class of all Real Property Value in the County | 13.42 |
| % of Records Sold in the Study Period | 4.16 |
| % of Value Sold in the Study Period | 2.09 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 74 | 94 | 93.65 |
| 2014 | 63 | 95 | 94.94 |
| 2013 | 51 | 97 | 96.64 |
| 2012 | 42 | 98 | 97.58 |

**56 Lincoln
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1,088
 Total Sales Price : 150,263,736
 Total Adj. Sales Price : 150,285,736
 Total Assessed Value : 144,221,230
 Avg. Adj. Sales Price : 138,130
 Avg. Assessed Value : 132,556

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 99
 COD : 13.24
 PRD : 103.60

COV : 31.80
 STD : 31.61
 Avg. Abs. Dev : 12.87
 MAX Sales Ratio : 808.08
 MIN Sales Ratio : 35.47

95% Median C.I. : 96.39 to 97.80
 95% Wgt. Mean C.I. : 94.94 to 96.99
 95% Mean C.I. : 97.53 to 101.29

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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-13 To 31-DEC-13 | 100 | 99.61 | 103.54 | 101.29 | 10.31 | 102.22 | 74.49 | 217.14 | 98.19 to 101.44 | 120,550 | 122,109 | |
| 01-JAN-14 To 31-MAR-14 | 97 | 97.28 | 98.81 | 97.50 | 10.59 | 101.34 | 44.00 | 216.47 | 95.33 to 98.14 | 133,214 | 129,881 | |
| 01-APR-14 To 30-JUN-14 | 143 | 99.38 | 100.17 | 98.39 | 10.71 | 101.81 | 40.41 | 246.05 | 98.13 to 100.02 | 138,039 | 135,821 | |
| 01-JUL-14 To 30-SEP-14 | 172 | 97.80 | 100.83 | 99.61 | 10.94 | 101.22 | 54.10 | 451.77 | 96.62 to 98.83 | 150,700 | 150,116 | |
| 01-OCT-14 To 31-DEC-14 | 134 | 97.69 | 108.99 | 97.90 | 22.03 | 111.33 | 43.95 | 808.08 | 95.29 to 100.09 | 122,917 | 120,334 | |
| 01-JAN-15 To 31-MAR-15 | 98 | 95.95 | 96.59 | 92.87 | 14.25 | 104.01 | 51.93 | 247.59 | 92.16 to 99.00 | 126,028 | 117,044 | |
| 01-APR-15 To 30-JUN-15 | 170 | 94.21 | 95.38 | 92.96 | 12.01 | 102.60 | 42.73 | 264.09 | 92.03 to 96.79 | 145,074 | 134,857 | |
| 01-JUL-15 To 30-SEP-15 | 174 | 92.69 | 93.46 | 90.38 | 13.72 | 103.41 | 35.47 | 195.00 | 90.21 to 95.53 | 150,371 | 135,913 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 512 | 98.28 | 100.79 | 99.17 | 10.79 | 101.63 | 40.41 | 451.77 | 97.75 to 99.01 | 137,963 | 136,820 | |
| 01-OCT-14 To 30-SEP-15 | 576 | 95.15 | 98.18 | 93.12 | 15.38 | 105.43 | 35.47 | 808.08 | 93.27 to 96.13 | 138,279 | 128,767 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 546 | 98.01 | 102.30 | 98.55 | 13.59 | 103.81 | 40.41 | 808.08 | 97.25 to 98.71 | 137,459 | 135,468 | |
| <u>ALL</u> | 1,088 | 97.21 | 99.41 | 95.96 | 13.24 | 103.60 | 35.47 | 808.08 | 96.39 to 97.80 | 138,130 | 132,556 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 111 | 96.79 | 100.80 | 98.03 | 15.96 | 102.83 | 44.00 | 171.08 | 93.14 to 100.32 | 67,102 | 65,781 | |
| 02 | 678 | 95.63 | 97.25 | 94.62 | 11.60 | 102.78 | 42.73 | 247.59 | 94.98 to 96.41 | 130,963 | 123,919 | |
| 03 | 36 | 98.56 | 97.77 | 92.92 | 08.28 | 105.22 | 35.47 | 179.57 | 97.75 to 99.53 | 219,575 | 204,020 | |
| 04 | 133 | 99.07 | 108.78 | 100.53 | 19.66 | 108.21 | 43.95 | 808.08 | 98.83 to 100.03 | 214,279 | 215,406 | |
| 05 | 37 | 97.25 | 95.77 | 94.77 | 12.70 | 101.06 | 40.41 | 142.99 | 89.46 to 103.48 | 224,895 | 213,128 | |
| 06 | 57 | 99.71 | 101.41 | 98.01 | 10.90 | 103.47 | 72.19 | 253.87 | 92.97 to 101.44 | 125,933 | 123,426 | |
| 08 | 35 | 98.50 | 104.74 | 98.22 | 16.87 | 106.64 | 62.57 | 264.09 | 94.83 to 100.98 | 54,035 | 53,071 | |
| 12 | 1 | 51.93 | 51.93 | 51.93 | 00.00 | 100.00 | 51.93 | 51.93 | N/A | 250,000 | 129,835 | |
| <u>ALL</u> | 1,088 | 97.21 | 99.41 | 95.96 | 13.24 | 103.60 | 35.47 | 808.08 | 96.39 to 97.80 | 138,130 | 132,556 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 1,031 | 97.28 | 99.50 | 96.12 | 12.98 | 103.52 | 35.47 | 808.08 | 96.43 to 97.90 | 141,251 | 135,766 | |
| 06 | 2 | 88.93 | 88.93 | 93.32 | 41.61 | 95.30 | 51.93 | 125.93 | N/A | 283,625 | 264,673 | |
| 07 | 55 | 94.83 | 98.01 | 90.93 | 17.15 | 107.79 | 57.43 | 246.05 | 89.93 to 100.52 | 74,332 | 67,591 | |
| <u>ALL</u> | 1,088 | 97.21 | 99.41 | 95.96 | 13.24 | 103.60 | 35.47 | 808.08 | 96.39 to 97.80 | 138,130 | 132,556 | |

**56 Lincoln
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1,088
 Total Sales Price : 150,263,736
 Total Adj. Sales Price : 150,285,736
 Total Assessed Value : 144,221,230
 Avg. Adj. Sales Price : 138,130
 Avg. Assessed Value : 132,556

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 99
 COD : 13.24
 PRD : 103.60

COV : 31.80
 STD : 31.61
 Avg. Abs. Dev : 12.87
 MAX Sales Ratio : 808.08
 MIN Sales Ratio : 35.47

95% Median C.I. : 96.39 to 97.80
 95% Wgt. Mean C.I. : 94.94 to 96.99
 95% Mean C.I. : 97.53 to 101.29

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Low \$ Ranges</u> | | | | | | | | | | | | |
| Less Than 5,000 | 2 | 129.84 | 129.84 | 151.54 | 24.14 | 85.68 | 98.50 | 161.18 | N/A | 13,000 | 19,700 | |
| Less Than 15,000 | 11 | 159.50 | 154.03 | 149.96 | 31.83 | 102.71 | 88.63 | 264.09 | 90.21 to 247.59 | 8,976 | 13,460 | |
| Less Than 30,000 | 45 | 108.76 | 141.11 | 135.11 | 53.46 | 104.44 | 44.00 | 808.08 | 99.43 to 141.11 | 18,758 | 25,344 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 1,086 | 97.18 | 99.35 | 95.96 | 13.20 | 103.53 | 35.47 | 808.08 | 96.32 to 97.79 | 138,361 | 132,764 | |
| Greater Than 14,999 | 1,077 | 97.13 | 98.85 | 95.93 | 12.76 | 103.04 | 35.47 | 808.08 | 96.14 to 97.75 | 139,449 | 133,773 | |
| Greater Than 29,999 | 1,043 | 96.94 | 97.61 | 95.74 | 11.17 | 101.95 | 35.47 | 451.77 | 96.12 to 97.69 | 143,281 | 137,182 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | 2 | 129.84 | 129.84 | 151.54 | 24.14 | 85.68 | 98.50 | 161.18 | N/A | 13,000 | 19,700 | |
| 5,000 TO 14,999 | 9 | 159.50 | 159.41 | 149.40 | 34.54 | 106.70 | 88.63 | 264.09 | 90.21 to 247.59 | 8,081 | 12,073 | |
| 15,000 TO 29,999 | 34 | 106.53 | 136.93 | 133.14 | 55.20 | 102.85 | 44.00 | 808.08 | 90.68 to 130.60 | 21,923 | 29,189 | |
| 30,000 TO 59,999 | 116 | 105.56 | 109.48 | 109.22 | 18.46 | 100.24 | 40.41 | 216.47 | 100.17 to 110.85 | 45,875 | 50,105 | |
| 60,000 TO 99,999 | 277 | 98.14 | 101.12 | 100.71 | 12.34 | 100.41 | 57.43 | 451.77 | 97.15 to 99.38 | 80,698 | 81,268 | |
| 100,000 TO 149,999 | 254 | 93.59 | 93.40 | 93.22 | 09.51 | 100.19 | 43.95 | 141.72 | 92.21 to 95.28 | 123,136 | 114,785 | |
| 150,000 TO 249,999 | 292 | 95.40 | 93.53 | 93.68 | 08.18 | 99.84 | 49.04 | 159.36 | 93.49 to 96.54 | 186,752 | 174,955 | |
| 250,000 TO 499,999 | 93 | 99.07 | 97.85 | 97.77 | 06.44 | 100.08 | 51.93 | 125.93 | 98.01 to 99.74 | 317,380 | 310,308 | |
| 500,000 TO 999,999 | 11 | 98.14 | 87.27 | 87.80 | 12.07 | 99.40 | 35.47 | 100.76 | 75.05 to 99.23 | 585,682 | 514,207 | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 1,088 | 97.21 | 99.41 | 95.96 | 13.24 | 103.60 | 35.47 | 808.08 | 96.39 to 97.80 | 138,130 | 132,556 | |

**56 Lincoln
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 68
 Total Sales Price : 14,237,047
 Total Adj. Sales Price : 14,237,047
 Total Assessed Value : 11,327,055
 Avg. Adj. Sales Price : 209,368
 Avg. Assessed Value : 166,574

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 99
 COD : 25.23
 PRD : 124.77

COV : 47.45
 STD : 47.10
 Avg. Abs. Dev : 23.89
 MAX Sales Ratio : 369.80
 MIN Sales Ratio : 39.17

95% Median C.I. : 86.43 to 98.99
 95% Wgt. Mean C.I. : 65.37 to 93.75
 95% Mean C.I. : 88.08 to 110.46

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-12 To 31-DEC-12 | 6 | 88.09 | 99.92 | 106.76 | 19.40 | 93.59 | 77.80 | 165.00 | 77.80 to 165.00 | 207,300 | 221,317 |
| 01-JAN-13 To 31-MAR-13 | 2 | 75.34 | 75.34 | 42.24 | 44.97 | 178.36 | 41.46 | 109.21 | N/A | 1,043,000 | 440,548 |
| 01-APR-13 To 30-JUN-13 | 6 | 85.70 | 79.64 | 81.98 | 13.82 | 97.15 | 39.17 | 93.77 | 39.17 to 93.77 | 85,167 | 69,822 |
| 01-JUL-13 To 30-SEP-13 | 7 | 96.77 | 98.37 | 93.58 | 09.10 | 105.12 | 76.56 | 131.13 | 76.56 to 131.13 | 171,688 | 160,661 |
| 01-OCT-13 To 31-DEC-13 | 2 | 56.39 | 56.39 | 57.63 | 19.93 | 97.85 | 45.15 | 67.62 | N/A | 180,000 | 103,740 |
| 01-JAN-14 To 31-MAR-14 | 7 | 98.99 | 90.80 | 91.41 | 14.00 | 99.33 | 59.87 | 111.02 | 59.87 to 111.02 | 189,750 | 173,446 |
| 01-APR-14 To 30-JUN-14 | 5 | 99.08 | 92.79 | 94.73 | 09.99 | 97.95 | 71.24 | 107.22 | N/A | 74,937 | 70,985 |
| 01-JUL-14 To 30-SEP-14 | 9 | 100.97 | 138.84 | 90.24 | 54.76 | 153.86 | 60.29 | 369.80 | 82.91 to 242.80 | 74,523 | 67,252 |
| 01-OCT-14 To 31-DEC-14 | 7 | 104.21 | 90.69 | 72.05 | 14.05 | 125.87 | 48.72 | 106.73 | 48.72 to 106.73 | 379,857 | 273,696 |
| 01-JAN-15 To 31-MAR-15 | 3 | 98.37 | 136.19 | 96.26 | 48.35 | 141.48 | 83.76 | 226.43 | N/A | 67,833 | 65,298 |
| 01-APR-15 To 30-JUN-15 | 9 | 96.26 | 93.44 | 79.76 | 15.67 | 117.15 | 57.88 | 138.24 | 71.08 to 103.33 | 260,144 | 207,497 |
| 01-JUL-15 To 30-SEP-15 | 5 | 89.58 | 97.47 | 96.54 | 33.38 | 100.96 | 58.98 | 158.29 | N/A | 251,400 | 242,695 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-12 To 30-SEP-13 | 21 | 92.49 | 91.27 | 74.42 | 16.83 | 122.64 | 39.17 | 165.00 | 83.21 to 96.77 | 240,125 | 178,693 |
| 01-OCT-13 To 30-SEP-14 | 23 | 98.99 | 107.04 | 87.13 | 32.12 | 122.85 | 45.15 | 369.80 | 82.91 to 103.58 | 118,854 | 103,556 |
| 01-OCT-14 To 30-SEP-15 | 24 | 97.32 | 98.82 | 80.37 | 23.43 | 122.96 | 48.72 | 226.43 | 83.76 to 104.44 | 269,200 | 216,363 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-13 To 31-DEC-13 | 17 | 92.49 | 84.11 | 63.29 | 18.61 | 132.90 | 39.17 | 131.13 | 67.62 to 97.22 | 244,636 | 154,831 |
| 01-JAN-14 To 31-DEC-14 | 28 | 99.17 | 106.57 | 81.27 | 27.15 | 131.13 | 48.72 | 369.80 | 85.59 to 104.44 | 179,737 | 146,078 |
| <u>ALL</u> | 68 | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 | 39.17 | 369.80 | 86.43 to 98.99 | 209,368 | 166,574 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|--------|--------|--------|--------|-----------------|----------------------|----------------|
| 01 | 57 | 95.58 | 92.76 | 79.81 | 16.49 | 116.23 | 39.17 | 165.00 | 86.43 to 99.08 | 242,137 | 193,245 |
| 03 | 2 | 77.18 | 77.18 | 53.50 | 41.50 | 144.26 | 45.15 | 109.21 | N/A | 92,000 | 49,223 |
| 04 | 1 | 98.39 | 98.39 | 98.39 | 00.00 | 100.00 | 98.39 | 98.39 | N/A | 50,415 | 49,605 |
| 07 | 1 | 65.16 | 65.16 | 65.16 | 00.00 | 100.00 | 65.16 | 65.16 | N/A | 45,000 | 29,320 |
| 08 | 2 | 234.62 | 234.62 | 237.59 | 03.49 | 98.75 | 226.43 | 242.80 | N/A | 5,500 | 13,068 |
| 09 | 3 | 84.96 | 171.54 | 76.03 | 121.60 | 225.62 | 59.87 | 369.80 | N/A | 22,600 | 17,183 |
| 10 | 2 | 80.41 | 80.41 | 74.10 | 11.40 | 108.52 | 71.24 | 89.58 | N/A | 38,500 | 28,528 |
| <u>ALL</u> | 68 | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 | 39.17 | 369.80 | 86.43 to 98.99 | 209,368 | 166,574 |

**56 Lincoln
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 MIN Sales Ratio : 39.17

95% Median C.I. : 86.43 to 98.99
 95% Wgt. Mean C.I. : 65.37 to 93.75
 95% Mean C.I. : 88.08 to 110.46

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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 | 1 | 82.91 | 82.91 | 82.91 | 00.00 | 100.00 | 82.91 | 82.91 | N/A | 121,500 | 100,735 |
| 03 | 67 | 95.58 | 99.51 | 79.53 | 25.17 | 125.12 | 39.17 | 369.80 | 86.43 to 99.08 | 210,680 | 167,557 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 68 | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 | 39.17 | 369.80 | 86.43 to 98.99 | 209,368 | 166,574 |

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 | 2 | 298.12 | 298.12 | 286.17 | 24.05 | 104.18 | 226.43 | 369.80 | N/A | 3,000 | 8,585 |
| Less Than 15,000 | 5 | 226.43 | 202.71 | 148.84 | 38.69 | 136.19 | 84.96 | 369.80 | N/A | 7,660 | 11,401 |
| Less Than 30,000 | 7 | 109.21 | 175.67 | 126.38 | 72.93 | 139.00 | 84.96 | 369.80 | 84.96 to 369.80 | 12,186 | 15,401 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 66 | 93.32 | 93.24 | 79.47 | 19.74 | 117.33 | 39.17 | 242.80 | 86.40 to 98.39 | 215,622 | 171,362 |
| Greater Than 14,999 | 63 | 93.77 | 91.06 | 79.37 | 17.84 | 114.73 | 39.17 | 165.00 | 86.40 to 98.39 | 225,377 | 178,890 |
| Greater Than 29,999 | 61 | 92.87 | 90.50 | 79.28 | 18.08 | 114.15 | 39.17 | 165.00 | 85.73 to 98.37 | 231,996 | 183,922 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | 2 | 298.12 | 298.12 | 286.17 | 24.05 | 104.18 | 226.43 | 369.80 | N/A | 3,000 | 8,585 |
| 5,000 TO 14,999 | 3 | 89.58 | 139.11 | 123.33 | 58.73 | 112.79 | 84.96 | 242.80 | N/A | 10,767 | 13,278 |
| 15,000 TO 29,999 | 2 | 108.06 | 108.06 | 108.09 | 01.06 | 99.97 | 106.91 | 109.21 | N/A | 23,500 | 25,400 |
| 30,000 TO 59,999 | 13 | 98.39 | 95.33 | 94.62 | 14.21 | 100.75 | 59.87 | 138.24 | 83.21 to 105.38 | 45,616 | 43,162 |
| 60,000 TO 99,999 | 14 | 95.22 | 90.90 | 91.43 | 14.46 | 99.42 | 39.17 | 131.13 | 78.10 to 99.97 | 78,900 | 72,136 |
| 100,000 TO 149,999 | 10 | 96.74 | 96.02 | 94.79 | 15.97 | 101.30 | 60.29 | 158.29 | 77.80 to 104.44 | 119,750 | 113,510 |
| 150,000 TO 249,999 | 9 | 89.13 | 83.01 | 83.26 | 17.73 | 99.70 | 45.15 | 111.02 | 57.88 to 100.97 | 188,111 | 156,616 |
| 250,000 TO 499,999 | 9 | 85.73 | 91.37 | 89.78 | 18.87 | 101.77 | 58.98 | 165.00 | 76.33 to 99.25 | 337,083 | 302,623 |
| 500,000 TO 999,999 | 3 | 106.73 | 105.91 | 106.54 | 06.15 | 99.41 | 95.65 | 115.34 | N/A | 640,500 | 682,410 |
| 1,000,000 + | 3 | 48.72 | 53.75 | 50.62 | 20.26 | 106.18 | 41.46 | 71.08 | N/A | 1,536,129 | 777,585 |
| <u>ALL</u> | 68 | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 | 39.17 | 369.80 | 86.43 to 98.99 | 209,368 | 166,574 |

56 Lincoln
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 68
 Total Sales Price : 14,237,047
 Total Adj. Sales Price : 14,237,047
 Total Assessed Value : 11,327,055
 Avg. Adj. Sales Price : 209,368
 Avg. Assessed Value : 166,574

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 99
 COD : 25.23
 PRD : 124.77

COV : 47.45
 STD : 47.10
 Avg. Abs. Dev : 23.89
 MAX Sales Ratio : 369.80
 MIN Sales Ratio : 39.17

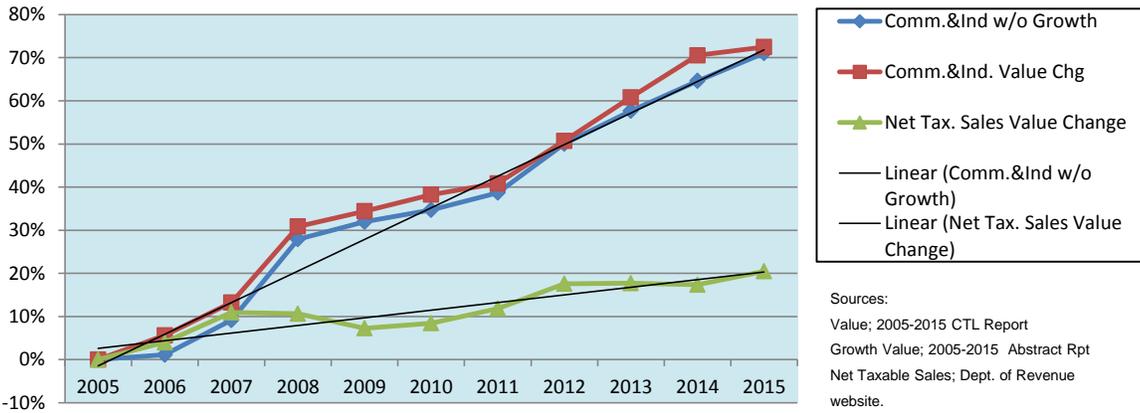
95% Median C.I. : 86.43 to 98.99
 95% Wgt. Mean C.I. : 65.37 to 93.75
 95% Mean C.I. : 88.08 to 110.46

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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 | 7 | 104.21 | 97.37 | 94.90 | 08.27 | 102.60 | 78.10 | 106.91 | 78.10 to 106.91 | 62,571 | 59,379 |
| 319 | 1 | 71.08 | 71.08 | 71.08 | 00.00 | 100.00 | 71.08 | 71.08 | N/A | 1,061,386 | 754,410 |
| 343 | 1 | 57.88 | 57.88 | 57.88 | 00.00 | 100.00 | 57.88 | 57.88 | N/A | 215,000 | 124,440 |
| 344 | 7 | 99.10 | 103.54 | 98.21 | 12.75 | 105.43 | 85.73 | 158.29 | 85.73 to 158.29 | 220,536 | 216,584 |
| 349 | 2 | 74.10 | 74.10 | 58.59 | 44.05 | 126.47 | 41.46 | 106.73 | N/A | 1,398,000 | 819,145 |
| 350 | 2 | 77.97 | 77.97 | 52.36 | 37.51 | 148.91 | 48.72 | 107.22 | N/A | 791,750 | 414,538 |
| 351 | 4 | 93.32 | 94.16 | 93.66 | 04.83 | 100.53 | 86.43 | 103.58 | N/A | 65,396 | 61,251 |
| 352 | 8 | 94.38 | 95.51 | 90.02 | 14.14 | 106.10 | 67.62 | 138.24 | 67.62 to 138.24 | 129,563 | 116,638 |
| 353 | 3 | 95.58 | 83.36 | 105.14 | 26.56 | 79.28 | 39.17 | 115.34 | N/A | 300,333 | 315,772 |
| 384 | 1 | 83.76 | 83.76 | 83.76 | 00.00 | 100.00 | 83.76 | 83.76 | N/A | 60,000 | 50,255 |
| 386 | 1 | 65.16 | 65.16 | 65.16 | 00.00 | 100.00 | 65.16 | 65.16 | N/A | 45,000 | 29,320 |
| 391 | 1 | 131.13 | 131.13 | 131.13 | 00.00 | 100.00 | 131.13 | 131.13 | N/A | 75,000 | 98,345 |
| 406 | 14 | 96.72 | 110.06 | 82.47 | 30.47 | 133.45 | 58.98 | 369.80 | 76.56 to 103.33 | 130,359 | 107,509 |
| 407 | 1 | 165.00 | 165.00 | 165.00 | 00.00 | 100.00 | 165.00 | 165.00 | N/A | 300,000 | 494,990 |
| 419 | 1 | 45.15 | 45.15 | 45.15 | 00.00 | 100.00 | 45.15 | 45.15 | N/A | 160,000 | 72,235 |
| 426 | 1 | 99.08 | 99.08 | 99.08 | 00.00 | 100.00 | 99.08 | 99.08 | N/A | 80,000 | 79,265 |
| 442 | 2 | 65.56 | 65.56 | 66.16 | 08.68 | 99.09 | 59.87 | 71.24 | N/A | 58,750 | 38,868 |
| 444 | 1 | 89.13 | 89.13 | 89.13 | 00.00 | 100.00 | 89.13 | 89.13 | N/A | 230,000 | 204,990 |
| 471 | 1 | 84.96 | 84.96 | 84.96 | 00.00 | 100.00 | 84.96 | 84.96 | N/A | 12,800 | 10,875 |
| 494 | 2 | 75.37 | 75.37 | 82.74 | 20.01 | 91.09 | 60.29 | 90.44 | N/A | 235,000 | 194,443 |
| 528 | 5 | 104.44 | 121.50 | 90.01 | 32.21 | 134.99 | 81.04 | 226.43 | N/A | 133,500 | 120,170 |
| 532 | 1 | 83.60 | 83.60 | 83.60 | 00.00 | 100.00 | 83.60 | 83.60 | N/A | 350,000 | 292,610 |
| 586 | 1 | 242.80 | 242.80 | 242.80 | 00.00 | 100.00 | 242.80 | 242.80 | N/A | 7,500 | 18,210 |
| <u>ALL</u> | <u>68</u> | 94.68 | 99.27 | 79.56 | 25.23 | 124.77 | 39.17 | 369.80 | 86.43 to 98.99 | 209,368 | 166,574 |

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 |
|-----------------|----------------|---------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2005 | \$ 299,717,125 | \$ 9,307,775 | 3.11% | \$ 290,409,350 | - | \$ 405,693,577 | - |
| 2006 | \$ 316,589,860 | \$ 13,434,620 | 4.24% | \$ 303,155,240 | 1.15% | \$ 421,820,476 | 3.98% |
| 2007 | \$ 339,325,970 | \$ 12,110,990 | 3.57% | \$ 327,214,980 | 3.36% | \$ 450,037,197 | 6.69% |
| 2008 | \$ 392,290,710 | \$ 8,846,270 | 2.26% | \$ 383,444,440 | 13.00% | \$ 448,911,931 | -0.25% |
| 2009 | \$ 402,873,905 | \$ 7,435,980 | 1.85% | \$ 395,437,925 | 0.80% | \$ 435,083,356 | -3.08% |
| 2010 | \$ 414,318,930 | \$ 10,522,885 | 2.54% | \$ 403,796,045 | 0.23% | \$ 440,025,247 | 1.14% |
| 2011 | \$ 422,167,880 | \$ 6,497,030 | 1.54% | \$ 415,670,850 | 0.33% | \$ 453,818,647 | 3.13% |
| 2012 | \$ 451,575,645 | \$ 1,823,175 | 0.40% | \$ 449,752,470 | 6.53% | \$ 477,073,504 | 5.12% |
| 2013 | \$ 481,874,000 | \$ 9,405,925 | 1.95% | \$ 472,468,075 | 4.63% | \$ 477,499,079 | 0.09% |
| 2014 | \$ 511,056,736 | \$ 17,710,355 | 3.47% | \$ 493,346,381 | 2.38% | \$ 476,061,484 | -0.30% |
| 2015 | \$ 516,998,421 | \$ 4,234,515 | 0.82% | \$ 512,763,906 | 0.33% | \$ 488,759,841 | 2.67% |
| Ann %chg | 5.60% | | | Average | 3.27% | 1.79% | 1.92% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2005 | - | - | - |
| 2006 | 1.15% | 5.63% | 3.98% |
| 2007 | 9.17% | 13.22% | 10.93% |
| 2008 | 27.94% | 30.89% | 10.65% |
| 2009 | 31.94% | 34.42% | 7.24% |
| 2010 | 34.73% | 38.24% | 8.46% |
| 2011 | 38.69% | 40.86% | 11.86% |
| 2012 | 50.06% | 50.67% | 17.59% |
| 2013 | 57.64% | 60.78% | 17.70% |
| 2014 | 64.60% | 70.51% | 17.35% |
| 2015 | 71.08% | 72.50% | 20.48% |

County Number: 56
 County Name: Lincoln

56 Lincoln
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 176
Total Sales Price : 103,958,699
Total Adj. Sales Price : 103,897,734
Total Assessed Value : 73,044,864
Avg. Adj. Sales Price : 590,328
Avg. Assessed Value : 415,028

MEDIAN : 71
WGT. MEAN : 70
MEAN : 76
COD : 28.18
PRD : 108.36

COV : 36.10
STD : 27.50
Avg. Abs. Dev : 20.05
MAX Sales Ratio : 176.85
MIN Sales Ratio : 27.53

95% Median C.I. : 68.79 to 76.13
95% Wgt. Mean C.I. :
95% Mean C.I. : 72.12 to 80.24

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Qrtrs</u> | | | | | | | | | | | | |
| 01-OCT-12 To 31-DEC-12 | 21 | 93.75 | 90.61 | 78.95 | 20.73 | 114.77 | 35.17 | 176.85 | 74.40 to 100.95 | 497,112 | 392,459 | |
| 01-JAN-13 To 31-MAR-13 | 15 | 78.87 | 81.90 | 77.53 | 16.29 | 105.64 | 44.28 | 155.75 | 70.68 to 83.77 | 387,274 | 300,265 | |
| 01-APR-13 To 30-JUN-13 | 13 | 71.54 | 76.06 | 76.64 | 20.80 | 99.24 | 40.73 | 112.65 | 61.58 to 93.30 | 395,513 | 303,110 | |
| 01-JUL-13 To 30-SEP-13 | 11 | 77.64 | 75.90 | 74.63 | 28.65 | 101.70 | 27.53 | 128.62 | 35.06 to 107.51 | 661,400 | 493,631 | |
| 01-OCT-13 To 31-DEC-13 | 18 | 70.00 | 79.38 | 80.91 | 31.60 | 98.11 | 45.07 | 151.18 | 57.24 to 109.30 | 678,540 | 548,974 | |
| 01-JAN-14 To 31-MAR-14 | 14 | 69.25 | 74.55 | 67.65 | 31.64 | 110.20 | 33.67 | 133.48 | 42.38 to 99.81 | 833,738 | 564,027 | |
| 01-APR-14 To 30-JUN-14 | 16 | 75.99 | 72.34 | 74.50 | 23.19 | 97.10 | 42.53 | 100.15 | 50.54 to 88.77 | 589,658 | 439,307 | |
| 01-JUL-14 To 30-SEP-14 | 7 | 74.79 | 77.21 | 76.72 | 08.99 | 100.64 | 68.23 | 87.09 | 68.23 to 87.09 | 364,697 | 279,789 | |
| 01-OCT-14 To 31-DEC-14 | 21 | 63.16 | 71.95 | 54.56 | 37.60 | 131.87 | 37.15 | 168.08 | 47.02 to 86.92 | 916,186 | 499,830 | |
| 01-JAN-15 To 31-MAR-15 | 18 | 66.70 | 70.08 | 70.99 | 22.64 | 98.72 | 38.29 | 168.85 | 57.08 to 71.16 | 644,412 | 457,441 | |
| 01-APR-15 To 30-JUN-15 | 17 | 64.27 | 73.46 | 65.98 | 33.31 | 111.34 | 30.52 | 164.40 | 56.54 to 95.18 | 402,086 | 265,282 | |
| 01-JUL-15 To 30-SEP-15 | 5 | 58.81 | 52.09 | 54.83 | 17.12 | 95.00 | 31.00 | 63.00 | N/A | 336,795 | 184,675 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-12 To 30-SEP-13 | 60 | 79.36 | 82.59 | 77.15 | 23.40 | 107.05 | 27.53 | 176.85 | 74.33 to 90.71 | 477,759 | 368,600 | |
| 01-OCT-13 To 30-SEP-14 | 55 | 71.14 | 75.83 | 74.61 | 26.60 | 101.64 | 33.67 | 151.18 | 67.40 to 83.34 | 652,245 | 486,643 | |
| 01-OCT-14 To 30-SEP-15 | 61 | 63.00 | 70.19 | 61.39 | 31.10 | 114.33 | 30.52 | 168.85 | 59.03 to 70.39 | 645,225 | 396,124 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-13 To 31-DEC-13 | 57 | 74.33 | 78.61 | 78.04 | 25.24 | 100.73 | 27.53 | 155.75 | 69.40 to 79.36 | 534,033 | 416,770 | |
| 01-JAN-14 To 31-DEC-14 | 58 | 71.58 | 73.32 | 63.82 | 27.68 | 114.89 | 33.67 | 168.08 | 63.16 to 82.42 | 739,649 | 472,073 | |
| <u>ALL</u> | 176 | 71.15 | 76.18 | 70.30 | 28.18 | 108.36 | 27.53 | 176.85 | 68.79 to 76.13 | 590,328 | 415,028 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 33 | 71.14 | 78.38 | 71.93 | 27.51 | 108.97 | 27.53 | 168.08 | 65.30 to 78.87 | 565,688 | 406,887 | |
| 2 | 52 | 69.22 | 68.47 | 57.91 | 33.68 | 118.24 | 30.52 | 155.75 | 49.00 to 79.36 | 579,951 | 335,866 | |
| 3 | 56 | 73.36 | 81.59 | 81.52 | 23.64 | 100.09 | 49.31 | 176.85 | 69.90 to 84.76 | 663,955 | 541,238 | |
| 4 | 35 | 70.39 | 76.88 | 66.20 | 27.99 | 116.13 | 35.06 | 151.18 | 62.99 to 83.77 | 511,174 | 338,378 | |
| <u>ALL</u> | 176 | 71.15 | 76.18 | 70.30 | 28.18 | 108.36 | 27.53 | 176.85 | 68.79 to 76.13 | 590,328 | 415,028 | |

56 Lincoln
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 176
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MEDIAN : 71
WGT. MEAN : 70
MEAN : 76
COD : 28.18
PRD : 108.36

COV : 36.10
STD : 27.50
Avg. Abs. Dev : 20.05
MAX Sales Ratio : 176.85
MIN Sales Ratio : 27.53

95% Median C.I. : 68.79 to 76.13
95% Wgt. Mean C.I. :
95% Mean C.I. : 72.12 to 80.24

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------------|------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____ Irrigated _____ | | | | | | | | | | | |
| County | 12 | 70.43 | 73.22 | 71.70 | 12.15 | 102.12 | 56.54 | 94.01 | 66.23 to 81.28 | 592,750 | 424,998 |
| 1 | 8 | 70.43 | 71.22 | 70.86 | 07.99 | 100.51 | 59.03 | 81.28 | 59.03 to 81.28 | 691,000 | 489,676 |
| 2 | 1 | 69.03 | 69.03 | 69.03 | 00.00 | 100.00 | 69.03 | 69.03 | N/A | 310,000 | 214,000 |
| 3 | 1 | 89.25 | 89.25 | 89.25 | 00.00 | 100.00 | 89.25 | 89.25 | N/A | 700,000 | 624,745 |
| 4 | 2 | 75.28 | 75.28 | 59.79 | 24.89 | 125.91 | 56.54 | 94.01 | N/A | 287,500 | 171,909 |
| _____ Dry _____ | | | | | | | | | | | |
| County | 18 | 76.77 | 86.40 | 79.64 | 25.92 | 108.49 | 52.72 | 176.85 | 69.40 to 91.82 | 368,108 | 293,162 |
| 1 | 2 | 85.99 | 85.99 | 83.52 | 06.78 | 102.96 | 80.16 | 91.82 | N/A | 211,650 | 176,776 |
| 2 | 1 | 69.40 | 69.40 | 69.40 | 00.00 | 100.00 | 69.40 | 69.40 | N/A | 300,000 | 208,200 |
| 3 | 15 | 76.02 | 87.59 | 79.88 | 29.08 | 109.65 | 52.72 | 176.85 | 66.51 to 97.62 | 393,510 | 314,344 |
| _____ Grass _____ | | | | | | | | | | | |
| County | 81 | 69.90 | 73.27 | 66.07 | 30.62 | 110.90 | 30.52 | 164.40 | 62.40 to 79.36 | 452,901 | 299,242 |
| 1 | 2 | 124.90 | 124.90 | 117.71 | 31.63 | 106.11 | 85.40 | 164.40 | N/A | 66,012 | 77,702 |
| 2 | 40 | 70.15 | 68.51 | 60.64 | 33.43 | 112.98 | 30.52 | 116.25 | 47.02 to 83.34 | 492,027 | 298,363 |
| 3 | 14 | 69.07 | 76.89 | 80.63 | 23.05 | 95.36 | 52.39 | 107.51 | 59.53 to 100.15 | 401,391 | 323,641 |
| 4 | 25 | 68.85 | 74.74 | 67.70 | 26.81 | 110.40 | 35.06 | 151.18 | 61.45 to 83.77 | 450,096 | 304,709 |
| _____ ALL _____ | 176 | 71.15 | 76.18 | 70.30 | 28.18 | 108.36 | 27.53 | 176.85 | 68.79 to 76.13 | 590,328 | 415,028 |

56 Lincoln
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 176
Total Sales Price : 103,958,699
Total Adj. Sales Price : 103,897,734
Total Assessed Value : 73,044,864
Avg. Adj. Sales Price : 590,328
Avg. Assessed Value : 415,028

MEDIAN : 71
WGT. MEAN : 70
MEAN : 76
COD : 28.18
PRD : 108.36

COV : 36.10
STD : 27.50
Avg. Abs. Dev : 20.05
MAX Sales Ratio : 176.85
MIN Sales Ratio : 27.53

95% Median C.I. : 68.79 to 76.13
95% Wgt. Mean C.I. :
95% Mean C.I. : 72.12 to 80.24

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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 |
|------------------------------|------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____ Irrigated _____ | | | | | | | | | | | |
| County | 33 | 70.68 | 71.62 | 74.49 | 15.72 | 96.15 | 33.67 | 114.06 | 67.40 to 76.13 | 925,831 | 689,686 |
| 1 | 14 | 68.78 | 69.66 | 68.48 | 08.71 | 101.72 | 55.57 | 81.28 | 64.27 to 77.64 | 778,312 | 532,987 |
| 2 | 4 | 52.10 | 52.96 | 47.76 | 35.59 | 110.89 | 33.67 | 73.97 | N/A | 784,728 | 374,804 |
| 3 | 13 | 71.16 | 78.90 | 84.40 | 17.83 | 93.48 | 49.31 | 114.06 | 68.05 to 90.27 | 1,226,319 | 1,034,983 |
| 4 | 2 | 75.28 | 75.28 | 59.79 | 24.89 | 125.91 | 56.54 | 94.01 | N/A | 287,500 | 171,909 |
| _____ Dry _____ | | | | | | | | | | | |
| County | 25 | 73.57 | 85.17 | 77.19 | 26.79 | 110.34 | 52.72 | 176.85 | 69.40 to 83.42 | 366,278 | 282,741 |
| 1 | 3 | 91.82 | 98.25 | 91.62 | 15.47 | 107.24 | 80.16 | 122.76 | N/A | 177,767 | 162,864 |
| 2 | 1 | 69.40 | 69.40 | 69.40 | 00.00 | 100.00 | 69.40 | 69.40 | N/A | 300,000 | 208,200 |
| 3 | 21 | 73.15 | 84.05 | 76.55 | 26.97 | 109.80 | 52.72 | 176.85 | 66.51 to 83.42 | 396,364 | 303,416 |
| _____ Grass _____ | | | | | | | | | | | |
| County | 89 | 71.54 | 74.86 | 66.62 | 30.29 | 112.37 | 30.52 | 164.40 | 63.16 to 83.34 | 460,479 | 306,751 |
| 1 | 2 | 124.90 | 124.90 | 117.71 | 31.63 | 106.11 | 85.40 | 164.40 | N/A | 66,012 | 77,702 |
| 2 | 42 | 72.97 | 69.43 | 61.56 | 31.67 | 112.78 | 30.52 | 116.25 | 49.00 to 86.53 | 484,846 | 298,488 |
| 3 | 15 | 69.90 | 77.55 | 80.95 | 22.88 | 95.80 | 52.39 | 107.51 | 60.97 to 99.81 | 394,965 | 319,725 |
| 4 | 30 | 69.96 | 77.77 | 67.39 | 29.02 | 115.40 | 35.06 | 151.18 | 62.99 to 83.77 | 485,420 | 327,102 |
| _____ ALL _____ | 176 | 71.15 | 76.18 | 70.30 | 28.18 | 108.36 | 27.53 | 176.85 | 68.79 to 76.13 | 590,328 | 415,028 |

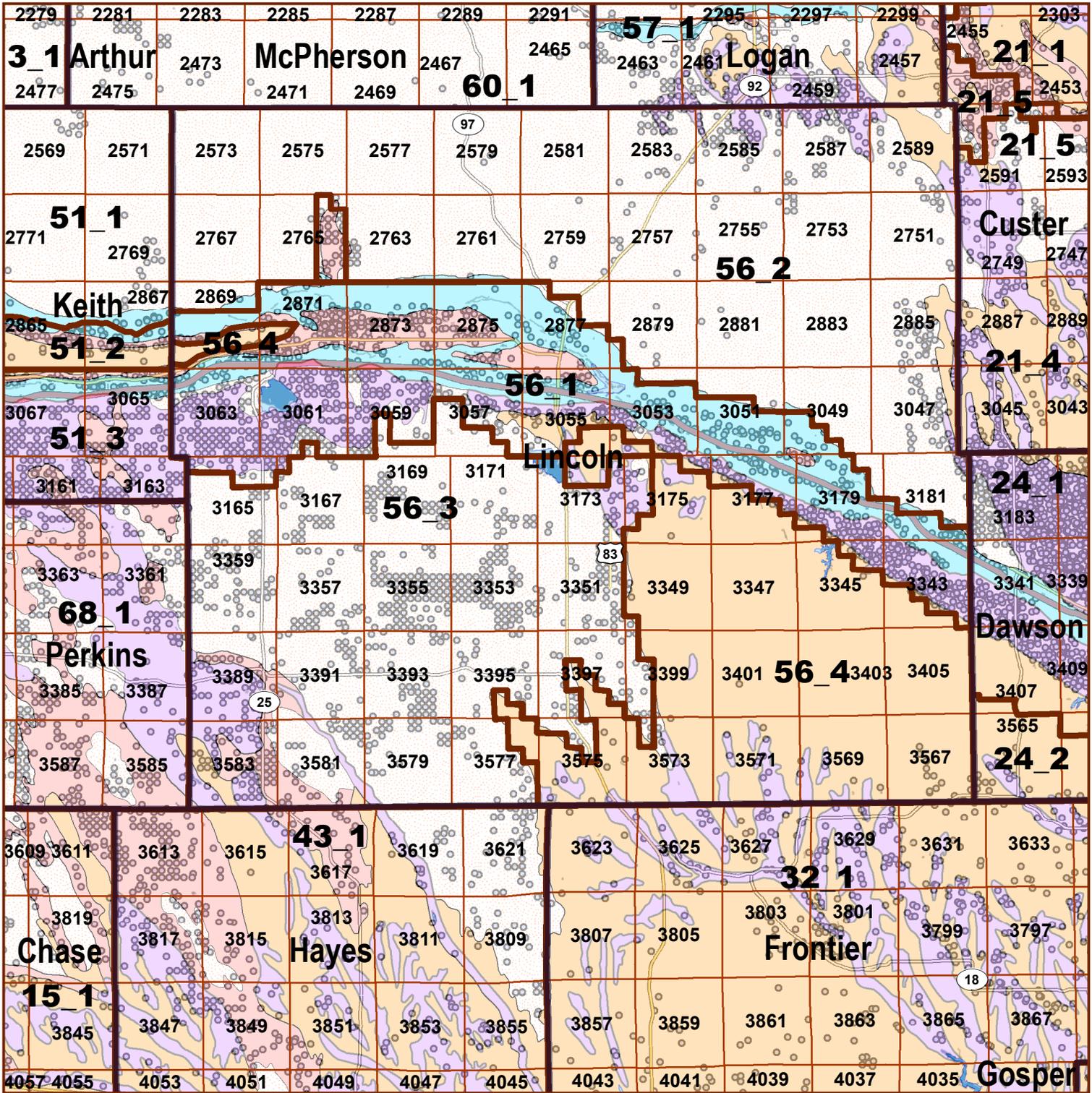
Lincoln County 2016 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Lincoln | 1 | 4,850 | 4,870 | 4,871 | 4,864 | 4,146 | 4,083 | 4,095 | 3,994 | 4,535 |
| Keith | 3 | 4,585 | 4,585 | 4,235 | 4,235 | 4,040 | 4,040 | 4,040 | 4,040 | 4,387 |
| Dawson | 1 | n/a | 5,365 | 4,975 | 4,497 | 4,055 | 3,774 | 3,546 | 3,300 | 4,953 |
| | | | | | | | | | | |
| Lincoln | 2 | 2,500 | 2,500 | 2,471 | 2,500 | 2,500 | 2,462 | 2,490 | 2,489 | 2,489 |
| Keith | 1 | n/a | 2,101 | n/a | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 |
| McPherson | 1 | n/a | n/a | 2,100 | 2,100 | n/a | 2,100 | 2,100 | 2,100 | 2,100 |
| Logan | 1 | n/a | 3,740 | 3,600 | 3,460 | 2,955 | 2,955 | 2,600 | 2,485 | 3,100 |
| Custer | 4 | n/a | 4,855 | 4,456 | 3,762 | 3,482 | 3,365 | 3,156 | 2,962 | 3,993 |
| | | | | | | | | | | |
| Lincoln | 3 | n/a | 3,942 | 3,990 | 3,990 | 3,986 | 3,856 | 3,973 | 3,929 | 3,960 |
| Hayes | 1 | 3,310 | 3,310 | 2,975 | 2,975 | 2,805 | 2,805 | 2,615 | 2,615 | 3,028 |
| Chase | 1 | n/a | 4,445 | 4,445 | 4,445 | 4,190 | 4,190 | 4,190 | 4,190 | 4,312 |
| Perkins | 1 | n/a | 3,886 | 3,879 | 3,755 | 3,793 | 3,640 | 3,683 | 3,676 | 3,799 |
| Keith | 3 | 4,585 | 4,585 | 4,235 | 4,235 | 4,040 | 4,040 | 4,040 | 4,040 | 4,387 |
| | | | | | | | | | | |
| Lincoln | 4 | 2,835 | 2,814 | 2,561 | 2,835 | 2,754 | 2,835 | 2,554 | 2,673 | 2,746 |
| Dawson | 2 | n/a | 3,620 | 3,500 | 2,915 | 2,037 | n/a | 1,510 | 1,480 | 3,309 |
| Frontier | 1 | 3,300 | 3,296 | 3,225 | 3,237 | 3,200 | 3,200 | 3,143 | 3,081 | 3,267 |
| | | | | | | | | | | |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Lincoln | 1 | 1,875 | 1,875 | 1,875 | 1,875 | 1,875 | 1,875 | 1,875 | 1,872 | 1,875 |
| Keith | 3 | 1,620 | 1,620 | 1,505 | 1,505 | 1,270 | 1,270 | 1,240 | 1,240 | 1,525 |
| Dawson | 1 | n/a | 2,450 | 2,205 | 2,010 | 1,995 | 1,799 | 1,555 | 1,540 | 1,998 |
| | | | | | | | | | | |
| Lincoln | 2 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 |
| Keith | 1 | n/a | 625 | n/a | 625 | 600 | 600 | 600 | 600 | 608 |
| McPherson | 1 | n/a | n/a | n/a | 725 | n/a | 725 | 725 | 725 | 725 |
| Logan | 1 | n/a | 1,625 | 1,560 | 1,560 | 1,440 | 1,440 | 1,210 | 1,210 | 1,441 |
| Custer | 4 | n/a | 2,095 | 1,910 | 1,610 | 1,495 | 1,445 | 1,355 | 1,275 | 1,666 |
| | | | | | | | | | | |
| Lincoln | 3 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 | 1,430 |
| Hayes | 1 | 1,400 | 1,400 | 1,255 | 1,255 | 1,205 | 1,205 | 1,140 | 1,140 | 1,329 |
| Chase | 1 | n/a | 1,520 | 1,520 | 1,520 | 1,400 | 1,400 | 1,320 | 1,320 | 1,481 |
| Perkins | 1 | n/a | 1,475 | 1,475 | 1,375 | 1,375 | 1,375 | 1,295 | 1,295 | 1,424 |
| Keith | 3 | 1,620 | 1,620 | 1,505 | 1,505 | 1,270 | 1,270 | 1,240 | 1,240 | 1,525 |
| | | | | | | | | | | |
| Lincoln | 4 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 |
| Dawson | 2 | n/a | 1,675 | 1,550 | 1,345 | 1,220 | n/a | 960 | 890 | 1,295 |
| Frontier | 1 | 1,700 | 1,700 | 1,650 | 1,650 | 1,600 | 1,600 | 1,550 | 1,550 | 1,670 |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Lincoln | 1 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,025 | 1,025 | 994 | 1,039 |
| Keith | 3 | 555 | 555 | 525 | 525 | 495 | 495 | 480 | 480 | 497 |
| Dawson | 1 | n/a | 1,665 | 1,430 | 1,295 | 1,240 | 1,140 | 1,110 | 1,100 | 1,142 |
| | | | | | | | | | | |
| Lincoln | 2 | 525 | 525 | 525 | 525 | 525 | 465 | 465 | 464 | 465 |
| Keith | 1 | n/a | 470 | n/a | 440 | 400 | 400 | 390 | 390 | 390 |
| McPherson | 1 | n/a | n/a | 370 | 370 | n/a | 370 | 370 | 370 | 370 |
| Logan | 1 | n/a | 525 | 525 | 525 | 525 | 526 | 527 | 525 | 525 |
| Custer | 4 | n/a | 1,040 | 1,035 | 1,035 | 1,030 | 1,030 | 960 | 821 | 870 |
| | | | | | | | | | | |
| Lincoln | 3 | 720 | 720 | 720 | 720 | 720 | 635 | 635 | 628 | 638 |
| Hayes | 1 | 490 | 490 | 490 | 490 | 490 | 490 | 490 | 490 | 490 |
| Chase | 1 | n/a | 1,045 | 1,237 | 788 | 861 | 912 | 730 | 656 | 717 |
| Perkins | 1 | n/a | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 |
| Keith | 3 | 555 | 555 | 525 | 525 | 495 | 495 | 480 | 480 | 497 |
| | | | | | | | | | | |
| Lincoln | 4 | 600 | 600 | 600 | 600 | 600 | 530 | 530 | 530 | 536 |
| Dawson | 2 | n/a | 1,085 | 980 | 845 | 845 | n/a | 615 | 615 | 679 |
| Frontier | 1 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 |
| | | | | | | | | | | |

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



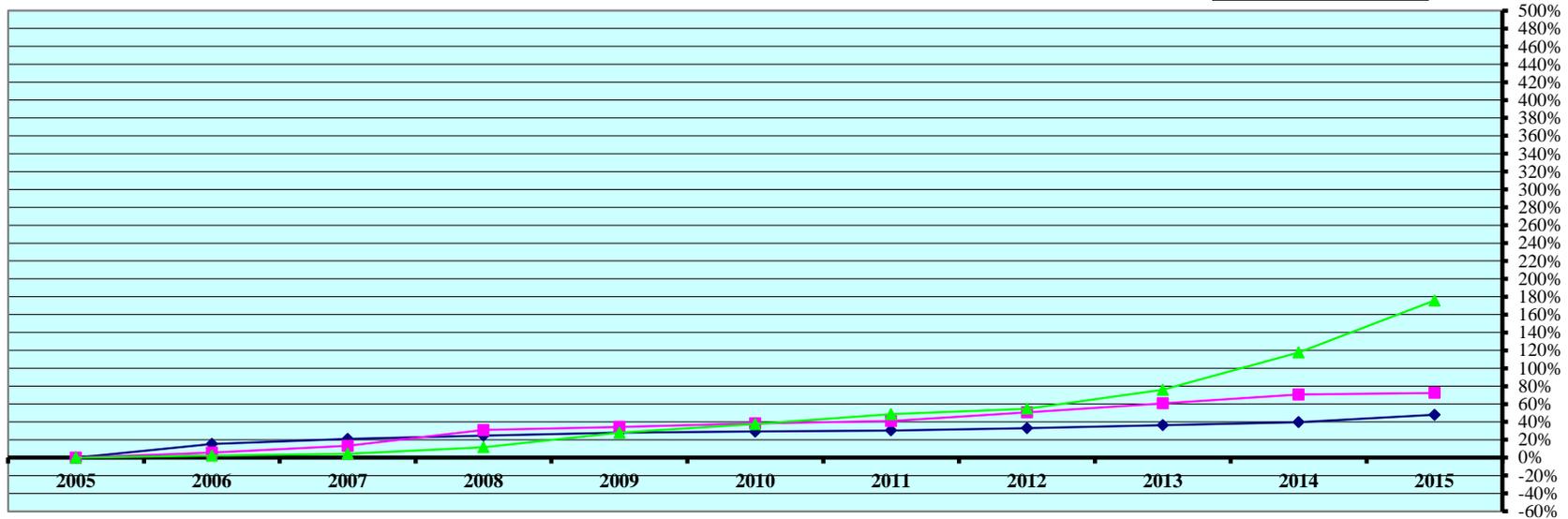
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Lincoln County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2005 | 968,824,270 | -- | -- | -- | 299,717,125 | -- | -- | -- | 592,931,480 | -- | -- | -- |
| 2006 | 1,117,557,885 | 148,733,615 | 15.35% | 15.35% | 316,589,860 | 16,872,735 | 5.63% | 5.63% | 606,288,690 | 13,357,210 | 2.25% | 2.25% |
| 2007 | 1,170,975,000 | 53,417,115 | 4.78% | 20.87% | 339,325,970 | 22,736,110 | 7.18% | 13.22% | 618,810,410 | 12,521,720 | 2.07% | 4.36% |
| 2008 | 1,206,302,070 | 35,327,070 | 3.02% | 24.51% | 392,290,710 | 52,964,740 | 15.61% | 30.89% | 662,012,250 | 43,201,840 | 6.98% | 11.65% |
| 2009 | 1,241,329,630 | 35,027,560 | 2.90% | 28.13% | 402,873,905 | 10,583,195 | 2.70% | 34.42% | 758,331,795 | 96,319,545 | 14.55% | 27.90% |
| 2010 | 1,251,648,950 | 10,319,320 | 0.83% | 29.19% | 414,318,930 | 11,445,025 | 2.84% | 38.24% | 815,379,340 | 57,047,545 | 7.52% | 37.52% |
| 2011 | 1,262,825,575 | 11,176,625 | 0.89% | 30.35% | 422,167,880 | 7,848,950 | 1.89% | 40.86% | 882,162,525 | 66,783,185 | 8.19% | 48.78% |
| 2012 | 1,288,624,485 | 25,798,910 | 2.04% | 33.01% | 451,575,645 | 29,407,765 | 6.97% | 50.67% | 917,719,770 | 35,557,245 | 4.03% | 54.78% |
| 2013 | 1,320,485,940 | 31,861,455 | 2.47% | 36.30% | 481,874,000 | 30,298,355 | 6.71% | 60.78% | 1,043,054,845 | 125,335,075 | 13.66% | 75.91% |
| 2014 | 1,352,715,636 | 32,229,696 | 2.44% | 39.62% | 511,056,736 | 29,182,736 | 6.06% | 70.51% | 1,290,200,215 | 247,145,370 | 23.69% | 117.60% |
| 2015 | 1,433,103,510 | 80,387,874 | 5.94% | 47.92% | 516,998,421 | 5,941,685 | 1.16% | 72.50% | 1,634,406,700 | 344,206,485 | 26.68% | 175.65% |

Rate Annual %chg: Residential & Recreational **3.99%**

Commercial & Industrial **5.60%**

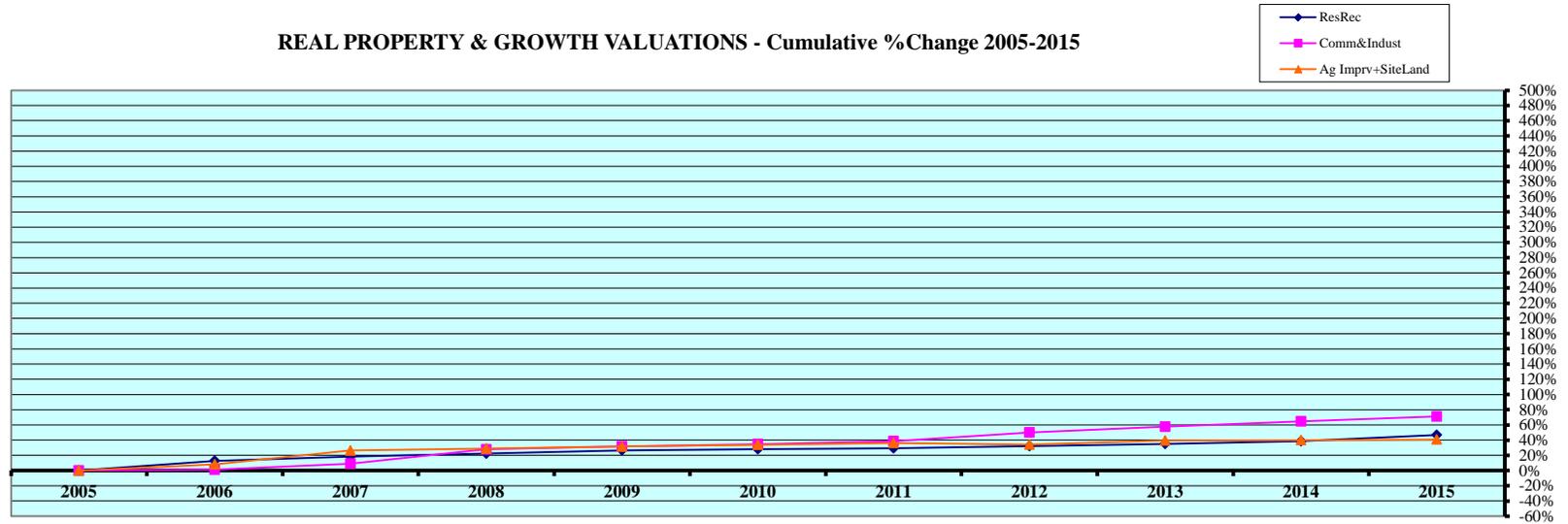
Agricultural Land **10.67%**

Cnty# **56**
County **LINCOLN**

CHART 1 EXHIBIT 56B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | |
|--------------|---|--------------|-------------------|-------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|--------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | |
| 2005 | 968,824,270 | 20,688,170 | 2.14% | 948,136,100 | -- | -- | 299,717,125 | 9,307,775 | 3.11% | 290,409,350 | -- | -- | |
| 2006 | 1,117,557,885 | 24,504,845 | 2.19% | 1,093,053,040 | 12.82% | 12.82% | 316,589,860 | 13,434,620 | 4.24% | 303,155,240 | 1.15% | 1.15% | |
| 2007 | 1,170,975,000 | 25,642,370 | 2.19% | 1,145,332,630 | 2.49% | 18.22% | 339,325,970 | 12,110,990 | 3.57% | 327,214,980 | 3.36% | 9.17% | |
| 2008 | 1,206,302,070 | 21,740,180 | 1.80% | 1,184,561,890 | 1.16% | 22.27% | 392,290,710 | 8,846,270 | 2.26% | 383,444,440 | 13.00% | 27.94% | |
| 2009 | 1,241,329,630 | 15,481,555 | 1.25% | 1,225,848,075 | 1.62% | 26.53% | 402,873,905 | 7,435,980 | 1.85% | 395,437,925 | 0.80% | 31.94% | |
| 2010 | 1,251,648,950 | 11,324,485 | 0.90% | 1,240,324,465 | -0.08% | 28.02% | 414,318,930 | 10,522,885 | 2.54% | 403,796,045 | 0.23% | 34.73% | |
| 2011 | 1,262,825,575 | 9,933,475 | 0.79% | 1,252,892,100 | 0.10% | 29.32% | 422,167,880 | 6,497,030 | 1.54% | 415,670,850 | 0.33% | 38.69% | |
| 2012 | 1,288,624,485 | 6,993,190 | 0.54% | 1,281,631,295 | 1.49% | 32.29% | 451,575,645 | 1,823,175 | 0.40% | 449,752,470 | 6.53% | 50.06% | |
| 2013 | 1,320,485,940 | 11,234,125 | 0.85% | 1,309,251,815 | 1.60% | 35.14% | 481,874,000 | 9,405,925 | 1.95% | 472,468,075 | 4.63% | 57.64% | |
| 2014 | 1,352,715,636 | 8,970,209 | 0.66% | 1,343,745,427 | 1.76% | 38.70% | 511,056,736 | 17,710,355 | 3.47% | 493,346,381 | 2.38% | 64.60% | |
| 2015 | 1,433,103,510 | 9,790,264 | 0.68% | 1,423,313,246 | 5.22% | 46.91% | 516,998,421 | 4,234,515 | 0.82% | 512,763,906 | 0.33% | 71.08% | |
| Rate Ann%chg | 3.99% | | | Resid & Rec. w/o growth | | | 2.82% | | | C & I w/o growth | | | 3.27% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2005 | 71,890,690 | 25,129,400 | 97,020,090 | 4,502,835 | 4.64% | 92,517,255 | -- | -- |
| 2006 | 83,678,185 | 26,391,035 | 110,069,220 | 5,067,800 | 4.60% | 105,001,420 | 8.23% | 8.23% |
| 2007 | 97,341,510 | 27,624,140 | 124,965,650 | 2,261,195 | 1.81% | 122,704,455 | 11.48% | 26.47% |
| 2008 | 99,212,890 | 29,278,995 | 128,491,885 | 3,305,750 | 2.57% | 125,186,135 | 0.18% | 29.03% |
| 2009 | 98,672,345 | 31,676,660 | 130,349,005 | 2,647,460 | 2.03% | 127,701,545 | -0.62% | 31.62% |
| 2010 | 99,820,575 | 33,135,005 | 132,955,580 | 3,106,105 | 2.34% | 129,849,475 | -0.38% | 33.84% |
| 2011 | 98,580,450 | 34,569,405 | 133,149,855 | 1,004,550 | 0.75% | 132,145,305 | -0.61% | 36.20% |
| 2012 | 98,347,930 | 35,022,320 | 133,370,250 | 3,184,960 | 2.39% | 130,185,290 | -2.23% | 34.18% |
| 2013 | 104,424,995 | 33,456,305 | 137,881,300 | 2,618,735 | 1.90% | 135,262,565 | 1.42% | 39.42% |
| 2014 | 104,326,420 | 34,342,255 | 138,668,675 | 2,813,775 | 2.03% | 135,854,900 | -1.47% | 40.03% |
| 2015 | 104,248,810 | 35,647,925 | 139,896,735 | 3,243,190 | 2.32% | 136,653,545 | -1.45% | 40.85% |
| Rate Ann%chg | 3.79% | 3.56% | 3.73% | Ag Imprv+Site w/o growth | | | 1.45% | |

(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.

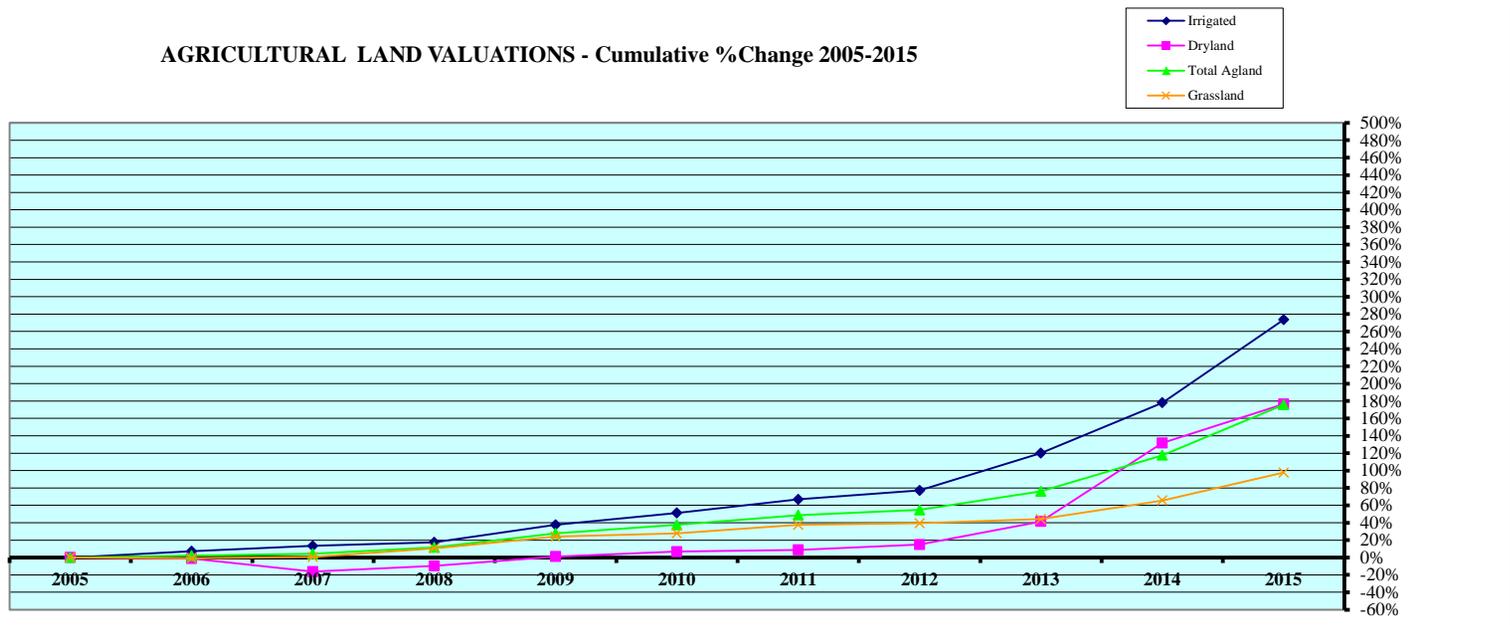
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 56
County LINCOLN

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



| 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 |
| 2005 | 239,297,050 | -- | -- | -- | 49,602,640 | -- | -- | -- | 288,445,715 | -- | -- | -- |
| 2006 | 256,337,145 | 17,040,095 | 7.12% | 7.12% | 49,040,365 | -562,275 | -1.13% | -1.13% | 285,645,125 | -2,800,590 | -0.97% | -0.97% |
| 2007 | 271,077,630 | 14,740,485 | 5.75% | 13.28% | 41,474,330 | -7,566,035 | -15.43% | -16.39% | 289,921,230 | 4,276,105 | 1.50% | 0.51% |
| 2008 | 281,040,385 | 9,962,755 | 3.68% | 17.44% | 44,768,415 | 3,294,085 | 7.94% | -9.75% | 319,247,720 | 29,326,490 | 10.12% | 10.68% |
| 2009 | 328,920,390 | 47,880,005 | 17.04% | 37.45% | 50,181,605 | 5,413,190 | 12.09% | 1.17% | 357,890,550 | 38,642,830 | 12.10% | 24.08% |
| 2010 | 361,867,930 | 32,947,540 | 10.02% | 51.22% | 52,918,980 | 2,737,375 | 5.45% | 6.69% | 368,822,005 | 10,931,455 | 3.05% | 27.87% |
| 2011 | 399,112,780 | 37,244,850 | 10.29% | 66.79% | 53,891,560 | 972,580 | 1.84% | 8.65% | 396,979,745 | 28,157,740 | 7.63% | 37.63% |
| 2012 | 424,005,315 | 24,892,535 | 6.24% | 77.19% | 57,007,225 | 3,115,665 | 5.78% | 14.93% | 401,963,635 | 4,983,890 | 1.26% | 39.36% |
| 2013 | 526,650,345 | 102,645,030 | 24.21% | 120.08% | 70,126,625 | 13,119,400 | 23.01% | 41.38% | 415,713,735 | 13,750,100 | 3.42% | 44.12% |
| 2014 | 665,390,905 | 138,740,560 | 26.34% | 178.06% | 114,944,295 | 44,817,670 | 63.91% | 131.73% | 477,769,415 | 62,056,680 | 14.93% | 65.64% |
| 2015 | 893,796,750 | 228,405,845 | 34.33% | 273.51% | 137,121,515 | 22,177,220 | 19.29% | 176.44% | 570,412,650 | 92,643,235 | 19.39% | 97.75% |

Rate Ann.%chg: Irrigated **14.09%** Dryland **10.70%** Grassland **7.06%**

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|------------|---------|-----------|--------------------|-------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2005 | 366,535 | -- | -- | -- | 15,219,540 | -- | -- | -- | 592,931,480 | -- | -- | -- |
| 2006 | 363,895 | -2,640 | -0.72% | -0.72% | 14,902,160 | -317,380 | -2.09% | -2.09% | 606,288,690 | 13,357,210 | 2.25% | 2.25% |
| 2007 | 353,680 | -10,215 | -2.81% | -3.51% | 15,983,540 | 1,081,380 | 7.26% | 5.02% | 618,810,410 | 12,521,720 | 2.07% | 4.36% |
| 2008 | 308,420 | -45,260 | -12.80% | -15.86% | 16,647,310 | 663,770 | 4.15% | 9.38% | 662,012,250 | 43,201,840 | 6.98% | 11.65% |
| 2009 | 292,000 | -16,420 | -5.32% | -20.34% | 21,047,250 | 4,399,940 | 26.43% | 38.29% | 758,331,795 | 96,319,545 | 14.55% | 27.90% |
| 2010 | 250,525 | -41,475 | -14.20% | -31.65% | 31,519,900 | 10,472,650 | 49.76% | 107.10% | 815,379,340 | 57,047,545 | 7.52% | 37.52% |
| 2011 | 249,975 | -550 | -0.22% | -31.80% | 31,928,465 | 408,565 | 1.30% | 109.79% | 882,162,525 | 66,783,185 | 8.19% | 48.78% |
| 2012 | 39,005 | -210,970 | -84.40% | -89.36% | 34,704,590 | 2,776,125 | 8.69% | 128.03% | 917,719,770 | 35,557,245 | 4.03% | 54.78% |
| 2013 | 130,360 | 91,355 | 234.21% | -64.43% | 30,433,780 | -4,270,810 | -12.31% | 99.97% | 1,043,054,845 | 125,335,075 | 13.66% | 75.91% |
| 2014 | 13,490 | -116,870 | -89.65% | -96.32% | 32,082,110 | 1,648,330 | 5.42% | 110.80% | 1,290,200,215 | 247,145,370 | 23.69% | 117.60% |
| 2015 | 14,795 | 1,305 | 9.67% | -95.96% | 33,060,990 | 978,880 | 3.05% | 117.23% | 1,634,406,700 | 344,206,485 | 26.68% | 175.65% |

Cnty# **56**
County **LINCOLN**

Rate Ann.%chg: Total Agric Land **10.67%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|---------|--------------------|---------------------|-----------------------|-------------|-----------|--------------------|---------------------|-----------------------|-------------|-----------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2005 | 239,261,965 | 229,936 | 1,041 | | | 49,586,490 | 110,137 | 450 | | | 288,763,245 | 1,196,818 | 241 | | |
| 2006 | 256,773,130 | 231,404 | 1,110 | 6.64% | 6.64% | 49,200,420 | 109,222 | 450 | 0.05% | 0.05% | 285,585,245 | 1,193,332 | 239 | -0.81% | -0.81% |
| 2007 | 271,027,030 | 237,351 | 1,142 | 2.91% | 9.74% | 41,636,410 | 108,503 | 384 | -14.81% | -14.77% | 290,255,240 | 1,188,195 | 244 | 2.07% | 1.25% |
| 2008 | 281,104,380 | 241,810 | 1,163 | 1.81% | 11.72% | 319,175,465 | 1,185,323 | 269 | -29.83% | -40.19% | 44,839,125 | 106,710 | 420 | 72.01% | 74.16% |
| 2009 | 329,243,250 | 242,969 | 1,355 | 16.57% | 30.23% | 50,338,210 | 106,523 | 473 | 75.49% | 4.96% | 357,945,150 | 1,184,159 | 302 | -28.06% | 25.28% |
| 2010 | 362,788,920 | 248,703 | 1,459 | 7.65% | 40.19% | 52,885,680 | 103,786 | 510 | 7.83% | 13.18% | 368,639,150 | 1,181,928 | 312 | 3.18% | 29.27% |
| 2011 | 399,970,120 | 249,257 | 1,605 | 10.00% | 54.21% | 53,833,920 | 102,936 | 523 | 2.63% | 16.16% | 399,881,160 | 1,181,719 | 338 | 8.49% | 40.25% |
| 2012 | 424,276,745 | 253,723 | 1,672 | 4.21% | 60.70% | 57,030,175 | 100,772 | 566 | 8.21% | 25.70% | 402,046,135 | 1,180,921 | 340 | 0.61% | 41.10% |
| 2013 | 527,164,165 | 254,943 | 2,068 | 23.66% | 98.72% | 70,448,845 | 100,825 | 699 | 23.46% | 55.19% | 415,557,295 | 1,179,484 | 352 | 3.49% | 46.02% |
| 2014 | 666,208,510 | 243,243 | 2,739 | 32.45% | 163.21% | 115,409,065 | 100,519 | 1,148 | 64.32% | 155.01% | 477,511,665 | 1,191,169 | 401 | 13.78% | 66.15% |
| 2015 | 895,607,385 | 242,383 | 3,695 | 34.91% | 255.10% | 137,771,480 | 99,624 | 1,383 | 20.45% | 207.16% | 569,833,645 | 1,193,066 | 478 | 19.14% | 97.96% |

Rate Annual %chg Average Value/Acre: 13.51%

11.88%

7.07%

| Tax Year | WASTE LAND ⁽²⁾ | | | | | OTHER AGLAND ⁽²⁾ | | | | | TOTAL AGRICULTURAL LAND ⁽¹⁾ | | | | |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|--------|--------------------|---------------------|-----------------------|--|-----------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2005 | 366,535 | 7,330 | 50 | | | 15,312,865 | 25,515 | 600 | | | 593,291,100 | 1,569,736 | 378 | | |
| 2006 | 363,195 | 7,264 | 50 | 0.00% | 0.00% | 14,881,400 | 24,813 | 600 | -0.07% | -0.07% | 606,803,390 | 1,566,035 | 387 | 2.52% | 2.52% |
| 2007 | 354,180 | 7,083 | 50 | 0.00% | 0.00% | 14,563,805 | 24,296 | 599 | -0.05% | -0.12% | 617,836,665 | 1,565,429 | 395 | 1.86% | 4.42% |
| 2008 | 307,730 | 6,154 | 50 | 0.00% | 0.00% | 14,281,525 | 23,837 | 599 | -0.05% | -0.17% | 659,708,225 | 1,563,835 | 422 | 6.89% | 11.61% |
| 2009 | 292,550 | 5,676 | 52 | 3.08% | 3.08% | 14,584,615 | 22,898 | 637 | 6.31% | 6.13% | 752,403,775 | 1,562,225 | 482 | 14.17% | 27.43% |
| 2010 | 250,265 | 4,550 | 55 | 6.71% | 10.00% | 49,363,180 | 24,970 | 1,977 | 210.38% | 229.39% | 833,927,195 | 1,563,937 | 533 | 10.71% | 41.08% |
| 2011 | 249,860 | 4,543 | 55 | 0.00% | 10.00% | 28,033,455 | 26,780 | 1,047 | -47.05% | 74.42% | 881,968,515 | 1,565,234 | 563 | 5.67% | 49.08% |
| 2012 | 40,245 | 732 | 55 | 0.01% | 10.00% | 30,875,845 | 28,591 | 1,080 | 3.16% | 79.94% | 914,269,145 | 1,564,738 | 584 | 3.70% | 54.59% |
| 2013 | 130,360 | 606 | 215 | 290.95% | 330.06% | 30,716,150 | 28,899 | 1,063 | -1.58% | 77.10% | 1,044,016,815 | 1,564,757 | 667 | 14.19% | 76.53% |
| 2014 | 13,490 | 54 | 250 | 16.36% | 400.44% | 32,482,115 | 27,214 | 1,194 | 12.30% | 98.87% | 1,291,624,845 | 1,562,200 | 827 | 23.92% | 118.76% |
| 2015 | 14,795 | 49 | 300 | 19.95% | 500.29% | 33,171,520 | 27,237 | 1,218 | 2.04% | 102.93% | 1,636,398,825 | 1,562,359 | 1,047 | 26.68% | 177.12% |

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LINCOLN

Rate Annual %chg Average Value/Acre: 10.73%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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 |
|-------------------------------------|---------------------------|---------------|-------------|---------------|---------------|-------------|------------|------------|---------------|-------------|------------|----------|---------------|
| 36,288 | LINCOLN | 157,917,890 | 185,689,804 | 371,441,962 | 1,426,853,805 | 512,975,291 | 4,023,130 | 6,249,705 | 1,634,406,700 | 104,248,810 | 35,647,925 | 184,020 | 4,439,639,042 |
| cnty.sector.value % of total value: | | 3.56% | 4.18% | 8.37% | 32.14% | 11.55% | 0.09% | 0.14% | 36.81% | 2.35% | 0.80% | 0.00% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 428 | BRADY | 76,914 | 1,126,262 | 2,470,166 | 12,082,630 | 844,935 | 0 | 0 | 0 | 0 | 0 | 0 | 16,600,907 |
| 1.18% | %sector of county sector | 0.05% | 0.61% | 0.67% | 0.85% | 0.16% | | | | | | | 0.37% |
| | %sector of municipality | 0.46% | 6.78% | 14.88% | 72.78% | 5.09% | | | | | | | 100.00% |
| 665 | HERSHEY | 2,690,062 | 1,117,273 | 4,386,220 | 30,248,470 | 8,692,885 | 0 | 0 | 228,645 | 0 | 0 | 0 | 47,363,555 |
| 1.83% | %sector of county sector | 1.70% | 0.60% | 1.18% | 2.12% | 1.69% | | | 0.01% | | | | 1.07% |
| | %sector of municipality | 5.68% | 2.36% | 9.26% | 63.86% | 18.35% | | | 0.48% | | | | 100.00% |
| 312 | MAXWELL | 14,897 | 941,060 | 3,314,658 | 6,957,840 | 323,795 | 0 | 0 | 0 | 0 | 0 | 0 | 11,552,250 |
| 0.86% | %sector of county sector | 0.01% | 0.51% | 0.89% | 0.49% | 0.06% | | | | | | | 0.26% |
| | %sector of municipality | 0.13% | 8.15% | 28.69% | 60.23% | 2.80% | | | | | | | 100.00% |
| 24,733 | NORTH PLATTE | 43,177,423 | 18,491,904 | 28,068,532 | 842,752,940 | 464,652,630 | 1,437,870 | 0 | 382,205 | 0 | 13,400 | 0 | 1,398,976,904 |
| 68.16% | %sector of county sector | 27.34% | 9.96% | 7.56% | 59.06% | 90.58% | 35.74% | | 0.02% | | 0.04% | | 31.51% |
| | %sector of municipality | 3.09% | 1.32% | 2.01% | 60.24% | 33.21% | 0.10% | | 0.03% | | 0.00% | | 100.00% |
| 1,286 | SUTHERLAND | 1,328,167 | 1,306,533 | 2,918,780 | 53,603,310 | 5,442,420 | 1,647,910 | 0 | 0 | 0 | 0 | 0 | 66,247,120 |
| 3.54% | %sector of county sector | 0.84% | 0.70% | 0.79% | 3.76% | 1.06% | 40.96% | | | | | | 1.49% |
| | %sector of municipality | 2.00% | 1.97% | 4.41% | 80.91% | 8.22% | 2.49% | | | | | | 100.00% |
| 366 | WALLACE | 1,595,726 | 11,502 | 20,856 | 9,317,140 | 2,486,185 | 0 | 0 | 200,380 | 5,725 | 2,145 | 0 | 13,639,659 |
| 1.01% | %sector of county sector | 1.01% | 0.01% | 0.01% | 0.65% | 0.48% | | | 0.01% | 0.01% | 0.01% | | 0.31% |
| | %sector of municipality | 11.70% | 0.08% | 0.15% | 68.31% | 18.23% | | | 1.47% | 0.04% | 0.02% | | 100.00% |
| 78 | WELLFLEET | 18,796 | 82,735 | 42,651 | 1,505,145 | 91,980 | 0 | 0 | 22,475 | 0 | 0 | 0 | 1,763,782 |
| 0.21% | %sector of county sector | 0.01% | 0.04% | 0.01% | 0.11% | 0.02% | | | 0.00% | | | | 0.04% |
| | %sector of municipality | 1.07% | 4.69% | 2.42% | 85.34% | 5.21% | | | 1.27% | | | | 100.00% |
| 27,868 | Total Municipalities | 48,901,985 | 23,077,269 | 41,221,863 | 956,467,475 | 482,534,830 | 3,085,780 | 0 | 833,705 | 5,725 | 15,545 | 0 | 1,556,144,177 |
| 76.80% | %all municip.sect of cnty | 30.97% | 12.43% | 11.10% | 67.03% | 94.07% | 76.70% | | 0.05% | 0.01% | 0.04% | | 35.05% |

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

| Cnty# | County |
|-------|---------|
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CHART 5

EXHIBIT

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Page 5

| | | | | |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 22,357 | Value : 4,029,758,439 | Growth 43,778,046 | Sum Lines 17, 25, & 41 |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|---------------|----------|-------------|---------|-------------|---------|---------------|------------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 974 | 8,763,740 | 223 | 3,727,325 | 563 | 9,515,290 | 1,760 | 22,006,355 | |
| 02. Res Improve Land | 9,959 | 96,412,855 | 728 | 13,278,060 | 2,028 | 31,796,775 | 12,715 | 141,487,690 | |
| 03. Res Improvements | 9,959 | 855,906,765 | 728 | 103,492,755 | 2,028 | 363,316,450 | 12,715 | 1,322,715,970 | |
| 04. Res Total | 10,933 | 961,083,360 | 951 | 120,498,140 | 2,591 | 404,628,515 | 14,475 | 1,486,210,015 | 13,268,579 |
| % of Res Total | 75.53 | 64.67 | 6.57 | 8.11 | 17.90 | 27.23 | 64.74 | 36.88 | 30.31 |
| 05. Com UnImp Land | 213 | 22,394,310 | 34 | 1,762,825 | 13 | 166,680 | 260 | 24,323,815 | |
| 06. Com Improve Land | 1,212 | 82,938,675 | 75 | 2,843,275 | 60 | 926,405 | 1,347 | 86,708,355 | |
| 07. Com Improvements | 1,212 | 394,231,790 | 75 | 14,939,511 | 60 | 16,699,058 | 1,347 | 425,870,359 | |
| 08. Com Total | 1,425 | 499,564,775 | 109 | 19,545,611 | 73 | 17,792,143 | 1,607 | 536,902,529 | 24,626,415 |
| % of Com Total | 88.67 | 93.05 | 6.78 | 3.64 | 4.54 | 3.31 | 7.19 | 13.32 | 56.25 |
| 09. Ind UnImp Land | 4 | 92,870 | 6 | 509,330 | 0 | 0 | 10 | 602,200 | |
| 10. Ind Improve Land | 14 | 375,835 | 4 | 309,905 | 0 | 0 | 18 | 685,740 | |
| 11. Ind Improvements | 14 | 2,634,015 | 4 | 142,555 | 0 | 0 | 18 | 2,776,570 | |
| 12. Ind Total | 18 | 3,102,720 | 10 | 961,790 | 0 | 0 | 28 | 4,064,510 | 0 |
| % of Ind Total | 64.29 | 76.34 | 35.71 | 23.66 | 0.00 | 0.00 | 0.13 | 0.10 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 41 | 3,250,335 | 65 | 13,816,765 | 106 | 17,067,100 | |
| 14. Rec Improve Land | 0 | 0 | 15 | 2,452,450 | 32 | 8,042,830 | 47 | 10,495,280 | |
| 15. Rec Improvements | 0 | 0 | 15 | 1,134,260 | 32 | 3,476,685 | 47 | 4,610,945 | |
| 16. Rec Total | 0 | 0 | 56 | 6,837,045 | 97 | 25,336,280 | 153 | 32,173,325 | 250 |
| % of Rec Total | 0.00 | 0.00 | 36.60 | 21.25 | 63.40 | 78.75 | 0.68 | 0.80 | 0.00 |
| Res & Rec Total | 10,933 | 961,083,360 | 1,007 | 127,335,185 | 2,688 | 429,964,795 | 14,628 | 1,518,383,340 | 13,268,829 |
| % of Res & Rec Total | 74.74 | 63.30 | 6.88 | 8.39 | 18.38 | 28.32 | 65.43 | 37.68 | 30.31 |
| Com & Ind Total | 1,443 | 502,667,495 | 119 | 20,507,401 | 73 | 17,792,143 | 1,635 | 540,967,039 | 24,626,415 |
| % of Com & Ind Total | 88.26 | 92.92 | 7.28 | 3.79 | 4.46 | 3.29 | 7.31 | 13.42 | 56.25 |
| 17. Taxable Total | 12,376 | 1,463,750,855 | 1,126 | 147,842,586 | 2,761 | 447,756,938 | 16,263 | 2,059,350,379 | 37,895,244 |
| % of Taxable Total | 76.10 | 71.08 | 6.92 | 7.18 | 16.98 | 21.74 | 72.74 | 51.10 | 86.56 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|-------------------------|---------|------------|--------------|-----------|------------------|-------------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 21 | 96,300 | 3,437,160 | 0 | 0 | 0 |
| 19. Commercial | 6 | 1,859,460 | 8,084,460 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 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 | 21 | 96,300 | 3,437,160 |
| 19. Commercial | 0 | 0 | 0 | 6 | 1,859,460 | 8,084,460 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 27 | 1,955,760 | 11,521,620 |

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing | 0 | 0 | 0 | 0 | 12 | 47,590 | 12 | 47,590 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 47,590 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 745 | 192 | 640 | 1,577 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|--------|----------|------------|---------|---------------|--------------|----------------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 2 | 46,290 | 209 | 52,235,350 | 4,478 | 1,279,127,955 | 4,689 | 1,331,409,595 |
| 28. Ag-Improved Land | 0 | 0 | 131 | 50,124,115 | 1,167 | 428,009,985 | 1,298 | 478,134,100 |
| 29. Ag Improvements | 0 | 0 | 131 | 16,583,960 | 1,258 | 144,232,815 | 1,389 | 160,816,775 |
| 30. Ag Total | | | | | | | 6,078 | 1,970,360,470 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|-----------|-------------|--------------|------------------|--------------------|------------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 95 | 120.00 | 840,035 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 95 | 0.00 | 12,883,060 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 5 | 8.72 | 12,775 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 128 | 349.03 | 476,215 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 128 | 0.00 | 3,700,900 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 577.39 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 43 | 47.96 | 222,330 | 43 | 47.96 | 222,330 | |
| 32. HomeSite Improv Land | 862 | 982.80 | 4,725,005 | 957 | 1,102.80 | 5,565,040 | |
| 33. HomeSite Improvements | 905 | 0.00 | 104,715,215 | 1,000 | 0.00 | 117,598,275 | 3,858,627 |
| 34. HomeSite Total | | | | 1,043 | 1,150.76 | 123,385,645 | |
| 35. FarmSite UnImp Land | 148 | 244.49 | 233,710 | 153 | 253.21 | 246,485 | |
| 36. FarmSite Improv Land | 1,121 | 3,198.26 | 3,242,890 | 1,249 | 3,547.29 | 3,719,105 | |
| 37. FarmSite Improvements | 1,193 | 0.00 | 39,517,600 | 1,321 | 0.00 | 43,218,500 | 2,024,175 |
| 38. FarmSite Total | | | | 1,474 | 3,800.50 | 47,184,090 | |
| 39. Road & Ditches | 0 | 13,751.27 | 0 | 0 | 14,328.66 | 0 | |
| 40. Other- Non Ag Use | 0 | 101.88 | 0 | 0 | 101.88 | 0 | |
| 41. Total Section VI | | | | 2,517 | 19,381.80 | 170,569,735 | 5,882,802 |

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 | 14 | 4,008.61 | 2,794,555 | 14 | 4,008.61 | 2,794,555 |

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------------|---------|-----------|------------|----------|-----------|-------------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 52 | 8,961.72 | 22,267,825 |
| 44. Recapture Value N/A | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 233 | 40,981.26 | 86,380,000 | 285 | 49,942.98 | 108,647,825 |
| 44. Market Value | 0 | 0 | 0 | 0 | 0 | 0 |

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 5,537.46 | 5.36% | 26,858,880 | 5.73% | 4,850.40 |
| 46. 1A | 31,407.86 | 30.39% | 152,955,085 | 32.64% | 4,869.96 |
| 47. 2A1 | 7,267.94 | 7.03% | 35,405,220 | 7.55% | 4,871.42 |
| 48. 2A | 14,687.75 | 14.21% | 71,441,965 | 15.24% | 4,864.05 |
| 49. 3A1 | 9,599.34 | 9.29% | 39,795,840 | 8.49% | 4,145.69 |
| 50. 3A | 18,173.20 | 17.58% | 74,197,005 | 15.83% | 4,082.77 |
| 51. 4A1 | 13,992.23 | 13.54% | 57,292,215 | 12.22% | 4,094.57 |
| 52. 4A | 2,687.03 | 2.60% | 10,732,935 | 2.29% | 3,994.35 |
| 53. Total | 103,352.81 | 100.00% | 468,679,145 | 100.00% | 4,534.75 |
| Dry | | | | | |
| 54. 1D1 | 82.68 | 0.31% | 155,020 | 0.31% | 1,874.94 |
| 55. 1D | 7,420.80 | 27.89% | 13,914,375 | 27.89% | 1,875.05 |
| 56. 2D1 | 2,052.47 | 7.71% | 3,848,550 | 7.71% | 1,875.08 |
| 57. 2D | 3,757.98 | 14.12% | 7,046,515 | 14.12% | 1,875.08 |
| 58. 3D1 | 2,991.88 | 11.24% | 5,609,945 | 11.24% | 1,875.06 |
| 59. 3D | 4,445.06 | 16.70% | 8,334,745 | 16.71% | 1,875.06 |
| 60. 4D1 | 5,004.85 | 18.81% | 9,384,430 | 18.81% | 1,875.07 |
| 61. 4D | 854.56 | 3.21% | 1,599,750 | 3.21% | 1,872.02 |
| 62. Total | 26,610.28 | 100.00% | 49,893,330 | 100.00% | 1,874.96 |
| Grass | | | | | |
| 63. 1G1 | 199.39 | 0.29% | 239,275 | 0.33% | 1,200.04 |
| 64. 1G | 1,583.68 | 2.29% | 1,900,425 | 2.64% | 1,200.01 |
| 65. 2G1 | 1,452.18 | 2.10% | 1,742,610 | 2.42% | 1,200.00 |
| 66. 2G | 3,761.00 | 5.44% | 4,513,200 | 6.28% | 1,200.00 |
| 67. 3G1 | 1,146.77 | 1.66% | 1,376,135 | 1.91% | 1,200.01 |
| 68. 3G | 30,360.80 | 43.89% | 31,119,950 | 43.29% | 1,025.00 |
| 69. 4G1 | 16,094.61 | 23.27% | 16,497,065 | 22.95% | 1,025.01 |
| 70. 4G | 14,573.89 | 21.07% | 14,493,505 | 20.16% | 994.48 |
| 71. Total | 69,172.32 | 100.00% | 71,882,165 | 100.00% | 1,039.18 |
| Irrigated Total | | | | | |
| Irrigated Total | 103,352.81 | 47.15% | 468,679,145 | 76.40% | 4,534.75 |
| Dry Total | | | | | |
| Dry Total | 26,610.28 | 12.14% | 49,893,330 | 8.13% | 1,874.96 |
| Grass Total | | | | | |
| Grass Total | 69,172.32 | 31.55% | 71,882,165 | 11.72% | 1,039.18 |
| 72. Waste | 24.05 | 0.01% | 8,060 | 0.00% | 335.14 |
| 73. Other | 20,059.21 | 9.15% | 22,971,790 | 3.74% | 1,145.20 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 219,218.67 | 100.00% | 613,434,490 | 100.00% | 2,798.28 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 465.61 | 1.34% | 1,164,025 | 1.35% | 2,500.00 |
| 46. 1A | 6,518.75 | 18.77% | 16,296,875 | 18.85% | 2,500.00 |
| 47. 2A1 | 3,573.56 | 10.29% | 8,831,980 | 10.21% | 2,471.48 |
| 48. 2A | 4,798.40 | 13.81% | 11,996,000 | 13.87% | 2,500.00 |
| 49. 3A1 | 2,219.03 | 6.39% | 5,547,575 | 6.42% | 2,500.00 |
| 50. 3A | 3,150.34 | 9.07% | 7,757,010 | 8.97% | 2,462.28 |
| 51. 4A1 | 2,173.67 | 6.26% | 5,412,655 | 6.26% | 2,490.10 |
| 52. 4A | 11,834.91 | 34.07% | 29,458,740 | 34.07% | 2,489.14 |
| 53. Total | 34,734.27 | 100.00% | 86,464,860 | 100.00% | 2,489.32 |
| Dry | | | | | |
| 54. 1D1 | 181.27 | 1.13% | 244,720 | 1.13% | 1,350.03 |
| 55. 1D | 3,765.08 | 23.42% | 5,082,885 | 23.42% | 1,350.01 |
| 56. 2D1 | 1,652.49 | 10.28% | 2,230,920 | 10.28% | 1,350.04 |
| 57. 2D | 2,306.99 | 14.35% | 3,114,535 | 14.35% | 1,350.04 |
| 58. 3D1 | 2,158.59 | 13.43% | 2,914,155 | 13.43% | 1,350.03 |
| 59. 3D | 1,568.10 | 9.76% | 2,116,935 | 9.76% | 1,350.00 |
| 60. 4D1 | 1,652.74 | 10.28% | 2,231,275 | 10.28% | 1,350.05 |
| 61. 4D | 2,788.58 | 17.35% | 3,764,665 | 17.35% | 1,350.03 |
| 62. Total | 16,073.84 | 100.00% | 21,700,090 | 100.00% | 1,350.03 |
| Grass | | | | | |
| 63. 1G1 | 30.70 | 0.01% | 16,120 | 0.01% | 525.08 |
| 64. 1G | 1,348.42 | 0.26% | 707,955 | 0.29% | 525.03 |
| 65. 2G1 | 2,597.68 | 0.50% | 1,363,825 | 0.56% | 525.02 |
| 66. 2G | 3,564.31 | 0.68% | 1,871,270 | 0.77% | 525.00 |
| 67. 3G1 | 799.33 | 0.15% | 419,665 | 0.17% | 525.02 |
| 68. 3G | 20,090.25 | 3.84% | 9,342,000 | 3.83% | 465.00 |
| 69. 4G1 | 6,756.52 | 1.29% | 3,141,755 | 1.29% | 465.00 |
| 70. 4G | 488,370.30 | 93.28% | 226,780,555 | 93.08% | 464.36 |
| 71. Total | 523,557.51 | 100.00% | 243,643,145 | 100.00% | 465.36 |
| Irrigated Total | | | | | |
| | 34,734.27 | 6.04% | 86,464,860 | 24.54% | 2,489.32 |
| Dry Total | | | | | |
| | 16,073.84 | 2.80% | 21,700,090 | 6.16% | 1,350.03 |
| Grass Total | | | | | |
| | 523,557.51 | 91.11% | 243,643,145 | 69.16% | 465.36 |
| 72. Waste | 3.68 | 0.00% | 1,235 | 0.00% | 335.60 |
| 73. Other | 252.04 | 0.04% | 493,770 | 0.14% | 1,959.09 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 574,621.34 | 100.00% | 352,303,100 | 100.00% | 613.10 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 9,628.23 | 10.07% | 37,951,295 | 10.03% | 3,941.67 |
| 47. 2A1 | 6,629.14 | 6.94% | 26,450,335 | 6.99% | 3,990.01 |
| 48. 2A | 7,148.46 | 7.48% | 28,522,400 | 7.54% | 3,990.01 |
| 49. 3A1 | 4,799.32 | 5.02% | 19,131,750 | 5.05% | 3,986.35 |
| 50. 3A | 9,798.47 | 10.25% | 37,784,675 | 9.98% | 3,856.18 |
| 51. 4A1 | 55,371.36 | 57.93% | 219,998,510 | 58.12% | 3,973.15 |
| 52. 4A | 2,204.32 | 2.31% | 8,660,250 | 2.29% | 3,928.76 |
| 53. Total | 95,579.30 | 100.00% | 378,499,215 | 100.00% | 3,960.05 |
| Dry | | | | | |
| 54. 1D1 | 27.52 | 0.08% | 39,350 | 0.08% | 1,429.87 |
| 55. 1D | 8,826.58 | 25.49% | 12,622,015 | 25.49% | 1,430.00 |
| 56. 2D1 | 4,102.80 | 11.85% | 5,867,055 | 11.85% | 1,430.01 |
| 57. 2D | 4,299.64 | 12.42% | 6,148,455 | 12.42% | 1,429.99 |
| 58. 3D1 | 5,777.52 | 16.68% | 8,261,870 | 16.68% | 1,430.00 |
| 59. 3D | 2,299.94 | 6.64% | 3,288,935 | 6.64% | 1,430.01 |
| 60. 4D1 | 7,643.49 | 22.07% | 10,930,235 | 22.07% | 1,430.01 |
| 61. 4D | 1,650.59 | 4.77% | 2,360,350 | 4.77% | 1,430.00 |
| 62. Total | 34,628.08 | 100.00% | 49,518,265 | 100.00% | 1,430.00 |
| Grass | | | | | |
| 63. 1G1 | 12.17 | 0.00% | 8,760 | 0.00% | 719.80 |
| 64. 1G | 1,764.42 | 0.56% | 1,270,385 | 0.64% | 720.00 |
| 65. 2G1 | 3,704.85 | 1.18% | 2,667,430 | 1.33% | 719.98 |
| 66. 2G | 5,365.78 | 1.71% | 3,863,390 | 1.93% | 720.01 |
| 67. 3G1 | 1,587.89 | 0.51% | 1,143,305 | 0.57% | 720.02 |
| 68. 3G | 20,270.41 | 6.47% | 12,871,775 | 6.44% | 635.00 |
| 69. 4G1 | 259,426.71 | 82.83% | 164,736,065 | 82.45% | 635.00 |
| 70. 4G | 21,083.30 | 6.73% | 13,247,745 | 6.63% | 628.35 |
| 71. Total | 313,215.53 | 100.00% | 199,808,855 | 100.00% | 637.93 |
| Irrigated Total | | | | | |
| | 95,579.30 | 21.50% | 378,499,215 | 60.12% | 3,960.05 |
| Dry Total | | | | | |
| | 34,628.08 | 7.79% | 49,518,265 | 7.86% | 1,430.00 |
| Grass Total | | | | | |
| | 313,215.53 | 70.45% | 199,808,855 | 31.73% | 637.93 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 1,196.44 | 0.27% | 1,794,660 | 0.29% | 1,500.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 444,619.35 | 100.00% | 629,620,995 | 100.00% | 1,416.09 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 104.35 | 1.23% | 295,830 | 1.27% | 2,834.98 |
| 46. 1A | 4,087.69 | 48.05% | 11,503,755 | 49.25% | 2,814.24 |
| 47. 2A1 | 659.03 | 7.75% | 1,687,650 | 7.22% | 2,560.81 |
| 48. 2A | 672.05 | 7.90% | 1,905,280 | 8.16% | 2,835.03 |
| 49. 3A1 | 1,380.80 | 16.23% | 3,802,350 | 16.28% | 2,753.73 |
| 50. 3A | 66.74 | 0.78% | 189,200 | 0.81% | 2,834.88 |
| 51. 4A1 | 1,089.13 | 12.80% | 2,782,180 | 11.91% | 2,554.50 |
| 52. 4A | 446.50 | 5.25% | 1,193,670 | 5.11% | 2,673.39 |
| 53. Total | 8,506.29 | 100.00% | 23,359,915 | 100.00% | 2,746.19 |
| Dry | | | | | |
| 54. 1D1 | 239.04 | 1.13% | 310,755 | 1.13% | 1,300.01 |
| 55. 1D | 9,694.33 | 45.79% | 12,602,605 | 45.79% | 1,300.00 |
| 56. 2D1 | 1,555.40 | 7.35% | 2,022,065 | 7.35% | 1,300.03 |
| 57. 2D | 501.22 | 2.37% | 651,600 | 2.37% | 1,300.03 |
| 58. 3D1 | 5,429.32 | 25.64% | 7,058,125 | 25.64% | 1,300.00 |
| 59. 3D | 50.68 | 0.24% | 65,885 | 0.24% | 1,300.02 |
| 60. 4D1 | 2,104.35 | 9.94% | 2,735,655 | 9.94% | 1,300.00 |
| 61. 4D | 1,597.71 | 7.55% | 2,076,985 | 7.55% | 1,299.98 |
| 62. Total | 21,172.05 | 100.00% | 27,523,675 | 100.00% | 1,300.00 |
| Grass | | | | | |
| 63. 1G1 | 111.58 | 0.04% | 66,945 | 0.04% | 599.97 |
| 64. 1G | 6,878.10 | 2.40% | 4,126,875 | 2.69% | 600.00 |
| 65. 2G1 | 9,206.35 | 3.22% | 5,523,800 | 3.60% | 600.00 |
| 66. 2G | 2,063.79 | 0.72% | 1,238,305 | 0.81% | 600.02 |
| 67. 3G1 | 7,237.67 | 2.53% | 4,342,615 | 2.83% | 600.00 |
| 68. 3G | 478.45 | 0.17% | 253,575 | 0.17% | 529.99 |
| 69. 4G1 | 9,686.11 | 3.39% | 5,133,595 | 3.35% | 530.00 |
| 70. 4G | 250,468.07 | 87.54% | 132,711,290 | 86.51% | 529.85 |
| 71. Total | 286,130.12 | 100.00% | 153,397,000 | 100.00% | 536.11 |
| Irrigated Total | | | | | |
| | 8,506.29 | 2.69% | 23,359,915 | 11.43% | 2,746.19 |
| Dry Total | | | | | |
| | 21,172.05 | 6.70% | 27,523,675 | 13.46% | 1,300.00 |
| Grass Total | | | | | |
| | 286,130.12 | 90.57% | 153,397,000 | 75.04% | 536.11 |
| 72. Waste | 11.02 | 0.00% | 3,690 | 0.00% | 334.85 |
| 73. Other | 98.58 | 0.03% | 147,870 | 0.07% | 1,500.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 315,918.06 | 100.00% | 204,432,150 | 100.00% | 647.10 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|--------------|---------------|------------------|--------------------|---------------------|----------------------|---------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 10.87 | 46,290 | 16,169.02 | 70,671,960 | 225,992.78 | 886,284,885 | 242,172.67 | 957,003,135 |
| 77. Dry Land | 0.00 | 0 | 2,942.20 | 5,363,905 | 95,542.05 | 143,271,455 | 98,484.25 | 148,635,360 |
| 78. Grass | 0.00 | 0 | 26,278.44 | 20,601,220 | 1,165,797.04 | 648,129,945 | 1,192,075.48 | 668,731,165 |
| 79. Waste | 0.00 | 0 | 12.62 | 4,230 | 26.13 | 8,755 | 38.75 | 12,985 |
| 80. Other | 0.00 | 0 | 3,756.31 | 4,389,125 | 17,849.96 | 21,018,965 | 21,606.27 | 25,408,090 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 10.87 | 46,290 | 49,158.59 | 101,030,440 | 1,505,207.96 | 1,698,714,005 | 1,554,377.42 | 1,799,790,735 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|---------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 242,172.67 | 15.58% | 957,003,135 | 53.17% | 3,951.74 |
| Dry Land | 98,484.25 | 6.34% | 148,635,360 | 8.26% | 1,509.23 |
| Grass | 1,192,075.48 | 76.69% | 668,731,165 | 37.16% | 560.98 |
| Waste | 38.75 | 0.00% | 12,985 | 0.00% | 335.10 |
| Other | 21,606.27 | 1.39% | 25,408,090 | 1.41% | 1,175.96 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 1,554,377.42 | 100.00% | 1,799,790,735 | 100.00% | 1,157.89 |

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 Lake | 32 | 112,455 | 485 | 453,400 | 485 | 105,653,935 | 517 | 106,219,790 | 1,686,110 |
| 83.2 M,W,B,W,D | 305 | 741,020 | 559 | 2,413,530 | 559 | 27,439,605 | 864 | 30,594,155 | 296,065 |
| 83.3 North NP | 262 | 1,520,915 | 2,002 | 12,843,115 | 2,002 | 98,694,065 | 2,264 | 113,058,095 | 434,720 |
| 83.4 Rural Res | 666 | 24,267,625 | 1,827 | 44,515,705 | 1,827 | 295,295,635 | 2,493 | 364,078,965 | 4,300,693 |
| 83.5 S, H | 137 | 1,293,195 | 835 | 7,585,645 | 835 | 76,338,375 | 972 | 85,217,215 | 1,365,190 |
| 83.6 South NP | 354 | 5,514,795 | 6,644 | 74,172,530 | 6,644 | 657,286,540 | 6,998 | 736,973,865 | 4,590,221 |
| 83.7 Sub Res | 110 | 5,623,450 | 410 | 9,999,045 | 410 | 66,618,760 | 520 | 82,241,255 | 595,830 |
| 84 Residential Total | 1,866 | 39,073,455 | 12,762 | 151,982,970 | 12,762 | 1,327,326,915 | 14,628 | 1,518,383,340 | 13,268,829 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Lake | 0 | 0 | 10 | 0 | 10 | 1,429,705 | 10 | 1,429,705 | 0 |
| 85.2 | M,W,B,W,D | 22 | 77,475 | 85 | 375,475 | 85 | 3,412,065 | 107 | 3,865,015 | 144,530 |
| 85.3 | North Platte | 196 | 22,481,730 | 1,081 | 82,754,945 | 1,081 | 385,338,885 | 1,277 | 490,575,560 | 21,949,020 |
| 85.4 | Rural Com | 23 | 777,820 | 68 | 1,601,290 | 68 | 21,227,008 | 91 | 23,606,118 | 1,675,535 |
| 85.5 | S,H | 14 | 75,885 | 88 | 991,545 | 88 | 11,011,510 | 102 | 12,078,940 | 815,325 |
| 85.6 | Sub Com | 15 | 1,513,105 | 33 | 1,670,840 | 33 | 6,227,756 | 48 | 9,411,701 | 42,005 |
| 86 | Commercial Total | 270 | 24,926,015 | 1,365 | 87,394,095 | 1,365 | 428,646,929 | 1,635 | 540,967,039 | 24,626,415 |

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 | 199.39 | 0.29% | 239,275 | 0.33% | 1,200.04 |
| 88. 1G | 1,583.68 | 2.29% | 1,900,425 | 2.64% | 1,200.01 |
| 89. 2G1 | 1,452.18 | 2.10% | 1,742,610 | 2.42% | 1,200.00 |
| 90. 2G | 3,761.00 | 5.44% | 4,513,200 | 6.28% | 1,200.00 |
| 91. 3G1 | 1,146.77 | 1.66% | 1,376,135 | 1.91% | 1,200.01 |
| 92. 3G | 30,360.80 | 43.89% | 31,119,950 | 43.29% | 1,025.00 |
| 93. 4G1 | 16,094.61 | 23.27% | 16,497,065 | 22.95% | 1,025.01 |
| 94. 4G | 14,573.89 | 21.07% | 14,493,505 | 20.16% | 994.48 |
| 95. Total | 69,172.32 | 100.00% | 71,882,165 | 100.00% | 1,039.18 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 69,172.32 | 100.00% | 71,882,165 | 100.00% | 1,039.18 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 69,172.32 | 100.00% | 71,882,165 | 100.00% | 1,039.18 |

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1 | 30.70 | 0.01% | 16,120 | 0.01% | 525.08 |
| 88. 1G | 1,348.42 | 0.26% | 707,955 | 0.29% | 525.03 |
| 89. 2G1 | 2,597.68 | 0.50% | 1,363,825 | 0.56% | 525.02 |
| 90. 2G | 3,564.31 | 0.68% | 1,871,270 | 0.77% | 525.00 |
| 91. 3G1 | 799.33 | 0.15% | 419,665 | 0.17% | 525.02 |
| 92. 3G | 20,090.25 | 3.84% | 9,342,000 | 3.83% | 465.00 |
| 93. 4G1 | 6,756.52 | 1.29% | 3,141,755 | 1.29% | 465.00 |
| 94. 4G | 488,370.30 | 93.28% | 226,780,555 | 93.08% | 464.36 |
| 95. Total | 523,557.51 | 100.00% | 243,643,145 | 100.00% | 465.36 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 523,557.51 | 100.00% | 243,643,145 | 100.00% | 465.36 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 523,557.51 | 100.00% | 243,643,145 | 100.00% | 465.36 |

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1 | 12.17 | 0.00% | 8,760 | 0.00% | 719.80 |
| 88. 1G | 1,764.42 | 0.56% | 1,270,385 | 0.64% | 720.00 |
| 89. 2G1 | 3,704.85 | 1.18% | 2,667,430 | 1.33% | 719.98 |
| 90. 2G | 5,365.78 | 1.71% | 3,863,390 | 1.93% | 720.01 |
| 91. 3G1 | 1,587.89 | 0.51% | 1,143,305 | 0.57% | 720.02 |
| 92. 3G | 20,270.41 | 6.47% | 12,871,775 | 6.44% | 635.00 |
| 93. 4G1 | 259,426.71 | 82.83% | 164,736,065 | 82.45% | 635.00 |
| 94. 4G | 21,083.30 | 6.73% | 13,247,745 | 6.63% | 628.35 |
| 95. Total | 313,215.53 | 100.00% | 199,808,855 | 100.00% | 637.93 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 313,215.53 | 100.00% | 199,808,855 | 100.00% | 637.93 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 313,215.53 | 100.00% | 199,808,855 | 100.00% | 637.93 |

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 4

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 87. 1G1 | 111.58 | 0.04% | 66,945 | 0.04% | 599.97 |
| 88. 1G | 6,878.10 | 2.40% | 4,126,875 | 2.69% | 600.00 |
| 89. 2G1 | 9,206.35 | 3.22% | 5,523,800 | 3.60% | 600.00 |
| 90. 2G | 2,063.79 | 0.72% | 1,238,305 | 0.81% | 600.02 |
| 91. 3G1 | 7,237.67 | 2.53% | 4,342,615 | 2.83% | 600.00 |
| 92. 3G | 478.45 | 0.17% | 253,575 | 0.17% | 529.99 |
| 93. 4G1 | 9,686.11 | 3.39% | 5,133,595 | 3.35% | 530.00 |
| 94. 4G | 250,468.07 | 87.54% | 132,711,290 | 86.51% | 529.85 |
| 95. Total | 286,130.12 | 100.00% | 153,397,000 | 100.00% | 536.11 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 286,130.12 | 100.00% | 153,397,000 | 100.00% | 536.11 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 286,130.12 | 100.00% | 153,397,000 | 100.00% | 536.11 |

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

56 Lincoln

| | 2015 CTL County Total | 2016 Form 45 County Total | Value Difference (2016 form 45 - 2015 CTL) | Percent Change | 2016 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 1,426,853,805 | 1,486,210,015 | 59,356,210 | 4.16% | 13,268,579 | 3.23% |
| 02. Recreational | 6,249,705 | 32,173,325 | 25,923,620 | 414.80% | 250 | 414.79% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 104,248,810 | 123,385,645 | 19,136,835 | 18.36% | 3,858,627 | 14.66% |
| 04. Total Residential (sum lines 1-3) | 1,537,352,320 | 1,641,768,985 | 104,416,665 | 6.79% | 17,127,456 | 5.68% |
| 05. Commercial | 512,975,291 | 536,902,529 | 23,927,238 | 4.66% | 24,626,415 | -0.14% |
| 06. Industrial | 4,023,130 | 4,064,510 | 41,380 | 1.03% | 0 | 1.03% |
| 07. Ag-Farmsite Land, Outbuildings | 35,647,925 | 47,184,090 | 11,536,165 | 32.36% | 2,024,175 | 26.68% |
| 08. Minerals | 184,020 | 47,590 | -136,430 | -74.14 | 0 | -74.14 |
| 09. Total Commercial (sum lines 5-8) | 552,830,366 | 588,198,719 | 35,368,353 | 6.40% | 26,650,590 | 1.58% |
| 10. Total Non-Agland Real Property | 2,090,182,686 | 2,229,967,704 | 139,785,018 | 6.69% | 43,778,046 | 4.59% |
| 11. Irrigated | 893,796,750 | 957,003,135 | 63,206,385 | 7.07% | | |
| 12. Dryland | 137,121,515 | 148,635,360 | 11,513,845 | 8.40% | | |
| 13. Grassland | 570,412,650 | 668,731,165 | 98,318,515 | 17.24% | | |
| 14. Wasteland | 14,795 | 12,985 | -1,810 | -12.23% | | |
| 15. Other Agland | 33,060,990 | 25,408,090 | -7,652,900 | -23.15% | | |
| 16. Total Agricultural Land | 1,634,406,700 | 1,799,790,735 | 165,384,035 | 10.12% | | |
| 17. Total Value of all Real Property (Locally Assessed) | 3,724,589,386 | 4,029,758,439 | 305,169,053 | 8.19% | 43,778,046 | 7.02% |

2016 Assessment Survey for Lincoln County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 2 2 2 |
| 3. | Other full-time employees: |
| | 8 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$ 526,925 |
| 7. | Adopted budget, or granted budget if different from above: |
| | same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$ 138,500 + (\$160 is paid for the contract with Pritchard & Abbott for mineral appraisal work) |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | Not applicable. |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$ 62,915 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$ 4,850 |
| 12. | Other miscellaneous funds: |
| | \$ 264,400 |
| 13. | Amount of last year's assessor's budget not used: |
| | \$ 21,442 |

B. Computer, Automation Information and GIS

| | |
|----|---|
| 1. | Administrative software: |
| | Orion |
| 2. | CAMA software: |
| | Orion |
| 3. | Are cadastral maps currently being used? |
| | The are still in the office to look back on for reference, but they are no longer being maintained. |
| 4. | If so, who maintains the Cadastral Maps? |
| | Not applicable. |
| 5. | Does the county have GIS software? |
| | Yes, GIS Workshop (ESRI/Arc View) |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes- www.lincoln.gisworkshop.com |
| 7. | Who maintains the GIS software and maps? |
| | GIS Workshop (full support) No longer have an in-house GIS Technician |
| 8. | Personal Property software: |
| | Orion |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | North Platte, Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet |
| 4. | When was zoning implemented? |
| | 1977 |

D. Contracted Services

| | |
|-----------|--|
| 1. | Appraisal Services: |
| | All appraisal work is completed in house. |
| 2. | GIS Services: |
| | GIS Workshop |
| 3. | Other services: |
| | Orion and Pritchard & Abbott for mineral appraisal work. |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | No (not currently but could in the near future) |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Not applicable. |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Not applicable. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Not applicable. |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Not applicable. |

2016 Residential Assessment Survey for Lincoln County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---|---------------------------|--|---|--|---|--|---|---|---|--|---|---|---|--|---|---|----|---|----|--------------------------------------|
| | All appraisal staff and three data collectors. | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The north side of town is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is, for the most part, lower quality smaller homes and inclusive of more manufactured homes. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2</td> <td style="padding: 5px;">Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The south side is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west of the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. Also, lot sizes for the most part are larger than on the north side of town.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">3</td> <td style="padding: 5px;">Suburban areas around the parameters of North Platte and Villages</td> </tr> <tr> <td style="text-align: center; padding: 5px;">4</td> <td style="padding: 5px;">Rural Residential include the acreages not within a legal boundary of a Village or City.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">5</td> <td style="padding: 5px;">Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. Jeffrey Lake south of the Village of Brady is also included in this grouping. These are residential properties on Lake Maloney that sit on leased land.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">6</td> <td style="padding: 5px;">This valuation grouping includes the villages of Sutherland and Hershey. Sutherland is the second village west of North Platte on I-80 and the market is different within its own amenities. Hershey is the first village west of North Platte on I-80. It serves as housing for some work force in the North Platte area and has similar economics to Sutherland.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">8</td> <td style="padding: 5px;">This valuation grouping includes the villages of Maxwell, Wallace, Brady, Wellfleet and Dickens. These villages experience similar economic conditions despite their location or uniqueness. Maxwell is located east of North Platte along I-80 with separate amenities and physical characteristics. Wallace is located southwest of North Platte on highway 25 and is not attractive for commuting into the city due to its proximity. Brady serves its own residents with a small town atmosphere. Wellfleet is the smallest village in Lincoln County without a school, and it located south on highway 83 between North Platte and Maywood in Frontier County.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">12</td> <td style="padding: 5px;">Rural Recreational - used for recreation only and not considered lake properties or rural acreages.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">AG</td> <td style="padding: 5px;">Agricultural homes and outbuildings.</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 1 | Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The north side of town is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. 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Also, lot sizes for the most part are larger than on the north side of town. | 3 | Suburban areas around the parameters of North Platte and Villages | 4 | Rural Residential include the acreages not within a legal boundary of a Village or City. | 5 | Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. Jeffrey Lake south of the Village of Brady is also included in this grouping. These are residential properties on Lake Maloney that sit on leased land. | 6 | This valuation grouping includes the villages of Sutherland and Hershey. Sutherland is the second village west of North Platte on I-80 and the market is different within its own amenities. Hershey is the first village west of North Platte on I-80. It serves as housing for some work force in the North Platte area and has similar economics to Sutherland. | 8 | This valuation grouping includes the villages of Maxwell, Wallace, Brady, Wellfleet and Dickens. 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| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | |
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| 2 | Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The south side is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west of the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. Also, lot sizes for the most part are larger than on the north side of town. | | | | | | | | | | | | | | | | | | | | |
| 3 | Suburban areas around the parameters of North Platte and Villages | | | | | | | | | | | | | | | | | | | | |
| 4 | Rural Residential include the acreages not within a legal boundary of a Village or City. | | | | | | | | | | | | | | | | | | | | |
| 5 | Lake Maloney includes Prairie Lake, Mill Isle and Frontier Resort Boat Clubs. Jeffrey Lake south of the Village of Brady is also included in this grouping. These are residential properties on Lake Maloney that sit on leased land. | | | | | | | | | | | | | | | | | | | | |
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| 12 | Rural Recreational - used for recreation only and not considered lake properties or rural acreages. | | | | | | | | | | | | | | | | | | | | |
| AG | Agricultural homes and outbuildings. | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |

Cost Approach to Value is the most commonly used approach which takes into account the Land Value and Improvement Value to estimate Total Market Value. With the new Orion program, it does have capabilities to do the Sales Comparison and Income Approaches to value however; the Sales Comparison Approach needs to be refined and we need to gain more knowledge on how the MRA selects adjustments. Maybe several years down the road, we may switch to the Sales Comparison Approach but much research must be conducted before we will solely rely on this approach to value. We also have very limited data to develop an accurate Gross Rent Multiplier for an Income Approach to value on duplexes. Due to statutes stating that anything with 3 or more families should be considered commercial, any triplexes will be revalued as commercial going forward.

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

A new depreciation table was developed for Valuation Groupings 01 and 02 for the 2014 assessment year. New depreciation schedules were developed for Valuation Groupings 06 and 08 for 2015. For 2016, valuation groupings 03 and 04 were revalued and new depreciation tables were developed. With the 2016 review, all of the residential parcels will have been reviewed.

5. Are individual depreciation tables developed for each valuation grouping?

Since the move to the new Orion system, our capability to have multiple depreciation schedules is now available. We plan to have multiple depreciation schedules for different Valuation Groupings and will be developing these as we move through the 6-year physical inspection and review process.

6. Describe the methodology used to determine the residential lot values?

The Sales Comparison Approach was used as much as possible as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land.

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Prior to 2015, we were doing a discounted lot value for properties held for sale or resale in developmental areas. But due to clarifications in the law, these have all been removed unless a Form 191 is filed. At that time the income approach will be utilized, including the use of a discounted cash-flow analysis, to arrive at a value.

| <u>Valuation Grouping</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 | 2014 | Sept 2015 | 2014 | 2013-2014 |
| 2 | 2014 | Sept 2015 | 2014 | 2012 |
| 3 | 2015 | Sept 2015 | 2015 | 2015 |
| 4 | 2015 | Sept 2015 | 2015 | 2015 |
| 5 | 2012 | Sept 2015 | 2012 | 2012 |
| 6 | 2015 | Sept 2015 | 2015 | 2015 |
| 8 | 2015 | Sept 2015 | 2015 | 2015 |
| 12 | 2015 | Sept 2015 | 2015 | 2015 |
| AG | 2015 | Sept 205 | 2015 | 2015 |

2016 Commercial Assessment Survey for Lincoln County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---|---------------------------|--|---|--|---|---|---|--|---|--|---|--|---|--|---|--|----|---|----|--|
| | All appraisal staff and five data entry staff. | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</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>Within the City of North Platte the commercial market is considerable in size and shows a large decline in the small Villages.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>The suburban corridors connect the traffic into the City and along each highway and Interstate.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural areas where they are not within urban jurisdictions.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Sutherland Village limits with small village commercial parcels.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Hershey Village limits with amenities close to North Platte.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Maxwell Village limits with different amenities.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Wallace Village commercial parcels located approximately 45 miles from North Platte.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Brady Village limite with different amenitieis.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Wellfleet commercials which are very limited due to size of Village.</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 1 | Within the City of North Platte the commercial market is considerable in size and shows a large decline in the small Villages. | 3 | The suburban corridors connect the traffic into the City and along each highway and Interstate. | 4 | The rural areas where they are not within urban jurisdictions. | 6 | Sutherland Village limits with small village commercial parcels. | 7 | Hershey Village limits with amenities close to North Platte. | 8 | Maxwell Village limits with different amenities. | 9 | Wallace Village commercial parcels located approximately 45 miles from North Platte. | 10 | Brady Village limite with different amenitieis. | 11 | Wellfleet commercials which are very limited due to size of Village. |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | |
| 1 | Within the City of North Platte the commercial market is considerable in size and shows a large decline in the small Villages. | | | | | | | | | | | | | | | | | | | | |
| 3 | The suburban corridors connect the traffic into the City and along each highway and Interstate. | | | | | | | | | | | | | | | | | | | | |
| 4 | The rural areas where they are not within urban jurisdictions. | | | | | | | | | | | | | | | | | | | | |
| 6 | Sutherland Village limits with small village commercial parcels. | | | | | | | | | | | | | | | | | | | | |
| 7 | Hershey Village limits with amenities close to North Platte. | | | | | | | | | | | | | | | | | | | | |
| 8 | Maxwell Village limits with different amenities. | | | | | | | | | | | | | | | | | | | | |
| 9 | Wallace Village commercial parcels located approximately 45 miles from North Platte. | | | | | | | | | | | | | | | | | | | | |
| 10 | Brady Village limite with different amenitieis. | | | | | | | | | | | | | | | | | | | | |
| 11 | Wellfleet commercials which are very limited due to size of Village. | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | | | | | | | | |
| | The Cost Approach is the most commonly used method of valuing commercial properties however, when available we also use the Income Approach. Sales Comparison Approach is used to help value unsold properties with the Cost Approach. With the implementation of the new Orion system, there are multiple capabilities for the Income Approach and we hope to take advantage of these when we do the commercial property review. | | | | | | | | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | | | | | | | | |
| | Unique commercial properties usually do not have comparable sales so a Cost Approach is performed as well as an Income Approach if income producing. Then a correlation of value using both the Cost and Income approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties. | | | | | | | | | | | | | | | | | | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | | | | | | | |
| | The county studied the Marshall & Swift depreciation tables and found that they were compatible to use. When we complete the next physical inspection and review of all commercial properties, this will be checked again. | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | |
| | Not at this time but now that we have the capability to have multiple depreciation schedules, we may develop other schedules for some of the villages if necessary. | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|----|--|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 6. | Describe the methodology used to determine the commercial lot values. | | | | |
| | The Sales Comparison Approach was used as much as possible however, in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land. | | | | |
| 7. | <u>Valuation Grouping</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 | July 2012 | Sept 2015 | 2010 | 2015 |
| | 3 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 4 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 6 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 7 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 8 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 9 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 10 | July 2012 | Sept 2015 | 2009 | 2015 |
| | 11 | July 2012 | Sept 2015 | 2009 | 2015 |

2016 Agricultural Assessment Survey for Lincoln County

| 1. | Valuation data collection done by: | | | | | | | | | | |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|---|---|--------------|---|--|--------------|
| | Appraisal staff and occasionally assisted by the appraisal data entry clerks and former appraisal data entry clerks. | | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">1</td> <td>Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability.</td> <td style="vertical-align: top;">2014 imagery</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.</td> <td style="vertical-align: top;">2014 imagery</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability. | 2014 imagery | 2 | Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations. | 2014 imagery |
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| | | |
|---|--|--------------|
| 3 | <p>Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.</p> | 2014 imagery |
| 4 | <p>Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.</p> | 2014 imagery |

2014 aerial imagery from the FSA was used by GIS Workshop and uploaded to our GIS website. All Market Areas were reviewed with this imagery for 2016. The unimproved parcels' aerial imagery was visually inspected to look for any changes or improvements. The improved parcels were physically inspected with new photos of all improvements taken. These Market Areas will continually be monitored using the most current imagery we have available to us. We have also been working closely with the Twin Platte NRD to be sure our irrigated acres coincide with theirs in all Market Areas.

3. Describe the process used to determine and monitor market areas.

Class or subclass includes, but not limited to, the classifications of agricultural land defined in sections 77-1359 and 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics. Also a good understanding of Title 350 Chapter 14 Agricultural and Horticultural Land Assessment Regulations; specifically REG-14-002.01 and 14-002.07 through 14-002.56 definitions of soil types and their uses and REG-14-003 Areas defining the 8 land areas outlining the geographical formations, soils parent materials, topographic regions, growing seasons, frost-free days, average rainfall, predominant land uses, typical farming and ranching practices and typical crops located in each Land Area.

4. Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.

| | |
|---|--|
| | <p>Generally rural residential acreages are those parcels that do not meet the definition or criteria for agricultural and horticultural land. These acreages are found scattered intermittently throughout Lincoln County. However, most of the parcels are located closer to urban areas and the land use was primarily grass or pasture. The demand for these acreages has been and continues to be high. Many people are attracted to these rural sites that afford them the opportunity to build a home and/or appropriate outbuildings and live the “country” lifestyle of their choosing. This generally involves livestock which is predominately horses. These parcels may have some agricultural uses, however they are not considered to be viable commercial agricultural or horticultural operations. Thus the value at their highest and best use is as rural residential acreages. The method of value is the sales comparison approach.</p> <p>The majority of these acreages are easily defined but some are not and require considerable thought and discussion with others and one’s self. Educated judgment is the basis for all appraisals and the appraiser’s judgment is paramount in the decision making process for valuing these parcels.</p> <p>Recreational land as defined in Regulation Chapter 10 001.05E means all parcels of real property predominately used or intended to be used for diversion, entertainment and relaxation on an occasional basis. This would include, but is not limited to, fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment. This class is zoned A-1 Agricultural by Lincoln County zoning laws and is generally located in the flood plain. Recreational lands have capability class VIII soils that preclude their use as agricultural land and restrict their use to recreation, wildlife, water supply or to esthetic purposes. The highest and best use for recreational lands is its current use, recreational and wildlife habitat.</p> |
| <p>5.</p> | <p>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</p> |
| | <p>Farm home sites are usually not more than 1 acre and rural residential home sites are more than 10 acres which complies with the zoning regulations of Lincoln County Zoning Regulations. 11 rural neighborhoods have been established by the county appraisers based on sales of improved land in the county. Either site is valued according to the per acre rate established using sales of unimproved land in each neighborhood and adjustments made for + or – base acres.</p> <p>Farm home sites and rural residential home sites are valued according to size and location in each of 11 rural neighborhoods. The farther from urban areas the parcel is located, the lower the value per acre. The reason being; longer commutes to work, shopping, schools, entertainment, medical care, and gravel roads just to name a few.</p> |
| <p>6.</p> | <p>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</p> |
| | <p>Lincoln County currently only has 4 parcels that contain WRP land. We have some accretion ground and some ag land in WRP. We have had a couple sales. We were able to use the sales comparison approach and decided we needed separate values for the accretion WRP and the ag land WRP and implemented these value changes for 2013 and are still currently using them.</p> |
| <p><u>If your county has special value applications, please answer the following</u></p> | |
| <p>7a.</p> | <p>How many special valuation applications are on file?</p> |
| | <p>336</p> |
| <p>7b.</p> | <p>What process was used to determine if non-agricultural influences exist in the county?</p> |
| | |

| | |
|------------|---|
| | <p>All sales throughout the county are reviewed monthly. During this sales verification process, there are several factors that are examined which include, but are not limited to, sale price and price per acre, size of parcel, how the property was advertised, manner of sale, use of the property and intent of purchase. We send out both buyer and seller letters and may contact either or both or any other related party to verify information as well as a physical inspection of the property is scheduled if deemed necessary. Anything out of the ordinary will cause further examination of the sale as well as review of other sales in the same area for major differences. When differences are found, this would usually indicate non-agricultural influences of which we would watch for other similar situations to see if it becomes a major influence within that market area</p> |
| | <p><u>If your county recognizes a special value, please answer the following</u></p> |
| 7c. | <p>Describe the non-agricultural influences recognized within the county.</p> |
| | <p>Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.</p> |
| 7d. | <p>Where is the influenced area located within the county?</p> |
| | <p>Mainly along the North Platte & South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.</p> |
| 7e. | <p>Describe in detail how the special values were arrived at in the influenced area(s).</p> |
| | <p>An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.</p> |

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2015

SS 77-1311.02 requires the county assessor shall prepare a plan of assessment that describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall describe the actions necessary to achieve the levels required by state law and the resources needed to complete those actions. This plan should be completed by June 1; presented to the county board by July 31 and a copy and any amendments mailed to the Department of Revenue by October 31 of each year. SS 77-1311.03 states that all parcels of real property in the county will be inspected and reviewed no less than every six years.

For purposes of this report, Lincoln County uses the following definitions of assessments from “Property Appraisal and Assessment Administration”

- Assessment review: the reexamination of assessments by a governmental agency that has the authority to alter individual assessments on its own motion.
- Reappraisal: the mass appraisal of all property within an assessment jurisdiction accomplished within or at the beginning of a reappraisal cycle (reevaluation of reassessment).
- Updates: annual adjustments applied to properties between reappraisals.

RESIDENTIAL

North Platte and the surrounding villages are experiencing a decrease in sales although the sales prices are steady. This area has not experienced the major decline in the housing market but there has been some effect with more foreclosures occurring and longer marketing times. Demand for vacant and improved parcels has slowed but remains steady.

For the March 19th, 2015, certification, all villages had a physical inspection and review done. The lakes were desk reviewed and leasehold adjustments were made in areas that the sales ratio showed an adjustment was necessary. This included Jeffrey Lake, Mill Isle, and Prairie Lake. The city of North Platte was also finally finished and all residential parcels are currently using the same cost tables throughout the whole city; 2nd Quarter 2012.

For the 2017 assessment year, the North Side of North Platte will need to be physically inspected and reviewed. It was last inspected in 2011. It will be done by two on staff appraisers Angie and Henry. There are approximately 2300 parcels on the North Side. Angie may be able to start on her South Side review and inspections when she finishes her North Side parcels. The third appraiser, Charity, will begin on the South Side review and inspections of her areas, S-4 and S-5, which were last inspected in 2012. These two areas contain approximately 2650 parcels and will probably require this review to carry into 2018.

For the 2018 assessment year, Charity will finish her S-4 and S-5 areas and also physically review and inspect S-1, S-10, S-11, & S-12 containing roughly another 770 parcels which were last inspected in 2014. Henry will finish his South Side physical inspection and review of S-8 and S-9 containing approximately 1355 parcels. These areas were last physically inspected in 2014. Angie will finish her South Side review of her areas; S-2, S-3, S-6, and S-7 containing approximately 2355 parcels, all of which were last inspected in 2012 except for S-3 which was last physically inspected in 2014.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

COMMERCIAL

The last reappraisal of the commercial class of property located in Lincoln County was completed in 2010. Sales are reviewed and adjustments to commercial properties were made as needed for 2015.

With the implementation of the new Orion system, the Marshall and Swift Commercial Manual was updated to July 2012, and will be utilized to develop the cost approach. Income and expense statements will be requested from all appropriate commercial property owners to assist in developing the income approach where applicable.

Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2016, 2017, and 2018.

A physical review of all Commercial properties beginning in the city of North Platte, the villages, and then the rural commercial properties will be done for 2016. There are approximately 1300 parcels to review. We have two office staff members that have had some classroom training and have lots of experience on data entry and pick up work that will be assisting our three on staff appraisers in this review. Our plan is to have them physically inspect all the commercial property and take new photos as well as take notes of any new, removed, or remodeled structures. If an appraiser then needs to go on site to further review or to pick up a new building, then one will be sent out on to that parcel's site.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

All improved properties located in the rural areas are planned to be re-appraised for 2016 with the physical reviews and inspections also being done. The three appraisers will be doing the physical reviews and inspections on the Suburban, Rural Residential, and all the Improved Agricultural parcels for 2016. There are approximately 2860 improved Suburban & Rural Residential parcels and 1350 improved Agricultural parcels for a total of approximately 4210 parcels to be physically inspected by March 19th, 2016. The Suburban and Rural residential properties did not fall within an acceptable range of value based on the market for 2015, therefore causing a TERC ordered adjustment to these two subclasses of property. For 2016 these suburban and rural residential and improved agricultural parcels will be updated to the June, 2012, costing tables to be equalized with the city of North Platte and the villages. Our former GIS Technician visually inspected all Agricultural parcels beginning in 2012 and finished up in 2014 using 2012 GIS Workshop aerial imagery. He attached a new agricultural listing page for all agricultural parcels and an aerial image as a site plan for all improved agricultural

parcels. If any discrepancies were found, an actual on-site inspection was performed by an appraiser to correct them.

All sales for suburban, rural residential and improved agricultural parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2016, 2017, and 2018. These sub-classes will receive adjustments as needed to reflect market conditions.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will be using this approach to value for the upcoming years as support for the Cost Approach as we get the training necessary to utilize it. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

If time permits, we also plan to re-evaluate our methodology for our Recreational parcels as well as review all of the Special Valuation Applications to make sure that these parcels still qualify for special valuation with the new methodology implemented. This would include parcels along the North and South Platte Rivers containing Accretion acres; as Lincoln County has experienced a large number of recreational sales in the past decade.

UNIMPROVED AGRICULTURAL LAND

Legislation that became effective January 1, 2007 set the percent to market ratio for agricultural land at 75%. The range of value is 69% to 75%.

Sales for the appropriate previous 36 months are studied annually in each of the established market areas. Four market areas were established along natural geographical and topographical boundaries. Area One along the North Platte, South Platte and Platte Rivers has excellent farm ground and sub-irrigated hay meadows. Area Two is mostly sand hills pasture except for some irrigated farm ground along the Logan County line in the northeast corner and extends south along the east border with Custer County. Area Three is also sand hills but much of it has been converted to pivot irrigation. Area Four is cedar tree and brush covered canyons. More level tillable farm ground is found along our border with Dawson County to the southeast.

For tax year 2007, due to legal issues arising from water use that was affecting sales, a fifth market area was established. This new area divided Area Three along the boundary line between Twin Platte and Middle Republican Natural Resource Districts. It is approximately 7 miles south of Lake Maloney Reservoir then south to the county line and from the west county line east to the Area Four boundary. This area is designated Market Area Five. At that time, this area was restricted with a moratorium on drilling new irrigation wells in their jurisdiction since July 2004 and each existing well was limited to 39 inches of water per acre for 2005, 2006 and 2007. Legislation passed during the 2007 session initiated policies concerning water issues in the Middle Republican NRD but this legislation only exasperated property owners and public officials further and no real solution is in sight.

Since each of these areas have such diverse soils, terrain, elevation, irrigation, length of growing season and legal issues, it is necessary to study the sales in each market area on its own merit. Since the implementation of the GIS system has taken place and all the new soil maps have been implemented as well, 2012 was also a year of more accurately determining Market Area boundaries based on soil types & topography and we will continue to make these Market Area boundary line corrections for upcoming years if it is deemed necessary.

Our GIS system now has current 2014 FSA aerial imagery. Our former GIS technician started in 2013 looking at the aerial imagery of all rural parcels using the 2012 imagery that was the most current at that time. He looked to be sure there were no improvements that we were missing. If he found missing improvements, he or one of the appraisers would go out to that

parcel and add the omitted improvements. He also used Google Earth imagery and attached a copy of the aerial site plan map of the rural improved parcels into our new Orion system for each parcel. He completed this task for 2014. We will continue to view the new 2014 aerial imagery as time permits to watch for new improvements to the agricultural parcels for 2016, 2017, and 2018.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive at a per acre value for each land use category for 2016, 2017, and 2018. Per the recommendation of our State Field Liaison and review of the current sales in the 2014 and 2015 ratio period, Market Area 3 & Market Area 5 were looked at again together as a whole. It was determined that the sales are not showing the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore for 2014 and 2015 agricultural land values were the same in both these Market Areas. For this reason, this area was all combined back in to one big Market Area 3 again like it was prior to 2007.

Agricultural land sales with improvements less than 5% of the sale price will also be reviewed at the Division’s request as well as borrowing sales from bordering counties where sale numbers are insufficient to determine a fair market value.

Special Valuation was implemented in 2010 due to a large increase in demand for accretion land that is influenced by recreational uses. New applications are being filed every year. When an application is filed on a specific property, a physical inspection is required by an appraiser prior to making a determination on the property. For Special Valuation to be approved, the primary use MUST be agricultural. Sales of the accretion land are monitored throughout the year and are adjusted as necessary. Current applications on file will be reviewed again for 2016 to be sure they still qualify after our new methodology for Recreational parcels is implemented.

We are also starting to see a lot more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have just recently received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013 they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2016, 2017, and 2018.

2015 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

| <u>Property Class</u> | <u>Median</u> |
|-------------------------|---------------|
| Residential | 97.00 |
| Commercial/Industrial | 94.00 |
| Unimproved Agricultural | 73.00 |
| Special Valuation | 72.00 |

TRAINING

Julie Stenger took office on January 1st, 2011. Her Assessor's Certificate is valid through December 31, 2018. Our deputy, Pat Collins, received her Assessor's Certificate in the fall of 2010 and is valid through December 31st, 2018. They both attend the workshops and classes to receive the required continuing education hours to maintain their Assessor's Certificate. All three of the staff appraisers have Assessor's Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as Property Assessment Division classes when available to collect the required continuing education hours. IAAO classes are nearly cost prohibitive for multiple students when living expenses are also paid by the county, thus assessor certified staff rely on division classes offered locally, at workshops, and elsewhere to meet the continuing education requirements.

BUDGET

| | |
|---|-----------|
| Purposed budget for 2015-2016 | \$526,925 |
| Salaries | 437,500 |
| Education | 5,850 |
| Data processing equipment and software (Monthly fees for programs paid by IT budget) | 63,915 |
| Reappraisal (for one oil well) | 160 |

STAFF

| | | |
|---------------|--------------------|--------------------|
| 1 Assessor | 1 Deputy | 3 Clerks |
| 3 CAMA clerks | 1 Computer Analyst | 3 Staff Appraisers |

CONCLUSION

With the volume of work from all its required duties, the staff of the Lincoln County Assessor's office has continued to work diligently to assess all property in the county in an equal and proportionate manner. Polite and courteous information and assistance is given to taxpayers filing personal property returns with depreciation schedules to review, property valuation protest forms with added requests for comparables, and homestead exemption applications with the accompanying income statements.

The three current on staff appraisers have made the process of reappraising all classes of property to be done in a more efficient and timely manner. We are currently looking to train a 4th appraiser with the loss of our GIS Technician due to the moving to GIS Workshop at 100% full support which is a cost-savings to the taxpayers. After some extensive training, we are looking forward to another on staff appraiser helping get Lincoln County back on track with the 6 year review and inspection cycle.

With the amount of classroom hours and over 30 years of experience combined between the current three staff appraisers at the local level; this has given property owners confidence in their abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is also a cost-savings to the taxpayers. The launching of the Lincoln County GIS website and subscription option has also decreased the number of phone calls and the foot traffic in the office. We have had some conversion setbacks and difficulties with the new Orion

system, but we have also seen added efficiency as well and hope to continue seeing our efficiency increase as the Orion CAMA system becomes more and more familiar to the staff as time goes by and as the conversion errors get found and corrected. We also look forward to the added efficiency that another on staff appraiser will bring in the future as well.

Julie Stenger
Lincoln County Assessor
July 21, 2015

**Methodology for Special Valuation
Lincoln County
March 1, 2016**

At the present time there is one parcel that has been approved for special valuation near the city of North Platte. The parcel in question is land adjoining the Wal-Mart Super Center. Through the sales verification and ratio study processes of unimproved commercial land in this area a value was established. Commercial development is the highest and best use of this parcel. Sales of unimproved agricultural land in Market Area 1 are analyzed yearly and the value for dry crop land is being applied as the special value to this parcel. This land is being used to harvest alfalfa as feed for livestock.

There were 330 approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East for 2015. For 2016 our methodology changed and during our 2016 review of the parcels receiving Special Valuation prior, some are now being disqualified. Letters will be sent out prior to our March 19th certification notifying the taxpayer that due to our new 2016 Methodology for Special Valuation, as of January 1st, 2016 their property will no longer qualify for Special Valuation. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. This study was also used to determine the uninfluenced ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of ag land present. We feel these ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does not qualify a parcel to be used primarily for Ag purposes.

Julie Stenger
Lincoln County Assessor