

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**LANCASTER COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 9, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Lancaster County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Lancaster County.

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

For the Tax Commissioner

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Dan Nolte, Lancaster County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

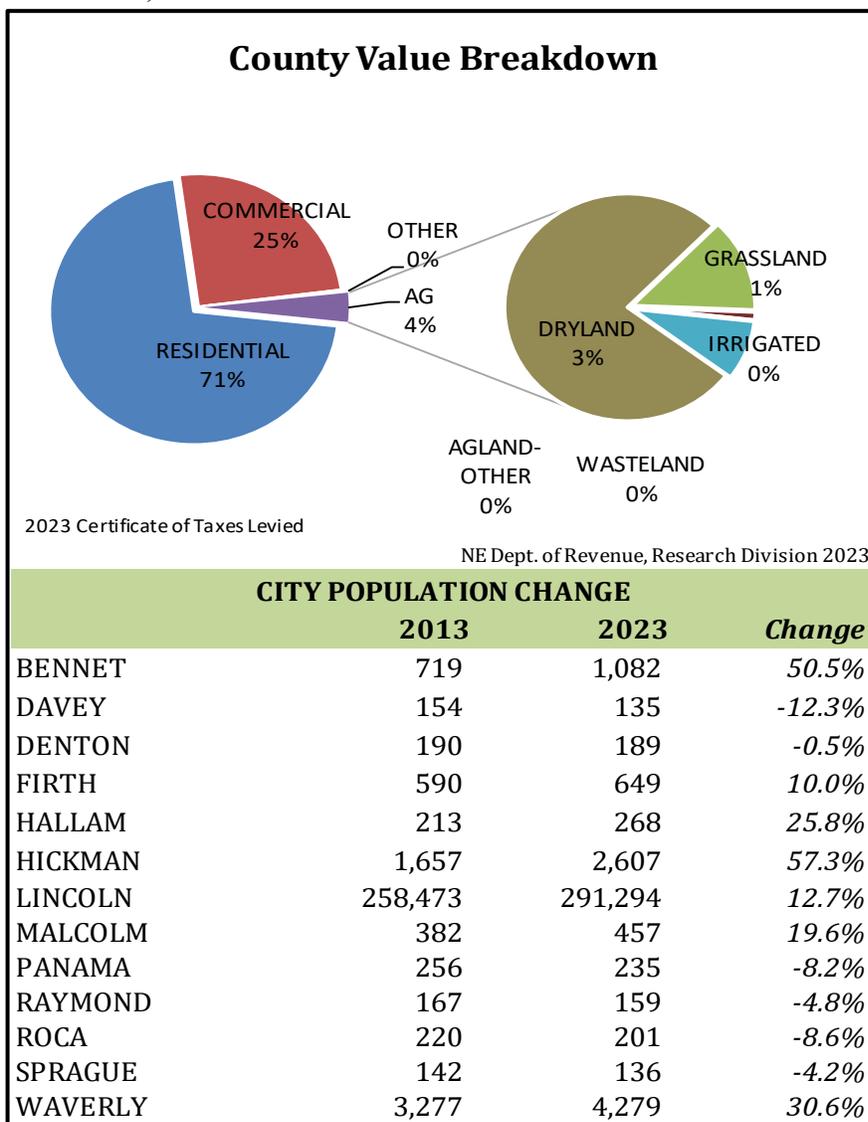
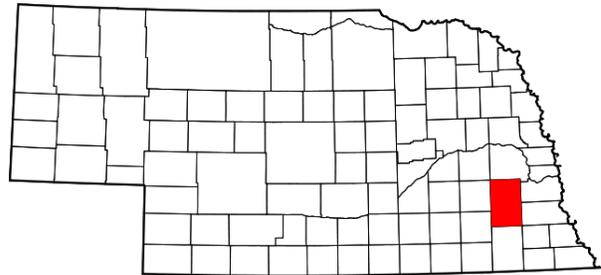
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 838 square miles, Lancaster County has 324,756 residents, per the Census Bureau Quick Facts for 2024, a 1% population increase over the 2023 U.S. Census. Reports indicate that 59% of county residents are homeowners and 81% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$281,614 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Lancaster County are located in and around Lincoln, the county seat and state capital. According to information available from the U.S. Census Bureau, there were 8,794 employer establishments with total employment of 141,673 a 3% decrease in total employment since 2019.

While the majority of Lancaster County's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Dryland makes up the majority of the land in the county. Lancaster County is included in both the Lower Platte South and Nemaha Natural

Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Lancaster County ranks first in soybeans. (USDA AgCensus).

## 2024 Residential Correlation for Lancaster County

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### *Assessment Actions*

Over 38,000 parcels were physically inspected and reviewed, the cost and depreciation tables were updated.

The pick-up work and routine maintenance was completed.

### *Assessment Practice Review*

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

The sales usability rate for Lancaster County was near the state average usability rate. A review of the roster shows an adequate reason for disqualification and that all arm's-length transactions were made available for measurement.

For the 2024 assessment year, the county assessor re-stratified residential properties into 24 valuation groups. Valuation Groups 1 through 17 represent neighborhoods in Lincoln, Valuation Groups 18 through 22 divide the rural residential into geographic segments, and Valuation Groups 23 and 24 divide the small villages into two segments, those in the north half and those in the south half.

All cost and depreciation tables were updated for 2023, and a portion of each valuation group was inspected. The county assessor is in compliance with the six-year inspection and review requirement, generally completing one-sixth of each area, every year, with inspection dates currently ranging from 2018 to 2023.

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

## 2024 Residential Correlation for Lancaster County

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### *Description of Analysis*

The county assessor implemented 24 newly designated valuation groups for the 2024 assessment year.

Valuation Group	Description
1	Airpark
2	Fallbrook/Highlands
3	North Star
4	Capital Beach
5	Belmont
6	North Midtown
7	Uni Place/Bethany
8	Mahoney/Waterford
9	West A
10	South Midtown
11	Country Club
12	Nebraska Parkway
13	Holmes
14	East Lincoln 70-84
15	Southwest
16	Yankee Hill
17	Pine Lake
18	Northwest Rural
19	Northeast Rural
20	Southwest Rural
21	East Rural
22	South Rural
23	North Villages
24	South Villages

Review of the statistical profile for the residential class indicates that all measures of central tendency are within the acceptable range and correlate closely, supporting a level of value near 95%. The COD and PRD are both within the IAAO standard range and support equalization.

## 2024 Residential Correlation for Lancaster County

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All valuation groups have an adequate sample of sales, and measures of central tendency that correlate closely and support equalization.

Comparison of the sales file and the Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report support that the sold properties and the population increased at similar rates when growth was excluded.

### *Equalization and Quality of Assessment*

Analysis of the statistical profile and the assessment practice of the county assessor support that residential property has been uniformly assessed. The quality of assessment of residential property in Lancaster County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	365	95.30	95.86	95.26	06.09	100.63
2	437	93.56	94.11	93.44	06.42	100.72
3	85	95.53	96.08	95.26	05.99	100.86
4	194	95.60	94.94	94.20	07.18	100.79
5	396	93.22	94.07	92.96	07.51	101.19
6	532	94.87	95.10	93.64	09.08	101.56
7	615	94.11	93.94	93.05	08.68	100.96
8	780	95.31	95.31	94.85	06.37	100.48
9	381	95.13	96.63	95.06	07.50	101.65
10	778	94.36	95.65	94.19	10.52	101.55
11	123	93.49	93.87	92.57	09.59	101.40
12	507	94.18	94.22	93.49	07.49	100.78
13	988	94.87	94.64	93.89	07.96	100.80
14	710	95.33	95.22	94.19	06.95	101.09
15	750	95.19	95.00	94.07	05.57	100.99
16	403	93.86	93.92	92.53	06.46	101.50
17	646	95.36	95.48	95.00	06.12	100.51
18	36	97.12	97.19	95.53	09.13	101.74
19	29	96.29	95.08	94.34	08.28	100.78
20	216	95.90	96.01	94.64	08.44	101.45
21	27	93.50	91.75	88.52	12.91	103.65
22	47	96.48	95.70	94.06	08.83	101.74
23	195	96.01	95.69	94.76	07.80	100.98
24	336	95.38	94.85	93.80	08.53	101.12
____ALL____	9,576	94.86	94.99	94.05	07.55	101.00

### *Level of Value*

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

# 2024 Commercial Correlation for Lancaster County

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## *Assessment Actions*

Approximately one-sixth of the commercial properties in all valuation groups were inspected this year. The cost and depreciation tables were updated for all commercial parcels. The pick-up work and other routine maintenance were completed.

## *Assessment Practice Review*

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

A review of the sales usability rates within Lancaster County supports that sales are qualified at a rate near the state average. Review of qualified and non-qualified sales determinations supported that all arm's-length sales have been made available for the measurement of the commercial class.

For the 2024 assessment year, commercial properties in Lancaster County were stratified into 12 valuation groups based on geographic location. Additionally, building type continues to be important in the valuation of commercial properties within the county.

Review of inspection dates supports that all properties were last inspected from 2018 to 2023, with a portion of each valuation group being inspected each year. Depreciation and cost tables were updated in 2023, and lot studies were last updated in 2022.

## *Description of Analysis*

In the commercial class, twelve valuation groups are utilized to stratify property by geographic location.

<b>Valuation Group</b>	<b>Description</b>
41	Northwest
42	North Central
43	Northeast
44	West Central
45	Central
46	Downtown, Central Business District, Haymarket and perimeter
47	East Central
48	Southwest
49	South Central
50	Southeast
51	Villages
52	Golf Courses

## 2024 Commercial Correlation for Lancaster County

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Review of the statistical profile for the commercial class indicates that there are 463 sales, all measures of central tendency are within the acceptable range. The median and mean correlate closely, while the weighted mean is four percentage points lower. The COD is within the IAAO standard range, while the PRD is only slightly high.

By valuation groups, all have medians and COD's within the acceptable range. Valuation Groups 42, 44, 45, and 51 have high PRDs, although all four of these valuation groups are influenced by outliers in the sample. Valuation Groups 44 and 51 have PRDs that remain high when outliers are excluded showing some regressive tendencies. All occupancy codes with a sufficient sample of sales have medians within the acceptable range.

Review of the sales file and the 2024 Abstract of Assessment Compared to the Certificate of Taxes Levied (CTL) Report support that adjustments to value were applied uniformly to sold parcels and the abstract.

### *Equalization and Quality of Assessment*

Based on the statistical analysis and the assessment practices, commercial property values are equalized within the statutorily required range. The quality of assessment of commercial property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
41	12	94.78	99.78	94.72	13.44	105.34
42	49	95.49	97.25	89.97	13.69	108.09
43	78	97.17	95.31	93.93	11.91	101.47
44	23	92.80	96.02	85.23	14.36	112.66
45	145	93.61	94.89	86.61	12.33	109.56
46	14	97.83	96.55	94.65	15.11	102.01
47	32	93.52	94.03	94.95	12.04	99.03
48	10	92.44	91.48	95.60	07.07	95.69
49	32	99.93	97.90	95.43	13.37	102.59
50	32	95.58	95.00	92.66	11.79	102.53
51	33	99.91	98.25	85.38	15.22	115.07
____ALL____	460	95.46	95.77	91.74	12.90	104.39

### *Level of Value*

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

# 2024 Agricultural Correlation for Lancaster County

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## *Assessment Actions*

All agricultural land values were increased 3% to 5%. Cost and depreciation tables were updated for agricultural improved parcels, a portion of the class was physically inspected and reviewed. The pick-up work and other routine maintenance was completed.

## *Assessment Practice Review*

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

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

There are no market areas within Lancaster County, agricultural values are differentiated by soil types utilizing the Land Capability Group (LCG) structures. Non-agricultural influences exist throughout the county, influences primarily exist from residential development and recreational uses. Uninfluenced agricultural values were established by the county assessor using sales from outside of the county in the comparable six-mile and twelve-mile area surrounding Lancaster County, with more influence placed on those sales that were further away from the metropolitan area.

Review of the six-year inspection and review cycle indicates that one-sixth of the improved rural properties have been inspected each year and the county assessor is in-compliance. Unimproved agricultural land is inspected and reviewed using aerial imagery, and all agricultural land was last reviewed in 2021 using 2020 aerial imagery. Through this review rural parcels are classified based on the primary use of the parcel. The county assessor has worked to accurately inventory Conservation Reserve Program (CRP) land in the county. Agricultural improvements are reviewed and revalued similarly to rural residential parcels; all were revalued for 2024 with updated cost and depreciation tables.

## *Description of Analysis*

Review of the statistical profile indicates that 57 sales from outside of Lancaster County have been used for measurement purposes. Only the median is within the acceptable range; the COD is low enough to support the use of the median as an indicator of the level of value. By majority land use (MLU) subclass, only the 80% dryland MLU subclass has a sufficient sample of sales and is within the acceptable range.

Irrigated and grassland were increased at an amount similar to dryland. Comparison of the Average Acre Land Value Chart supports that irrigated and grassland are valued at an equitable portion of market value.

## 2024 Agricultural Correlation for Lancaster County

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The 2024 County Abstract of Assessment, Form 45 Compared to the 2023 Certificate of Taxes Levied (CTL) Reports reflects the reported actions of the county assessor.

Lancaster County does have a school district subject to a 50% assessment level for property taxes levied to pay the principal and interest on school bonds; there are no sales within the school district, however, review of the data supports that values have been reduced as required by law.

### *Equalization and Quality of Assessment*

Agricultural improvements have been valued using the same process that non-agricultural properties within the county are valued and have been assessed within the acceptable range.

Analysis of the statistics and the Average Acre Comparison Chart supports that agricultural land values in Lancaster County are equitably assessed. The quality of assessment of the agricultural class of property complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	3	42.14	52.01	44.37	25.82	117.22
1	3	42.14	52.01	44.37	25.82	117.22
<u>    Dry    </u>						
County	27	71.45	67.28	65.12	19.64	103.32
1	27	71.45	67.28	65.12	19.64	103.32
<u>    Grass    </u>						
County	3	107.41	88.84	77.02	19.10	115.35
1	3	107.41	88.84	77.02	19.10	115.35
<u>    ALL    </u>						
10/01/2020 To 09/30/2023	57	70.59	68.21	64.06	24.27	106.48

### *Special Level of Value*

Based on analysis of all available information, the level of value of the special valuation of agricultural land in Lancaster County is 71%.

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

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

## 2024 Opinions of the Property Tax Administrator for Lancaster County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>School Bond Value Agricultural Land</b>	<b>50</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 9th day of April, 2024.



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Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Lancaster County

### Residential Real Property - Current

Number of Sales	9576	Median	94.86
Total Sales Price	\$3,112,844,002	Mean	94.99
Total Adj. Sales Price	\$3,112,844,002	Wgt. Mean	94.05
Total Assessed Value	\$2,927,523,500	Average Assessed Value of the Base	\$273,227
Avg. Adj. Sales Price	\$325,067	Avg. Assessed Value	\$305,715

### Confidence Interval - Current

95% Median C.I	94.64 to 95.08
95% Wgt. Mean C.I	93.81 to 94.28
95% Mean C.I	94.77 to 95.21
% of Value of the Class of all Real Property Value in the County	67.34
% of Records Sold in the Study Period	9.32
% of Value Sold in the Study Period	10.43

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	11,155	99	99.47
2022	11,058	93	93.31
2021	10,378	99	99.38
2020	10,304	95	94.96

## 2024 Commission Summary for Lancaster County

### Commercial Real Property - Current

Number of Sales	460	Median	95.46
Total Sales Price	\$574,169,397	Mean	95.77
Total Adj. Sales Price	\$574,169,397	Wgt. Mean	91.74
Total Assessed Value	\$526,769,910	Average Assessed Value of the Base	\$1,297,872
Avg. Adj. Sales Price	\$1,248,194	Avg. Assessed Value	\$1,145,152

### Confidence Interval - Current

95% Median C.I	93.61 to 96.89
95% Wgt. Mean C.I	87.37 to 96.12
95% Mean C.I	94.30 to 97.24
% of Value of the Class of all Real Property Value in the County	26.16
% of Records Sold in the Study Period	5.47
% of Value Sold in the Study Period	4.83

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	548	97	96.75
2022	524	95	95.14
2021	463	97	97.06
2020	429	97	96.90

**55 Lancaster  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 9,576  
 Total Sales Price : 3,112,844,002  
 Total Adj. Sales Price : 3,112,844,002  
 Total Assessed Value : 2,927,523,500  
 Avg. Adj. Sales Price : 325,067  
 Avg. Assessed Value : 305,715

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 07.55  
 PRD : 101.00

COV : 11.51  
 STD : 10.93  
 Avg. Abs. Dev : 07.16  
 MAX Sales Ratio : 506.60  
 MIN Sales Ratio : 34.22

95% Median C.I. : 94.64 to 95.08  
 95% Wgt. Mean C.I. : 93.81 to 94.28  
 95% Mean C.I. : 94.77 to 95.21

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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-21 To 31-DEC-21	1,366	101.60	102.74	101.86	05.90	100.86	78.48	206.36	101.08 to 101.96	288,885	294,268	
01-JAN-22 To 31-MAR-22	1,080	98.28	98.77	98.19	05.89	100.59	60.59	177.77	97.65 to 98.77	309,026	303,443	
01-APR-22 To 30-JUN-22	1,509	94.53	94.89	94.45	05.60	100.47	34.22	149.06	94.28 to 94.82	330,237	311,921	
01-JUL-22 To 30-SEP-22	1,366	94.62	94.93	94.41	05.65	100.55	59.76	184.25	94.18 to 94.94	326,538	308,275	
01-OCT-22 To 31-DEC-22	994	94.42	94.68	93.83	07.07	100.91	62.78	151.92	93.95 to 95.23	330,991	310,584	
01-JAN-23 To 31-MAR-23	820	92.99	93.46	92.33	08.38	101.22	34.35	506.60	92.26 to 93.53	331,192	305,791	
01-APR-23 To 30-JUN-23	1,259	89.81	89.63	88.83	08.11	100.90	49.40	136.92	88.98 to 90.27	343,663	305,260	
01-JUL-23 To 30-SEP-23	1,182	89.43	89.78	89.04	08.39	100.83	51.29	188.28	88.99 to 90.19	344,202	306,474	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	5,321	96.79	97.70	96.94	06.38	100.78	34.22	206.36	96.55 to 97.02	314,366	304,732	
01-OCT-22 To 30-SEP-23	4,255	91.60	91.59	90.69	08.22	100.99	34.35	506.60	91.18 to 91.85	338,449	306,943	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	4,949	95.32	95.70	95.09	06.13	100.64	34.22	184.25	95.11 to 95.51	324,739	308,796	
<u>ALL</u>	9,576	94.86	94.99	94.05	07.55	101.00	34.22	506.60	94.64 to 95.08	325,067	305,715	

**55 Lancaster  
RESIDENTIAL**

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**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	365	95.30	95.86	95.26	06.09	100.63	67.06	149.06	94.56 to 96.09	267,085	254,435
2	437	93.56	94.11	93.44	06.42	100.72	61.62	121.80	92.75 to 94.90	357,075	333,652
3	85	95.53	96.08	95.26	05.99	100.86	66.25	142.12	93.61 to 96.25	356,094	339,210
4	194	95.60	94.94	94.20	07.18	100.79	64.78	117.73	93.87 to 96.50	269,873	254,216
5	396	93.22	94.07	92.96	07.51	101.19	58.76	166.67	92.45 to 94.44	242,734	225,638
6	532	94.87	95.10	93.64	09.08	101.56	34.72	182.96	93.64 to 95.88	243,197	227,738
7	615	94.11	93.94	93.05	08.68	100.96	60.48	127.57	93.32 to 95.23	199,694	185,807
8	780	95.31	95.31	94.85	06.37	100.48	62.78	124.69	94.62 to 95.78	365,012	346,226
9	381	95.13	96.63	95.06	07.50	101.65	53.43	506.60	94.38 to 95.92	260,235	247,372
10	778	94.36	95.65	94.19	10.52	101.55	54.14	186.22	93.64 to 95.22	214,646	202,181
11	123	93.49	93.87	92.57	09.59	101.40	54.04	184.25	91.30 to 95.11	420,430	389,204
12	507	94.18	94.22	93.49	07.49	100.78	62.46	149.31	93.20 to 94.73	261,744	244,708
13	988	94.87	94.64	93.89	07.96	100.80	59.76	151.31	94.17 to 95.43	258,069	242,300
14	710	95.33	95.22	94.19	06.95	101.09	49.40	188.28	94.60 to 95.95	432,239	407,107
15	750	95.19	95.00	94.07	05.57	100.99	61.39	126.69	94.57 to 95.73	414,811	390,192
16	403	93.86	93.92	92.53	06.46	101.50	51.29	122.00	92.91 to 94.97	431,738	399,486
17	646	95.36	95.48	95.00	06.12	100.51	67.86	129.07	94.63 to 96.00	443,500	421,339
18	36	97.12	97.19	95.53	09.13	101.74	66.34	120.28	94.82 to 101.99	487,625	465,822
19	29	96.29	95.08	94.34	08.28	100.78	73.27	120.36	90.21 to 100.27	630,682	595,009
20	216	95.90	96.01	94.64	08.44	101.45	60.59	150.16	94.54 to 97.07	479,592	453,891
21	27	93.50	91.75	88.52	12.91	103.65	59.66	127.46	80.83 to 102.29	824,980	730,234
22	47	96.48	95.70	94.06	08.83	101.74	73.88	124.21	91.24 to 100.53	605,244	569,269
23	195	96.01	95.69	94.76	07.80	100.98	48.84	166.95	94.83 to 96.69	318,732	302,031
24	336	95.38	94.85	93.80	08.53	101.12	34.22	148.15	94.30 to 96.00	319,452	299,650
____ALL____	9,576	94.86	94.99	94.05	07.55	101.00	34.22	506.60	94.64 to 95.08	325,067	305,715

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9,576	94.86	94.99	94.05	07.55	101.00	34.22	506.60	94.64 to 95.08	325,067	305,715
06											
07											
____ALL____	9,576	94.86	94.99	94.05	07.55	101.00	34.22	506.60	94.64 to 95.08	325,067	305,715

**55 Lancaster  
RESIDENTIAL**

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Qualified

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MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 07.55  
 PRD : 101.00

COV : 11.51  
 STD : 10.93  
 Avg. Abs. Dev : 07.16  
 MAX Sales Ratio : 506.60  
 MIN Sales Ratio : 34.22

95% Median C.I. : 94.64 to 95.08  
 95% Wgt. Mean C.I. : 93.81 to 94.28  
 95% Mean C.I. : 94.77 to 95.21

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	166.67	166.67	166.67	00.00	100.00	166.67	166.67	N/A	4,500	7,500
Less Than 15,000	1	166.67	166.67	166.67	00.00	100.00	166.67	166.67	N/A	4,500	7,500
Less Than 30,000	1	166.67	166.67	166.67	00.00	100.00	166.67	166.67	N/A	4,500	7,500
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	9,575	94.86	94.98	94.05	07.55	100.99	34.22	506.60	94.64 to 95.08	325,101	305,746
Greater Than 14,999	9,575	94.86	94.98	94.05	07.55	100.99	34.22	506.60	94.64 to 95.08	325,101	305,746
Greater Than 29,999	9,575	94.86	94.98	94.05	07.55	100.99	34.22	506.60	94.64 to 95.08	325,101	305,746
<b>Incremental Ranges</b>											
0 TO 4,999	1	166.67	166.67	166.67	00.00	100.00	166.67	166.67	N/A	4,500	7,500
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	139.86	252.93	266.83	93.97	94.79	112.34	506.60	N/A	47,633	127,100
60,000 TO 99,999	96	102.46	107.51	107.66	15.08	99.86	48.84	206.36	99.27 to 107.83	85,808	92,377
100,000 TO 149,999	396	100.70	102.16	101.97	11.05	100.19	61.33	184.25	99.06 to 101.85	130,670	133,240
150,000 TO 249,999	3,004	95.51	95.57	95.33	07.97	100.25	34.22	188.28	95.20 to 95.86	206,267	196,641
250,000 TO 499,999	5,053	94.56	94.35	94.39	06.46	99.96	34.35	145.67	94.33 to 94.77	344,725	325,386
500,000 TO 999,999	966	92.50	92.28	92.08	07.54	100.22	59.66	131.33	91.83 to 93.02	631,276	581,285
1,000,000 +	57	87.06	86.36	84.91	12.91	101.71	49.40	127.46	81.05 to 93.22	1,427,692	1,212,235
<b>ALL</b>	<b>9,576</b>	<b>94.86</b>	<b>94.99</b>	<b>94.05</b>	<b>07.55</b>	<b>101.00</b>	<b>34.22</b>	<b>506.60</b>	<b>94.64 to 95.08</b>	<b>325,067</b>	<b>305,715</b>

**55 Lancaster**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 460  
 Total Sales Price : 574,169,397  
 Total Adj. Sales Price : 574,169,397  
 Total Assessed Value : 526,769,910  
 Avg. Adj. Sales Price : 1,248,194  
 Avg. Assessed Value : 1,145,152

MEDIAN : 95  
 WGT. MEAN : 92  
 MEAN : 96  
 COD : 12.90  
 PRD : 104.39

COV : 16.81  
 STD : 16.10  
 Avg. Abs. Dev : 12.31  
 MAX Sales Ratio : 157.63  
 MIN Sales Ratio : 48.01

95% Median C.I. : 93.61 to 96.89  
 95% Wgt. Mean C.I. : 87.37 to 96.12  
 95% Mean C.I. : 94.30 to 97.24

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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-20 To 31-DEC-20	36	107.91	105.07	101.03	13.57	104.00	51.31	140.70	101.50 to 113.78	627,743	634,211	
01-JAN-21 To 31-MAR-21	48	107.28	108.02	106.96	11.62	100.99	80.28	157.63	100.92 to 115.81	447,341	478,488	
01-APR-21 To 30-JUN-21	43	98.78	102.74	97.59	13.21	105.28	58.61	149.94	95.16 to 109.50	632,858	617,597	
01-JUL-21 To 30-SEP-21	36	96.82	96.63	94.13	11.65	102.66	67.25	143.44	90.58 to 104.83	825,766	777,321	
01-OCT-21 To 31-DEC-21	60	95.78	96.74	97.30	09.87	99.42	68.25	133.78	93.20 to 98.58	2,741,248	2,667,354	
01-JAN-22 To 31-MAR-22	26	97.95	95.45	87.48	12.86	109.11	66.40	127.90	84.53 to 104.16	1,603,377	1,402,636	
01-APR-22 To 30-JUN-22	39	90.30	91.69	75.85	13.70	120.88	49.43	125.12	85.06 to 97.12	1,456,969	1,105,111	
01-JUL-22 To 30-SEP-22	40	93.08	89.86	90.09	12.94	99.74	55.33	114.12	86.54 to 99.60	975,935	879,182	
01-OCT-22 To 31-DEC-22	32	91.88	90.30	87.53	11.47	103.16	48.01	112.24	86.97 to 99.87	564,832	494,388	
01-JAN-23 To 31-MAR-23	24	88.68	91.40	95.02	08.73	96.19	77.71	111.50	84.18 to 99.01	769,108	730,770	
01-APR-23 To 30-JUN-23	35	89.88	87.19	81.35	09.40	107.18	64.67	105.59	81.88 to 93.20	1,807,030	1,469,997	
01-JUL-23 To 30-SEP-23	41	87.71	87.80	93.68	08.59	93.72	57.33	125.82	85.09 to 92.22	1,740,405	1,630,378	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	163	102.92	103.46	99.33	13.00	104.16	51.31	157.63	100.27 to 106.70	619,703	615,578	
01-OCT-21 To 30-SEP-22	165	94.58	93.67	90.98	12.12	102.96	49.43	133.78	91.62 to 96.86	1,830,436	1,665,311	
01-OCT-22 To 30-SEP-23	132	88.68	88.90	88.62	09.74	100.32	48.01	125.82	86.78 to 91.26	1,296,484	1,148,896	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	187	99.50	100.99	97.80	12.12	103.26	58.61	157.63	96.86 to 101.64	1,298,865	1,270,315	
01-JAN-22 To 31-DEC-22	137	93.13	91.54	83.89	12.91	109.12	48.01	127.90	89.22 to 96.20	1,135,924	952,960	
<u>ALL</u>	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152	

**55 Lancaster  
COMMERCIAL**

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 WGT. MEAN : 92  
 MEAN : 96  
 COD : 12.90  
 PRD : 104.39

COV : 16.81  
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**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
41	12	94.78	99.78	94.72	13.44	105.34	73.20	133.78	89.21 to 111.68	11,681,982	11,065,643
42	49	95.49	97.25	89.97	13.69	108.09	58.61	142.82	90.80 to 103.17	1,454,912	1,309,037
43	78	97.17	95.31	93.93	11.91	101.47	48.01	149.94	89.38 to 99.60	678,191	637,035
44	23	92.80	96.02	85.23	14.36	112.66	64.67	124.50	87.79 to 105.47	884,522	753,920
45	145	93.61	94.89	86.61	12.33	109.56	49.43	140.52	91.62 to 96.73	761,197	659,260
46	14	97.83	96.55	94.65	15.11	102.01	61.84	131.79	79.87 to 114.06	847,212	801,884
47	32	93.52	94.03	94.95	12.04	99.03	55.33	127.33	86.78 to 98.58	1,676,553	1,591,816
48	10	92.44	91.48	95.60	07.07	95.69	79.79	108.99	82.98 to 96.31	385,220	368,274
49	32	99.93	97.90	95.43	13.37	102.59	67.11	130.75	88.02 to 105.66	843,416	804,831
50	32	95.58	95.00	92.66	11.79	102.53	55.87	136.36	87.60 to 101.36	2,138,927	1,981,988
51	33	99.91	98.25	85.38	15.22	115.07	51.31	157.63	90.29 to 105.66	432,745	369,465
<u>ALL</u>	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	193	95.16	95.76	91.55	12.46	104.60	49.43	142.82	92.22 to 96.89	1,356,514	1,241,915
03	261	95.86	95.74	91.46	12.99	104.68	51.31	157.63	93.61 to 98.47	1,139,989	1,042,607
04	6	97.04	97.29	100.91	20.86	96.41	48.01	133.78	48.01 to 133.78	2,470,833	2,493,300
<u>ALL</u>	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152

**55 Lancaster**  
**COMMERCIAL**

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152
Greater Than 14,999	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152
Greater Than 29,999	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	76.44	76.44	76.44	00.00	100.00	76.44	76.44	N/A	50,000	38,220
60,000 TO 99,999	4	99.97	110.98	110.20	18.01	100.71	86.36	157.63	N/A	75,625	83,338
100,000 TO 149,999	22	99.91	105.56	104.92	10.08	100.61	81.08	149.94	95.86 to 109.50	136,922	143,665
150,000 TO 249,999	53	96.86	99.94	100.22	14.68	99.72	51.31	142.82	93.61 to 105.66	206,970	207,418
250,000 TO 499,999	154	96.12	96.63	96.32	11.01	100.32	67.53	136.36	93.26 to 98.75	354,357	341,333
500,000 TO 999,999	108	91.27	94.34	94.15	13.14	100.20	60.20	140.52	88.20 to 96.05	687,076	646,883
1,000,000 TO 1,999,999	66	91.27	91.09	91.13	15.11	99.96	48.01	139.69	85.49 to 97.52	1,397,059	1,273,158
2,000,000 TO 4,999,999	41	93.83	92.61	92.54	11.96	100.08	55.33	133.78	89.80 to 99.01	2,735,993	2,531,997
5,000,000 TO 9,999,999	5	105.05	110.32	110.91	05.42	99.47	104.03	125.82	N/A	7,042,000	7,810,292
10,000,000 +	6	82.57	80.85	85.09	21.61	95.02	49.43	108.79	49.43 to 108.79	31,911,402	27,154,030
<b>ALL</b>	<b>460</b>	<b>95.46</b>	<b>95.77</b>	<b>91.74</b>	<b>12.90</b>	<b>104.39</b>	<b>48.01</b>	<b>157.63</b>	<b>93.61 to 96.89</b>	<b>1,248,194</b>	<b>1,145,152</b>

**55 Lancaster**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 460  
 Total Sales Price : 574,169,397  
 Total Adj. Sales Price : 574,169,397  
 Total Assessed Value : 526,769,910  
 Avg. Adj. Sales Price : 1,248,194  
 Avg. Assessed Value : 1,145,152

MEDIAN : 95  
 WGT. MEAN : 92  
 MEAN : 96  
 COD : 12.90  
 PRD : 104.39

COV : 16.81  
 STD : 16.10  
 Avg. Abs. Dev : 12.31  
 MAX Sales Ratio : 157.63  
 MIN Sales Ratio : 48.01

95% Median C.I. : 93.61 to 96.89  
 95% Wgt. Mean C.I. : 87.37 to 96.12  
 95% Mean C.I. : 94.30 to 97.24

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
157	14	93.38	94.20	90.65	12.40	103.92	72.43	115.90	79.34 to 108.29	414,386	375,623
300	24	92.83	97.09	97.11	14.26	99.98	71.45	139.69	85.06 to 104.03	2,539,667	2,466,317
303	1	103.09	103.09	103.09	00.00	100.00	103.09	103.09	N/A	2,795,000	2,881,350
304	2	110.65	110.65	107.47	05.87	102.96	104.15	117.15	N/A	1,175,000	1,262,740
309	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	305,000	296,230
311	1	103.70	103.70	103.70	00.00	100.00	103.70	103.70	N/A	4,050,000	4,199,820
313	1	49.43	49.43	49.43	00.00	100.00	49.43	49.43	N/A	21,682,500	10,718,040
319	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	16,110,912	10,696,920
341	6	95.09	96.94	98.14	06.47	98.78	87.60	109.46	87.60 to 109.46	1,417,214	1,390,818
343	3	88.52	93.22	95.45	14.14	97.66	76.80	114.35	N/A	681,667	650,623
344	88	94.97	97.23	96.56	14.57	100.69	57.33	157.63	91.11 to 100.56	905,999	874,793
349	2	108.10	108.10	104.85	05.26	103.10	102.41	113.78	N/A	1,050,000	1,100,910
350	8	86.98	85.90	102.70	14.56	83.64	67.53	108.79	67.53 to 108.79	2,846,250	2,923,095
352	168	95.24	95.81	94.60	11.94	101.28	60.20	142.82	92.22 to 96.91	1,039,364	983,223
353	14	96.48	97.88	94.77	08.44	103.28	84.66	114.39	89.27 to 107.25	477,643	452,666
379	1	74.86	74.86	74.86	00.00	100.00	74.86	74.86	N/A	3,045,000	2,279,340
384	4	82.33	86.29	90.92	13.60	94.91	72.59	107.91	N/A	332,250	302,078
386	4	93.61	94.11	93.95	06.87	100.17	85.06	104.15	N/A	1,395,000	1,310,645
391	6	99.10	98.90	94.15	16.51	105.05	69.74	126.00	69.74 to 126.00	595,833	560,972
406	44	99.73	97.62	85.35	12.28	114.38	48.01	133.78	93.66 to 102.62	1,463,218	1,248,899
412	15	94.42	95.18	92.93	07.05	102.42	77.22	109.20	88.84 to 100.45	1,649,500	1,532,931
423	1	58.61	58.61	58.61	00.00	100.00	58.61	58.61	N/A	1,630,000	955,360
426	5	86.05	87.88	77.06	18.30	114.04	55.33	124.99	N/A	1,180,000	909,294
435	3	55.87	61.21	55.95	15.00	109.40	51.31	76.44	N/A	581,667	325,427
442	5	93.08	88.42	82.92	10.69	106.63	61.84	99.87	N/A	448,580	371,962
444	1	109.56	109.56	109.56	00.00	100.00	109.56	109.56	N/A	365,000	399,890
446	1	94.24	94.24	94.24	00.00	100.00	94.24	94.24	N/A	2,400,000	2,261,820
453	1	100.33	100.33	100.33	00.00	100.00	100.33	100.33	N/A	97,500	97,820
458	2	91.51	91.51	90.86	01.67	100.72	89.98	93.03	N/A	2,800,000	2,543,940
470	1	86.19	86.19	86.19	00.00	100.00	86.19	86.19	N/A	975,000	840,400
494	1	85.46	85.46	85.46	00.00	100.00	85.46	85.46	N/A	345,000	294,840
528	3	78.65	87.35	91.14	13.05	95.84	76.30	107.09	N/A	291,333	265,507
531	1	105.66	105.66	105.66	00.00	100.00	105.66	105.66	N/A	187,500	198,110
534	12	96.17	94.72	86.13	10.18	109.97	64.67	111.94	85.03 to 107.14	519,667	447,600
539	1	84.53	84.53	84.53	00.00	100.00	84.53	84.53	N/A	700,000	591,720

**55 Lancaster**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 460  
 Total Sales Price : 574,169,397  
 Total Adj. Sales Price : 574,169,397  
 Total Assessed Value : 526,769,910  
 Avg. Adj. Sales Price : 1,248,194  
 Avg. Assessed Value : 1,145,152

MEDIAN : 95  
 WGT. MEAN : 92  
 MEAN : 96  
 COD : 12.90  
 PRD : 104.39

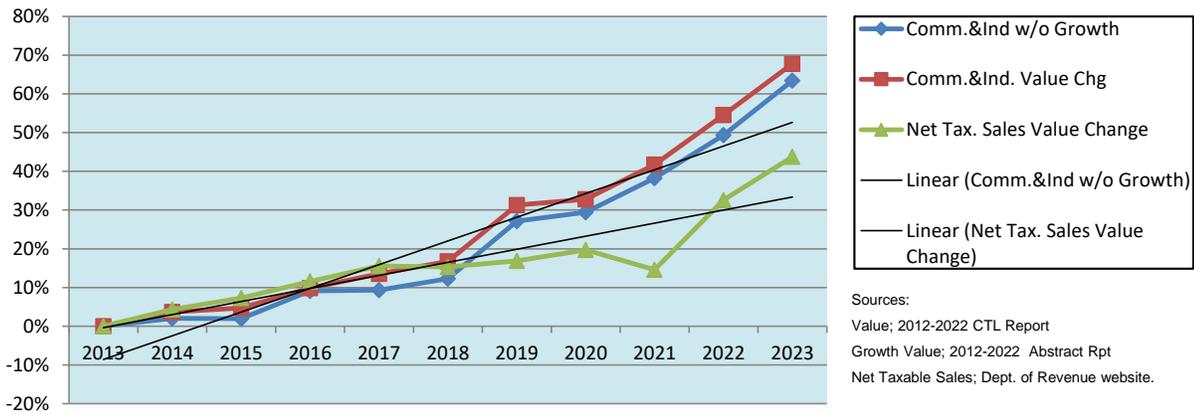
COV : 16.81  
 STD : 16.10  
 Avg. Abs. Dev : 12.31  
 MAX Sales Ratio : 157.63  
 MIN Sales Ratio : 48.01

95% Median C.I. : 93.61 to 96.89  
 95% Wgt. Mean C.I. : 87.37 to 96.12  
 95% Mean C.I. : 94.30 to 97.24

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554	5	112.57	119.27	108.17	12.95	110.26	98.93	149.94	N/A	593,000	641,458
595	9	99.79	99.69	101.15	06.96	98.56	82.45	111.41	86.43 to 110.37	3,195,580	3,232,327
<u>ALL</u>	460	95.46	95.77	91.74	12.90	104.39	48.01	157.63	93.61 to 96.89	1,248,194	1,145,152

### 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
2012	\$ 4,926,833,720	\$ 67,245,234	1.36%	\$ 4,859,588,486		\$ 3,376,426,931	
2013	\$ 5,106,610,580	\$ 78,802,610	1.54%	\$ 5,027,807,970	2.05%	\$ 3,523,147,197	4.35%
2014	\$ 5,160,576,496	\$ 137,440,168	2.66%	\$ 5,023,136,328	-1.63%	\$ 3,622,192,248	2.81%
2015	\$ 5,412,682,869	\$ 37,513,939	0.69%	\$ 5,375,168,930	4.16%	\$ 3,766,924,651	4.00%
2016	\$ 5,592,453,026	\$ 206,209,727	3.69%	\$ 5,386,243,299	-0.49%	\$ 3,901,456,502	3.57%
2017	\$ 5,750,454,278	\$ 220,214,014	3.83%	\$ 5,530,240,264	-1.11%	\$ 3,892,522,238	-0.23%
2018	\$ 6,466,603,627	\$ 202,688,217	3.13%	\$ 6,263,915,410	8.93%	\$ 3,946,261,717	1.38%
2019	\$ 6,543,625,878	\$ 165,725,817	2.53%	\$ 6,377,900,061	-1.37%	\$ 4,042,755,921	2.45%
2020	\$ 6,982,956,564	\$ 171,758,076	2.46%	\$ 6,811,198,488	4.09%	\$ 3,868,482,961	-4.31%
2021	\$ 7,616,144,007	\$ 258,833,397	3.40%	\$ 7,357,310,610	5.36%	\$ 4,475,973,710	15.70%
2022	\$ 8,266,762,124	\$ 214,148,267	2.59%	\$ 8,052,613,857	5.73%	\$ 4,853,248,655	8.43%
2023	\$ 9,942,830,147	\$ 352,485,712	3.55%	\$ 9,590,344,435	16.01%	\$ 4,898,423,519	0.93%
<b>Ann %chg</b>	<b>6.89%</b>			<b>Average</b>	<b>3.79%</b>	3.35%	<b>3.55%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	2.05%	3.65%	4.35%
2014	1.95%	4.74%	7.28%
2015	9.10%	9.86%	11.57%
2016	9.32%	13.51%	15.55%
2017	12.25%	16.72%	15.29%
2018	27.14%	31.25%	16.88%
2019	29.45%	32.82%	19.73%
2020	38.25%	41.73%	14.57%
2021	49.33%	54.58%	32.57%
2022	63.44%	67.79%	43.74%
2023	94.66%	101.81%	45.08%

County Number	55
County Name	Lancaster

Type : Qualified

Number of Sales :	57	Median :	71	COV :	30.89	95% Median C.I. :	60.22 to 76.34
Total Sales Price :	43,992,063	Wgt. Mean :	64	STD :	21.07	95% Wgt. Mean C.I. :	58.49 to 69.62
Total Adj. Sales Price :	43,992,063	Mean :	68	Avg. Abs. Dev :	17.13	95% Mean C.I. :	62.74 to 73.68
Total Assessed Value :	28,179,860						
Avg. Adj. Sales Price :	771,791	COD :	24.27	MAX Sales Ratio :	124.80		
Avg. Assessed Value :	494,384	PRD :	106.48	MIN Sales Ratio :	22.04		

Printed : 04/07/2024

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	4	72.93	76.33	74.60	07.28	102.32	70.59	88.87	N/A	639,404	476,991
01/01/2021 To 03/31/2021	3	87.02	84.45	85.67	04.32	98.58	77.53	88.80	N/A	879,987	753,924
04/01/2021 To 06/30/2021	9	84.04	81.38	77.77	14.64	104.64	39.71	110.34	74.45 to 92.81	414,517	322,363
07/01/2021 To 09/30/2021	5	81.62	76.73	69.51	09.53	110.39	58.28	88.32	N/A	564,200	392,186
10/01/2021 To 12/31/2021	7	65.43	65.61	68.83	23.28	95.32	38.35	107.41	38.35 to 107.41	685,312	471,687
01/01/2022 To 03/31/2022	8	67.61	67.36	62.28	14.66	108.16	45.35	85.59	45.35 to 85.59	705,919	439,622
04/01/2022 To 06/30/2022	4	58.07	70.09	73.03	27.50	95.97	50.79	113.44	N/A	944,335	689,665
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	7	46.41	59.27	57.01	29.24	103.96	45.18	124.80	45.18 to 124.80	812,222	463,071
01/01/2023 To 03/31/2023	4	58.54	53.95	59.50	27.74	90.67	22.04	76.66	N/A	1,045,426	622,075
04/01/2023 To 06/30/2023	3	48.78	57.50	48.90	29.01	117.59	40.63	83.08	N/A	1,869,750	914,305
07/01/2023 To 09/30/2023	3	42.14	43.79	43.14	04.39	101.51	41.85	47.39	N/A	848,152	365,926
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	21	81.62	79.75	76.87	11.92	103.75	39.71	110.34	74.40 to 88.32	559,487	430,092
10/01/2021 To 09/30/2022	19	62.72	67.29	67.34	21.86	99.93	38.35	113.44	57.46 to 76.34	748,520	504,076
10/01/2022 To 09/30/2023	17	46.72	54.97	53.11	28.72	103.50	22.04	124.80	42.14 to 63.71	1,060,057	562,970
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	24	78.08	76.19	74.53	17.42	102.23	38.35	110.34	66.47 to 87.02	582,866	434,408
01/01/2022 To 12/31/2022	19	60.22	64.96	62.98	25.31	103.14	45.18	124.80	46.41 to 74.65	795,276	500,901

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	57	70.59	68.21	64.06	24.27	106.48	22.04	124.80	60.22 to 76.34	771,791	494,384

Type : Qualified

Number of Sales :	57	Median :	71	COV :	30.89	95% Median C.I. :	60.22 to 76.34
Total Sales Price :	43,992,063	Wgt. Mean :	64	STD :	21.07	95% Wgt. Mean C.I. :	58.49 to 69.62
Total Adj. Sales Price :	43,992,063	Mean :	68	Avg. Abs. Dev :	17.13	95% Mean C.I. :	62.74 to 73.68
Total Assessed Value :	28,179,860						
Avg. Adj. Sales Price :	771,791	COD :	24.27	MAX Sales Ratio :	124.80		
Avg. Assessed Value :	494,384	PRD :	106.48	MIN Sales Ratio :	22.04		

Printed : 04/07/2024

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	42.14	42.14	42.14		100.00	42.14	42.14	N/A	1,512,000	637,090
1	1	42.14	42.14	42.14		100.00	42.14	42.14	N/A	1,512,000	637,090
<u>Dry</u>											
County	18	59.45	60.90	57.98	22.20	105.04	43.83	88.87	46.41 to 76.34	642,394	372,430
1	18	59.45	60.90	57.98	22.20	105.04	43.83	88.87	46.41 to 76.34	642,394	372,430
<u>Grass</u>											
County	1	48.78	48.78	48.78		100.00	48.78	48.78	N/A	1,264,000	616,568
1	1	48.78	48.78	48.78		100.00	48.78	48.78	N/A	1,264,000	616,568
<u>ALL</u>											
10/01/2020 To 09/30/2023	57	70.59	68.21	64.06	24.27	106.48	22.04	124.80	60.22 to 76.34	771,791	494,384

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	42.14	52.01	44.37	25.82	117.22	40.63	73.27	N/A	1,859,083	824,949
1	3	42.14	52.01	44.37	25.82	117.22	40.63	73.27	N/A	1,859,083	824,949
<u>Dry</u>											
County	27	71.45	67.28	65.12	19.64	103.32	43.83	91.97	50.79 to 78.63	639,493	416,455
1	27	71.45	67.28	65.12	19.64	103.32	43.83	91.97	50.79 to 78.63	639,493	416,455
<u>Grass</u>											
County	3	107.41	88.84	77.02	19.10	115.35	48.78	110.34	N/A	807,000	621,519
1	3	107.41	88.84	77.02	19.10	115.35	48.78	110.34	N/A	807,000	621,519
<u>ALL</u>											
10/01/2020 To 09/30/2023	57	70.59	68.21	64.06	24.27	106.48	22.04	124.80	60.22 to 76.34	771,791	494,384

## Lancaster County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lancaster	1	6,506	6,076	6,076	5,681	5,232	5,038	4,802	4,594	5,577
Butler	1	6,422	6,286	6,286	6,101	5,761	5,484	5,068	4,977	6,338
Cass	1	n/a	5,545	5,545	5,510	n/a	n/a	4,250	4,215	4,890
Gage	1	n/a	6,330	6,330	6,330	5,245	n/a	5,100	5,100	5,980
Johnson	1	n/a	6,720	6,720	5,920	4,200	4,200	3,900	3,400	5,801
Otoe	1	n/a	5,670	5,670	5,670	5,145	5,145	4,410	4,410	5,423
Otoe	2	n/a	4,515	4,515	4,410	n/a	4,200	3,990	3,990	4,352
Saline	1	5,265	4,310	4,310	4,310	4,255	4,255	4,090	4,090	4,573
Saline	3	6,085	6,084	6,084	6,020	5,745	5,015	5,013	4,779	5,955
Saunders	1	n/a	6,122	6,122	5,723	n/a	5,114	4,200	3,854	5,048
Saunders	3	7,484	-	6,887	6,382	-	5,810	4,971	4,385	6,233
Seward	2	6,700	6,300	6,300	6,100	5,800	4,900	4,600	3,800	6,248

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lancaster	1	5,560	5,027	4,631	4,330	4,138	3,604	3,394	3,281	4,184
Butler	1	6,700	6,100	5,850	5,750	5,500	5,000	3,950	3,825	5,398
Cass	1	5,465	5,305	5,150	4,785	4,598	4,475	4,170	3,930	4,839
Gage	1	4,870	4,870	4,775	4,775	3,580	n/a	3,300	3,300	4,174
Johnson	1	4,740	4,240	3,880	3,500	3,080	3,080	2,880	2,560	3,423
Otoe	1	5,170	5,170	4,810	4,675	4,565	4,510	3,850	3,520	4,641
Otoe	2	4,640	4,430	4,220	4,150	3,890	3,650	3,620	3,130	3,978
Saline	1	4,138	4,139	4,025	4,026	3,795	3,776	3,624	3,619	3,990
Saline	3	3,870	3,869	3,555	3,510	3,421	3,399	3,396	3,249	3,596
Saunders	1	6,517	6,184	6,092	n/a	5,290	4,672	3,964	3,677	4,918
Saunders	3	5,965	5,783	5,655	-	4,930	4,617	4,157	3,922	5,207
Seward	2	5,950	5,875	5,425	5,425	5,425	4,295	4,300	3,200	5,008

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lancaster	1	2,387	2,355	2,333	n/a	2,279	2,240	2,255	2,168	2,358
Butler	1	2,796	2,771	2,716	2,721	2,255	2,594	n/a	2,525	2,764
Cass	1	1,650	1,650	1,634	n/a	1,650	n/a	1,650	1,650	1,650
Gage	1	2,210	2,210	2,210	2,210	2,210	2,210	n/a	2,210	2,210
Johnson	1	2,240	2,140	2,020	n/a	2,020	n/a	2,008	2,020	2,185
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Otoe	2	2,200	2,200	2,000	n/a	n/a	n/a	1,750	1,600	2,178
Saline	1	890	903	830	831	785	692	665	646	784
Saline	3	1,995	1,995	1,969	n/a	1,925	n/a	n/a	1,565	1,980
Saunders	1	2,364	2,364	2,364	n/a	n/a	2,100	n/a	2,099	2,361
Saunders	3	2,365	2,365	2,361	-	-	2,100	-	2,100	2,360
Seward	2	2,649	2,650	2,550	n/a	2,550	n/a	n/a	2,200	2,616

County	Mkt Area	CRP	TIMBER	WASTE
Lancaster	1	3,011	n/a	750
Butler	1	3,183	1,725	755
Cass	1	2,000	1,648	965
Gage	1	3,404	1,000	200
Johnson	1	2,573	1,200	150
Otoe	1	2,988	1,142	200
Otoe	2	2,794	1,181	200
Saline	1	1,983	516	100
Saline	3	1,979	516	100
Saunders	1	2,478	630	250
Saunders	3	#N/A	#N/A	250
Seward	2	2,767	828	101

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

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

Printed : 04/04/2024

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021											
01/01/2022 To 12/31/2022											
<u>ALL</u>											
10/01/2020 To 09/30/2023											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

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

Printed : 04/04/2024

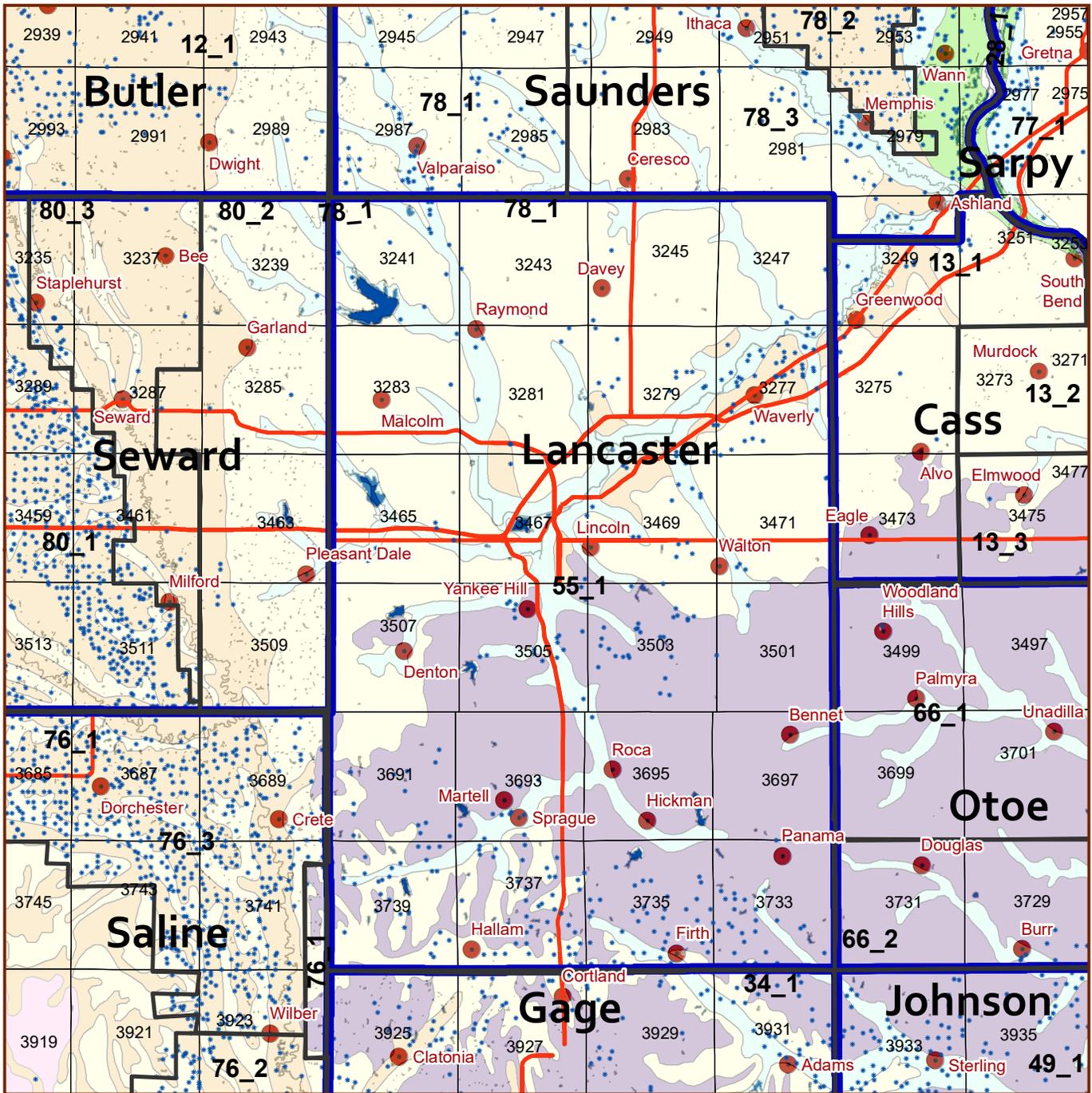
SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
340034											
550001											
550145											
550148											
550160											
550161											
660501											
760002											
760082											
800005											

ALL

10/01/2020 To 09/30/2023

# LANCASTER COUNTY



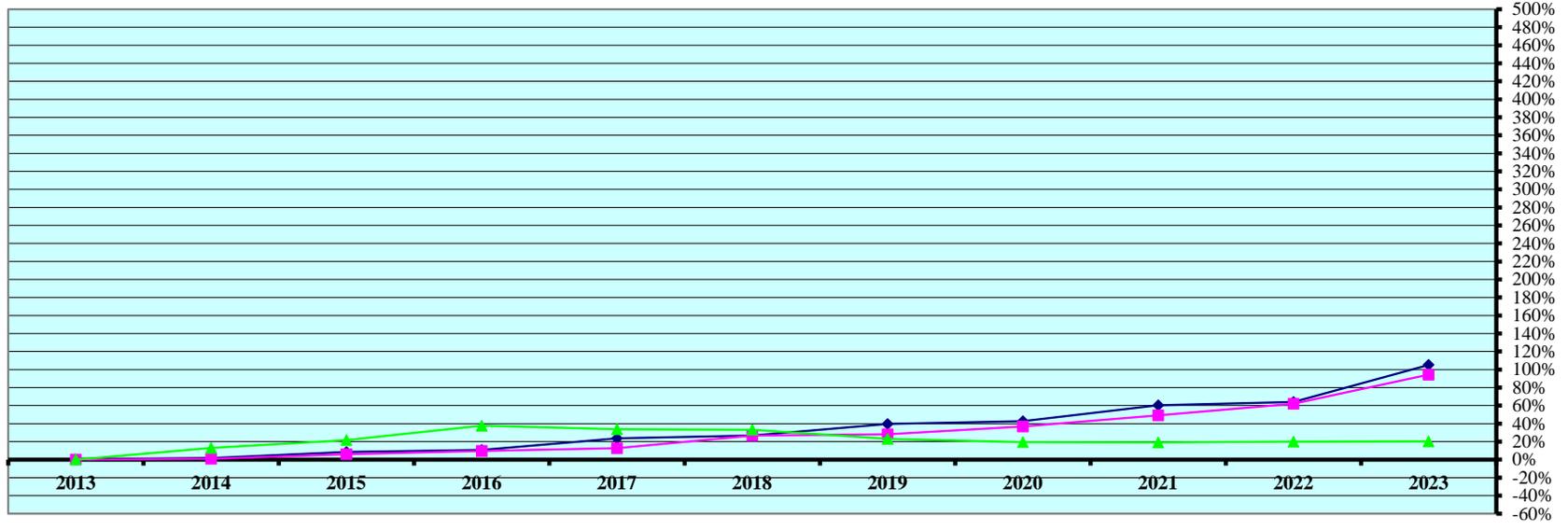
**Legend**

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

**Soils  
CLASS**

-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed in loess on uplands
-  Well drained silty soils formed in loess and alluvium on stream terraces
-  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
-  Somewhat poorly drained soils formed in alluvium on bottom lands
-  Moderately well drained silty soils with clay subsoils on uplands
-  Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	13,169,581,568	-	-	-	5,106,610,580	-	-	-	1,149,661,600	-	-	-
2014	13,392,746,841	223,165,273	1.69%	1.69%	5,160,576,496	53,965,916	1.06%	1.06%	1,298,595,200	148,933,600	12.95%	12.95%
2015	14,300,709,448	907,962,607	6.78%	8.59%	5,412,682,869	252,106,373	4.89%	5.99%	1,399,285,900	100,690,700	7.75%	21.71%
2016	14,578,018,652	277,309,204	1.94%	10.69%	5,592,453,026	179,770,157	3.32%	9.51%	1,583,850,896	184,564,996	13.19%	37.77%
2017	16,277,518,082	1,699,499,430	11.66%	23.60%	5,750,454,278	158,001,252	2.83%	12.61%	1,536,914,114	-46,936,782	-2.96%	33.68%
2018	16,679,061,911	401,543,829	2.47%	26.65%	6,466,603,627	716,149,349	12.45%	26.63%	1,532,705,440	-4,208,674	-0.27%	33.32%
2019	18,377,264,126	1,698,202,215	10.18%	39.54%	6,543,625,878	77,022,251	1.19%	28.14%	1,416,130,385	-116,575,055	-7.61%	23.18%
2020	18,791,320,523	414,056,397	2.25%	42.69%	6,982,956,564	439,330,686	6.71%	36.74%	1,371,773,200	-44,357,185	-3.13%	19.32%
2021	21,107,828,989	2,316,508,466	12.33%	60.28%	7,616,144,007	633,187,443	9.07%	49.14%	1,370,036,000	-1,737,200	-0.13%	19.17%
2022	21,590,924,066	483,095,077	2.29%	63.95%	8,270,182,947	654,038,940	8.59%	61.95%	1,379,156,600	9,120,600	0.67%	19.96%
2023	27,011,726,167	5,420,802,101	25.11%	105.11%	9,925,853,967	1,655,671,020	20.02%	94.37%	1,383,131,100	3,974,500	0.29%	20.31%

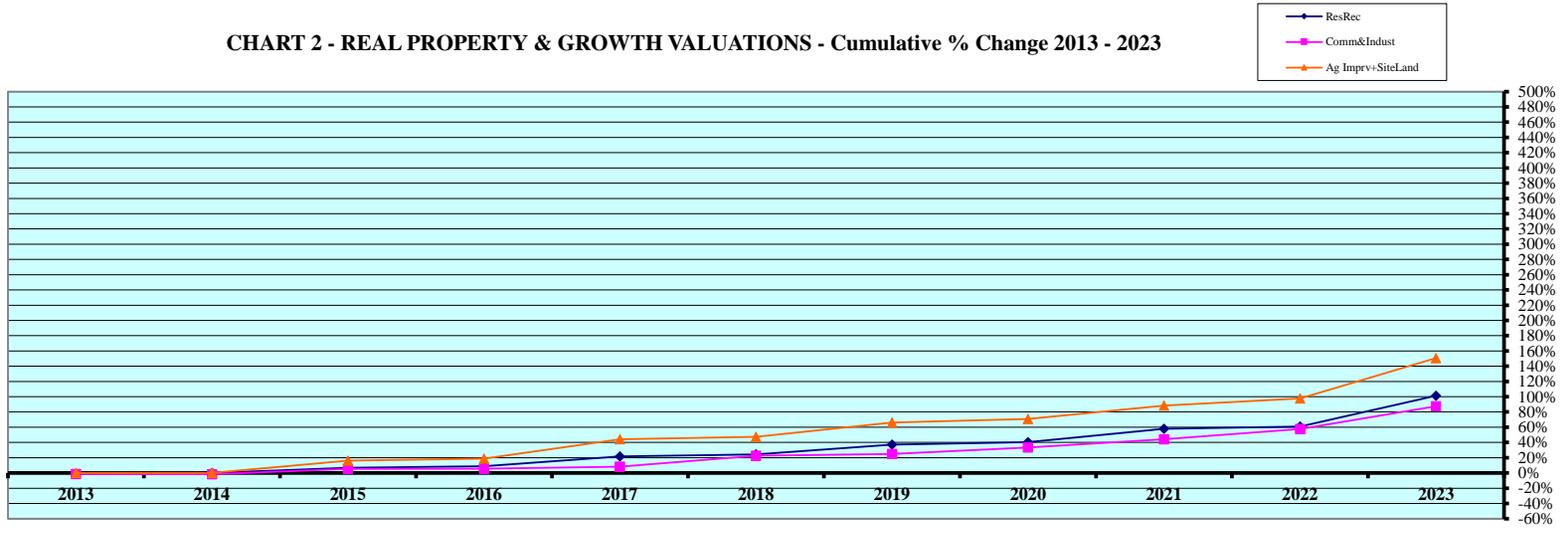
Rate Annual %chg: Residential & Recreational **7.45%** Commercial & Industrial **6.87%** Agricultural Land **1.87%**

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

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2013	13,169,581,568	191,604,133	1.45%	12,977,977,435	-	-1.45%	5,106,610,580	78,802,610	1.54%	5,027,807,970	-	-1.54%	
2014	13,392,746,841	227,236,785	1.70%	13,165,510,056	-0.03%	-0.03%	5,160,576,496	137,440,168	2.66%	5,023,136,328	-1.63%	-1.63%	
2015	14,300,709,448	255,687,906	1.79%	14,045,021,542	4.87%	6.65%	5,412,682,869	37,513,939	0.69%	5,375,168,930	4.16%	5.26%	
2016	14,578,018,652	250,776,578	1.72%	14,327,242,074	0.19%	8.79%	5,592,453,026	206,209,727	3.69%	5,386,243,299	-0.49%	5.48%	
2017	16,277,518,082	268,478,816	1.65%	16,009,039,266	9.82%	21.56%	5,750,454,278	220,214,014	3.83%	5,530,240,264	-1.11%	8.30%	
2018	16,679,061,911	311,941,659	1.87%	16,367,120,252	0.55%	24.28%	6,466,603,627	202,688,217	3.13%	6,263,915,410	8.93%	22.66%	
2019	18,377,264,126	322,455,462	1.75%	18,054,808,664	8.25%	37.09%	6,543,625,878	165,725,817	2.53%	6,377,900,061	-1.37%	24.89%	
2020	18,791,320,523	293,732,900	1.56%	18,497,587,623	0.65%	40.46%	6,982,956,564	171,758,076	2.46%	6,811,198,488	4.09%	33.38%	
2021	21,107,828,989	304,419,380	1.44%	20,803,409,609	10.71%	57.97%	7,616,144,007	258,833,397	3.40%	7,357,310,610	5.36%	44.07%	
2022	21,590,924,066	417,600,345	1.93%	21,173,323,721	0.31%	60.77%	8,270,182,947	214,148,267	2.59%	8,056,034,680	5.78%	57.76%	
2023	27,011,726,167	501,045,363	1.85%	26,510,680,804	22.79%	101.30%	9,925,853,967	352,485,712	3.55%	9,573,368,255	15.76%	87.47%	
Rate Ann%chg	7.45%			Resid & Recreat w/o growth			6.87%			C & I w/o growth			3.95%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	429,234,600	39,870,300	469,104,900	10,146,418	2.16%	458,958,482	-	-
2014	445,204,500	35,697,400	480,901,900	10,929,406	2.27%	469,972,494	0.18%	0.18%
2015	512,050,100	44,707,800	556,757,900	12,482,453	2.24%	544,275,447	13.18%	16.02%
2016	518,807,800	51,597,705	570,405,505	13,147,215	2.30%	557,258,290	0.09%	18.79%
2017	633,739,300	53,841,286	687,580,586	10,677,930	1.55%	676,902,656	18.67%	44.30%
2018	645,843,000	57,780,160	703,623,160	12,723,960	1.81%	690,899,200	0.48%	47.28%
2019	727,538,200	70,440,215	797,978,415	18,176,807	2.28%	779,801,608	10.83%	66.23%
2020	739,382,000	74,534,600	813,916,600	13,022,898	1.60%	800,893,702	0.37%	70.73%
2021	814,489,500	79,609,900	894,099,400	11,290,150	1.26%	882,809,250	8.46%	88.19%
2022	747,031,600	198,088,300	945,119,900	17,855,100	1.89%	927,264,800	3.71%	97.67%
2023	1,099,759,700	113,616,300	1,213,376,000	37,456,732	3.09%	1,175,919,268	24.42%	150.67%
Rate Ann%chg	9.87%	11.04%	9.97%	Ag Imprv+Site w/o growth			8.04%	

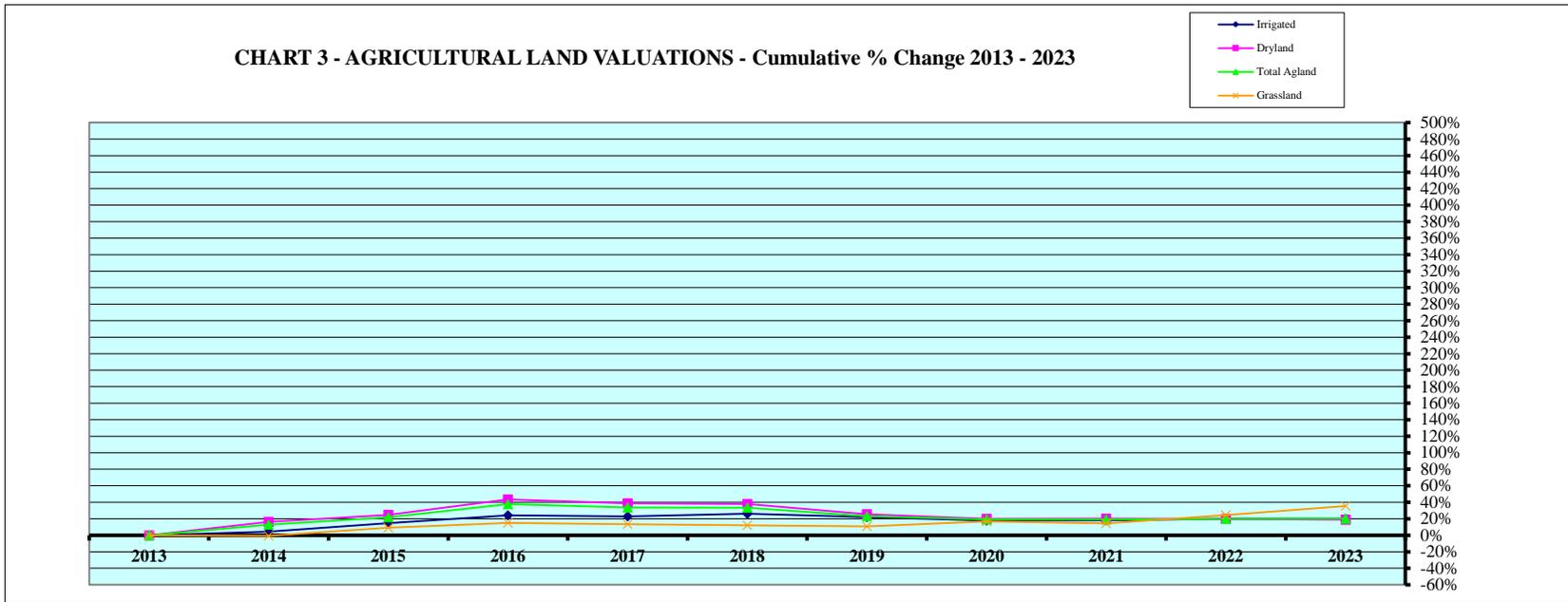
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 55  
County LANCASTER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	98,027,389	-	-	-	896,410,405	-	-	-	136,096,782	-	-	-
2014	102,451,744	4,424,355	4.51%	4.51%	1,041,670,226	145,259,821	16.20%	16.20%	135,283,681	-813,101	-0.60%	-0.60%
2015	112,549,748	10,098,004	9.86%	14.81%	1,117,128,144	75,457,918	7.24%	24.62%	148,557,800	13,274,119	9.81%	9.16%
2016	121,644,841	9,095,093	8.08%	24.09%	1,286,040,036	168,911,892	15.12%	43.47%	156,486,045	7,928,245	5.34%	14.98%
2017	120,500,466	-1,144,375	-0.94%	22.93%	1,242,389,445	-43,650,591	-3.39%	38.60%	154,165,474	-2,320,571	-1.48%	13.28%
2018	123,658,469	3,158,003	2.62%	26.15%	1,236,410,660	-5,978,785	-0.48%	37.93%	152,600,411	-1,565,063	-1.02%	12.13%
2019	119,747,082	-3,911,388	-3.16%	22.16%	1,124,999,200	-111,411,460	-9.01%	25.50%	150,765,393	-1,835,018	-1.20%	10.78%
2020	115,617,933	-4,129,149	-3.45%	17.94%	1,076,499,319	-48,499,881	-4.31%	20.09%	159,156,471	8,391,078	5.57%	16.94%
2021	115,880,812	262,879	0.23%	18.21%	1,078,103,880	1,604,561	0.15%	20.27%	155,783,802	-3,372,669	-2.12%	14.47%
2022	117,530,113	1,649,301	1.42%	19.90%	1,073,259,314	-4,844,566	-0.45%	19.73%	169,270,338	13,486,536	8.66%	24.37%
2023	117,666,376	136,263	0.12%	20.03%	1,065,518,110	-7,741,204	-0.72%	18.86%	184,330,212	15,059,874	8.90%	35.44%

Rate Ann.%chg: Irrigated **1.84%** Dryland **1.74%** Grassland **3.08%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	19,127,024	-	-	-	0	-	-	-	1,149,661,600	-	-	-
2014	19,189,549	62,525	0.33%	0.33%	0	0	-	-	1,298,595,200	148,933,600	12.95%	12.95%
2015	21,050,208	1,860,659	9.70%	10.05%	0	0	-	-	1,399,285,900	100,690,700	7.75%	21.71%
2016	19,679,974	-1,370,234	-6.51%	2.89%	0	0	-	-	1,583,850,896	184,564,996	13.19%	37.77%
2017	19,858,729	178,755	0.91%	3.83%	0	0	-	-	1,536,914,114	-46,936,782	-2.96%	33.68%
2018	20,035,900	177,171	0.89%	4.75%	0	0	-	-	1,532,705,440	-4,208,674	-0.27%	33.32%
2019	20,618,711	582,811	2.91%	7.80%	0	0	-	-	1,416,130,385	-116,575,055	-7.61%	23.18%
2020	20,499,477	-119,234	-0.58%	7.18%	0	0	-	-	1,371,773,200	-44,357,185	-3.13%	19.32%
2021	20,267,506	-231,971	-1.13%	5.96%	0	0	-	-	1,370,036,000	-1,737,200	-0.13%	19.17%
2022	19,096,835	-1,170,671	-5.78%	-0.16%	0	0	-	-	1,379,156,600	9,120,600	0.67%	19.96%
2023	15,616,402	-3,480,433	-18.23%	-18.35%	0	0	-	-	1,383,131,100	3,974,500	0.29%	20.31%

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

Rate Ann.%chg: Total Agric Land **1.87%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	98,031,906	17,928	5,468			897,333,937	274,944	3,264			135,756,410	75,337	1,802		
2014	102,185,334	18,704	5,463	-0.09%	-0.09%	1,043,353,640	273,268	3,818	16.99%	16.99%	136,603,555	75,687	1,805	0.16%	0.16%
2015	112,522,476	19,072	5,900	7.99%	7.90%	1,120,201,903	271,606	4,124	8.02%	26.37%	148,541,012	76,093	1,952	8.16%	8.33%
2016	122,750,145	19,138	6,414	8.72%	17.30%	1,286,659,923	269,939	4,766	15.57%	46.05%	156,870,865	76,657	2,046	4.83%	13.56%
2017	120,305,949	19,623	6,131	-4.42%	12.12%	1,241,909,098	268,828	4,620	-3.08%	41.55%	153,088,262	76,269	2,007	-1.92%	11.39%
2018	123,657,292	20,108	6,150	0.31%	12.47%	1,236,956,268	267,899	4,617	-0.05%	41.47%	152,674,528	76,280	2,002	-0.28%	11.07%
2019	119,837,322	21,352	5,613	-8.74%	2.64%	1,125,988,657	266,361	4,227	-8.45%	29.52%	150,270,650	74,972	2,004	0.14%	11.23%
2020	115,610,691	21,807	5,302	-5.54%	-3.04%	1,078,639,173	265,118	4,069	-3.76%	24.66%	159,003,872	74,426	2,136	6.59%	18.56%
2021	115,879,123	21,858	5,302	0.00%	-3.05%	1,078,278,980	265,288	4,065	-0.10%	24.54%	155,558,745	72,765	2,138	0.07%	18.64%
2022	117,541,702	22,115	5,315	0.25%	-2.80%	1,073,636,060	262,819	4,085	0.50%	25.17%	166,164,660	77,070	2,156	0.85%	19.65%
2023	118,189,245	22,210	5,321	0.12%	-2.68%	1,071,150,615	261,875	4,090	0.13%	25.33%	160,380,740	71,346	2,248	4.26%	24.75%

Rate Annual %chg Average Value/Acre: -0.27%

2.28%

2.24%

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
2013	19,152,747	25,557	749			0	0				1,150,275,000	393,766	2,921		
2014	19,262,171	25,699	750	0.02%	0.02%	0	0				1,301,404,700	393,358	3,308	13.26%	13.26%
2015	21,085,705	26,047	810	8.00%	8.02%	0	0				1,402,351,096	392,818	3,570	7.90%	22.21%
2016	19,691,338	26,271	750	-7.41%	0.02%	0	0				1,585,972,271	392,005	4,046	13.33%	38.50%
2017	19,802,162	26,433	749	-0.05%	-0.04%	0	0				1,535,105,471	391,154	3,925	-3.00%	34.35%
2018	19,966,812	26,582	751	0.27%	0.23%	0	0				1,533,254,900	390,868	3,923	-0.05%	34.28%
2019	20,621,800	27,538	749	-0.31%	-0.08%	0	0				1,416,718,429	390,223	3,631	-7.45%	24.28%
2020	20,484,664	27,453	746	-0.36%	-0.43%	0	0				1,373,738,400	388,804	3,533	-2.68%	20.95%
2021	20,271,051	27,097	748	0.26%	-0.18%	0	0				1,369,987,899	387,008	3,540	0.19%	21.18%
2022	18,993,778	21,159	898	20.00%	19.78%	0	0				1,376,336,200	383,163	3,592	1.47%	22.96%
2023	19,901,900	20,824	956	6.47%	27.53%	0	0				1,369,622,500	376,255	3,640	1.34%	24.61%

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Rate Annual %chg Average Value/Acre: 2.22%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
322,608	LANCASTER	924,228,891	555,641,960	311,328,346	27,011,726,167	9,339,275,367	586,578,600	0	1,383,131,100	1,099,759,700	113,616,300	0	41,325,286,431
cnty sectorvalue % of total value:		2.24%	1.34%	0.75%	65.36%	22.60%	1.42%		3.35%	2.66%	0.27%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,082	BENNETT	2,713,983	967,154	421,141	98,173,500	6,987,800	0	0	0	0	0	0	109,263,578
0.34%	%sector of county sector	0.29%	0.17%	0.14%	0.36%	0.07%							0.26%
	%sector of municipality	2.48%	0.89%	0.39%	89.85%	6.40%							100.00%
135	DAVEY	185,955	217,891	8,155	12,077,000	1,417,200	22,400	0	3,500	0	0	0	13,932,101
0.04%	%sector of county sector	0.02%	0.04%	0.00%	0.04%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.03%
	%sector of municipality	1.33%	1.56%	0.06%	86.68%	10.17%	0.16%		0.03%				100.00%
189	DENTON	581,439	468,050	1,003,028	16,422,000	1,255,200	0	0	0	0	0	0	19,729,717
0.06%	%sector of county sector	0.06%	0.08%	0.32%	0.06%	0.01%							0.05%
	%sector of municipality	2.95%	2.37%	5.08%	83.23%	6.36%							100.00%
649	FIRTH	1,059,675	826,400	744,984	41,213,300	7,712,700	0	0	0	0	0	0	51,557,059
0.20%	%sector of county sector	0.11%	0.15%	0.24%	0.15%	0.08%							0.12%
	%sector of municipality	2.06%	1.60%	1.44%	79.94%	14.96%							100.00%
268	HALLAM	456,285	390,710	389,284	25,547,100	3,904,700	0	0	0	0	0	0	30,688,079
0.08%	%sector of county sector	0.05%	0.07%	0.13%	0.09%	0.04%							0.07%
	%sector of municipality	1.49%	1.27%	1.27%	83.25%	12.72%							100.00%
2,607	HICKMAN	1,379,482	1,480,127	2,307,607	293,021,300	32,263,600	0	0	0	0	0	0	330,452,116
0.81%	%sector of county sector	0.15%	0.27%	0.74%	1.08%	0.35%							0.80%
	%sector of municipality	0.42%	0.45%	0.70%	88.67%	9.76%							100.00%
291,294	LINCOLN	748,486,504	447,817,415	188,585,510	23,111,575,367	9,117,804,867	529,866,700	0	1,645,000	1,902,900	3,105,200	0	34,150,789,463
90.29%	%sector of county sector	80.98%	80.59%	60.57%	85.56%	97.63%	90.33%		0.12%	0.17%	2.73%		82.64%
	%sector of municipality	2.19%	1.31%	0.55%	67.68%	26.70%	1.55%		0.00%	0.01%	0.01%		100.00%
457	MALCOLM	566,805	320,690	12,002	34,851,400	3,056,000	0	0	0	0	0	0	38,806,897
0.14%	%sector of county sector	0.06%	0.06%	0.00%	0.13%	0.03%							0.09%
	%sector of municipality	1.46%	0.83%	0.03%	89.81%	7.87%							100.00%
235	PANAMA	25,021	371,637	20,320	20,862,500	1,473,700	0	0	161,500	346,100	7,900	0	23,268,678
0.07%	%sector of county sector	0.00%	0.07%	0.01%	0.08%	0.02%			0.01%	0.03%	0.01%		0.06%
	%sector of municipality	0.11%	1.60%	0.09%	89.66%	6.33%			0.69%	1.49%	0.03%		100.00%
159	RAYMOND	1,290,496	328,904	510,068	13,121,900	1,011,700	0	0	0	0	0	0	16,263,068
0.05%	%sector of county sector	0.14%	0.06%	0.16%	0.05%	0.01%							0.04%
	%sector of municipality	7.94%	2.02%	3.14%	80.69%	6.22%							100.00%
201	ROCA	159,096	140,386	730,124	18,272,700	1,632,000	0	0	47,500	960,500	47,600	0	21,989,906
0.06%	%sector of county sector	0.02%	0.03%	0.23%	0.07%	0.02%			0.00%	0.09%	0.04%		0.05%
	%sector of municipality	0.72%	0.64%	3.32%	83.10%	7.42%			0.22%	4.37%	0.22%		100.00%
136	SPRAGUE	44,995	247,781	9,273	11,677,700	784,000	0	0	0	0	0	0	12,763,749
0.04%	%sector of county sector	0.00%	0.04%	0.00%	0.04%	0.01%							0.03%
	%sector of municipality	0.35%	1.94%	0.07%	91.49%	6.14%							100.00%
4,279	WAVERLY	23,883,999	2,368,066	1,656,111	394,899,400	46,864,800	36,989,200	0	258,900	0	0	0	506,920,476
1.33%	%sector of county sector	2.58%	0.43%	0.53%	1.46%	0.50%	6.31%		0.02%				1.23%
	%sector of municipality	4.71%	0.47%	0.33%	77.90%	9.25%	7.30%		0.05%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
301,692	Total Municipalities	780,833,736	455,945,212	196,397,608	24,091,715,179	9,226,168,269	566,878,301	0	2,116,400	3,209,500	3,160,700	0	35,326,424,901
93.52%	%all municip.sectors of cnty	84.48%	82.06%	63.08%	89.19%	98.79%	96.64%		0.15%	0.29%	2.78%		85.48%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 118,125</b>	<b>Value : 41,702,864,126</b>	<b>Growth 781,247,911</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	5,414	286,966,729	0	0	404	43,865,600	5,818	330,832,329	
<b>02. Res Improve Land</b>	96,281	5,553,030,578	0	0	676	89,726,900	96,957	5,642,757,478	
<b>03. Res Improvements</b>	96,281	21,786,580,601	0	0	676	320,721,900	96,957	22,107,302,501	
<b>04. Res Total</b>	101,695	27,626,577,908	0	0	1,080	454,314,400	102,775	28,080,892,308	275,283,060
<b>% of Res Total</b>	98.95	98.38	0.00	0.00	1.05	1.62	87.01	67.34	35.24
<b>05. Com UnImp Land</b>	1,707	367,151,363	0	0	13	2,370,100	1,720	369,521,463	
<b>06. Com Improve Land</b>	6,423	1,984,837,821	0	0	32	8,000,000	6,455	1,992,837,821	
<b>07. Com Improvements</b>	6,423	7,881,890,434	0	0	32	19,862,200	6,455	7,901,752,634	
<b>08. Com Total</b>	8,130	10,233,879,618	0	0	45	30,232,300	8,175	10,264,111,918	476,657,715
<b>% of Com Total</b>	99.45	99.71	0.00	0.00	0.55	0.29	6.92	24.61	61.01
<b>09. Ind UnImp Land</b>	25	6,010,100	0	0	12	1,208,600	37	7,218,700	
<b>10. Ind Improve Land</b>	191	162,323,600	0	0	2	206,900	193	162,530,500	
<b>11. Ind Improvements</b>	191	473,716,000	0	0	2	1,038,900	193	474,754,900	
<b>12. Ind Total</b>	216	642,049,700	0	0	14	2,454,400	230	644,504,100	7,155,636
<b>% of Ind Total</b>	93.91	99.62	0.00	0.00	6.09	0.38	0.19	1.55	0.92
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	101,695	27,626,577,908	0	0	1,080	454,314,400	102,775	28,080,892,308	275,283,060
<b>% of Res &amp; Rec Total</b>	98.95	98.38	0.00	0.00	1.05	1.62	87.01	67.34	35.24
<b>Com &amp; Ind Total</b>	8,346	10,875,929,318	0	0	59	32,686,700	8,405	10,908,616,018	483,813,351
<b>% of Com &amp; Ind Total</b>	99.30	99.70	0.00	0.00	0.70	0.30	7.12	26.16	61.93
<b>17. Taxable Total</b>	110,041	38,502,507,226	0	0	1,139	487,001,100	111,180	38,989,508,326	759,096,411
<b>% of Taxable Total</b>	98.98	98.75	0.00	0.00	1.02	1.25	94.12	93.49	97.16

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,098	124,457,608	135,721,992	0	0	0
19. Commercial	1,051	479,896,518	1,305,005,382	0	0	0
20. Industrial	16	25,375,200	33,890,700	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1,098	124,457,608	135,721,992
19. Commercial	0	0	0	1,051	479,896,518	1,305,005,382
20. Industrial	0	0	0	16	25,375,200	33,890,700
21. Other	0	0	0	0	0	0
22. Total Sch II				2,165	629,729,326	1,474,618,074

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3,412	0	51	3,463

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	223,000	0	0	4,119	1,021,606,700	4,121	1,021,829,700
28. Ag-Improved Land	0	0	0	0	2,824	704,131,100	2,824	704,131,100
29. Ag Improvements	0	0	0	0	2,824	987,395,000	2,824	987,395,000

30. Ag Total				6,945	2,713,355,800
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	66.88	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	43.63	977,700	9	110.51	977,700	
32. HomeSite Improv Land	2,456	7,108.28	279,259,900	2,456	7,108.28	279,259,900	
33. HomeSite Improvements	2,456	0.00	872,453,200	2,456	0.00	872,453,200	20,083,710
34. HomeSite Total				<b>2,465</b>	<b>7,218.79</b>	<b>1,152,690,800</b>	
35. FarmSite UnImp Land	107	213.22	4,079,900	107	213.22	4,079,900	
36. FarmSite Improv Land	2,291	1,464.11	14,489,800	2,291	1,464.11	14,489,800	
37. FarmSite Improvements	2,291	0.00	114,941,800	2,291	0.00	114,941,800	2,067,790
38. FarmSite Total				<b>2,398</b>	<b>1,677.33</b>	<b>133,511,500</b>	
39. Road & Ditches	0	14.34	0	0	14.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>4,863</b>	<b>8,910.46</b>	<b>1,286,202,300</b>	<b>22,151,500</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	19	1,625.01	3,694,900	19	1,625.01	3,694,900

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	62.71	223,000	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	6,942	384,689.23	2,712,974,000	6,944	384,751.94	2,713,197,000
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	193.19	0.86%	1,416,257	1.14%	7,330.90
46. 1A	1,203.78	5.38%	7,832,065	6.28%	6,506.23
47. 2A1	7,919.90	35.40%	48,117,905	38.57%	6,075.57
48. 2A	3,370.55	15.06%	19,148,160	15.35%	5,681.02
49. 3A1	3,513.88	15.71%	18,383,704	14.73%	5,231.74
50. 3A	1,412.84	6.31%	7,118,565	5.71%	5,038.48
51. 4A1	4,272.66	19.10%	20,517,602	16.44%	4,802.07
52. 4A	486.65	2.18%	2,235,472	1.79%	4,593.59
<b>53. Total</b>	<b>22,373.45</b>	<b>100.00%</b>	<b>124,769,730</b>	<b>100.00%</b>	<b>5,576.69</b>
<b>Dry</b>					
54. 1D1	1,885.88	0.72%	10,485,536	0.96%	5,560.02
55. 1D	48,404.51	18.54%	243,322,495	22.28%	5,026.86
56. 2D1	38,601.94	14.79%	178,774,557	16.37%	4,631.23
57. 2D	60,466.48	23.17%	261,822,781	23.98%	4,330.05
58. 3D1	4,383.90	1.68%	18,139,440	1.66%	4,137.74
59. 3D	75,731.50	29.01%	272,910,851	24.99%	3,603.66
60. 4D1	27,217.15	10.43%	92,387,584	8.46%	3,394.46
61. 4D	4,325.50	1.66%	14,190,724	1.30%	3,280.71
<b>62. Total</b>	<b>261,016.86</b>	<b>100.00%</b>	<b>1,092,033,968</b>	<b>100.00%</b>	<b>4,183.77</b>
<b>Grass</b>					
63. 1G1	40,781.88	51.19%	97,382,700	50.41%	2,387.89
64. 1G	14,107.56	17.71%	34,665,193	17.94%	2,457.21
65. 2G1	5,894.28	7.40%	14,447,203	7.48%	2,451.05
66. 2G	1,295.30	1.63%	4,323,261	2.24%	3,337.65
67. 3G1	10,185.58	12.79%	23,324,904	12.07%	2,289.99
68. 3G	2,751.54	3.45%	7,646,212	3.96%	2,778.88
69. 4G1	3,619.58	4.54%	8,800,594	4.56%	2,431.39
70. 4G	1,031.39	1.29%	2,595,074	1.34%	2,516.09
<b>71. Total</b>	<b>79,667.11</b>	<b>100.00%</b>	<b>193,185,141</b>	<b>100.00%</b>	<b>2,424.90</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>22,373.45</b>	<b>5.81%</b>	<b>124,769,730</b>	<b>8.74%</b>	<b>5,576.69</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>261,016.86</b>	<b>67.84%</b>	<b>1,092,033,968</b>	<b>76.52%</b>	<b>4,183.77</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>79,667.11</b>	<b>20.70%</b>	<b>193,185,141</b>	<b>13.54%</b>	<b>2,424.90</b>
72. Waste	20,924.78	5.44%	15,693,722	1.10%	750.01
73. Other	798.88	0.21%	1,470,939	0.10%	1,841.25
74. Exempt	1,788.31	0.46%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>384,781.08</b>	<b>100.00%</b>	<b>1,427,153,500</b>	<b>100.00%</b>	<b>3,709.00</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	22,373.45	124,769,730	22,373.45	124,769,730
<b>77. Dry Land</b>	41.79	172,919	0.00	0	260,975.07	1,091,861,049	261,016.86	1,092,033,968
<b>78. Grass</b>	20.91	50,080	0.00	0	79,646.20	193,135,061	79,667.11	193,185,141
<b>79. Waste</b>	0.00	0	0.00	0	20,924.78	15,693,722	20,924.78	15,693,722
<b>80. Other</b>	0.00	0	0.00	0	798.88	1,470,939	798.88	1,470,939
<b>81. Exempt</b>	29.68	0	0.00	0	1,758.63	0	1,788.31	0
<b>82. Total</b>	<b>62.70</b>	<b>222,999</b>	<b>0.00</b>	<b>0</b>	<b>384,718.38</b>	<b>1,426,930,501</b>	<b>384,781.08</b>	<b>1,427,153,500</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	22,373.45	5.81%	124,769,730	8.74%	5,576.69
<b>Dry Land</b>	261,016.86	67.84%	1,092,033,968	76.52%	4,183.77
<b>Grass</b>	79,667.11	20.70%	193,185,141	13.54%	2,424.90
<b>Waste</b>	20,924.78	5.44%	15,693,722	1.10%	750.01
<b>Other</b>	798.88	0.21%	1,470,939	0.10%	1,841.25
<b>Exempt</b>	1,788.31	0.46%	0	0.00%	0.00
<b>Total</b>	<b>384,781.08</b>	<b>100.00%</b>	<b>1,427,153,500</b>	<b>100.00%</b>	<b>3,709.00</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 ** Unknown **	5,818	330,832,329	96,957	5,642,757,478	96,957	22,107,302,501	102,775	28,080,892,308	275,283,060
84 Residential Total	5,818	330,832,329	96,957	5,642,757,478	96,957	22,107,302,501	102,775	28,080,892,308	275,283,060

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 ** Unknown **	1,757	376,740,163	6,648	2,155,368,321	6,648	8,376,507,534	8,405	10,908,616,018	483,813,351
86 Commercial Total	1,757	376,740,163	6,648	2,155,368,321	6,648	8,376,507,534	8,405	10,908,616,018	483,813,351

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	40,772.74	57.03%	97,343,301	57.74%	2,387.46
88. 1G	13,173.94	18.43%	31,024,039	18.40%	2,354.96
89. 2G1	5,343.71	7.47%	12,465,260	7.39%	2,332.70
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	10,061.61	14.07%	22,929,735	13.60%	2,278.93
92. 3G	162.11	0.23%	363,096	0.22%	2,239.81
93. 4G1	1,891.71	2.65%	4,265,005	2.53%	2,254.58
94. 4G	90.75	0.13%	196,724	0.12%	2,167.76
95. Total	71,496.57	100.00%	168,587,160	100.00%	2,357.98
<b>CRP</b>					
96. 1C1	9.14	0.11%	39,399	0.16%	4,310.61
97. 1C	933.62	11.43%	3,641,154	14.80%	3,900.04
98. 2C1	550.57	6.74%	1,981,943	8.06%	3,599.80
99. 2C	1,295.30	15.85%	4,323,261	17.58%	3,337.65
100. 3C1	123.97	1.52%	395,169	1.61%	3,187.62
101. 3C	2,589.43	31.69%	7,283,116	29.61%	2,812.63
102. 4C1	1,727.87	21.15%	4,535,589	18.44%	2,624.96
103. 4C	940.64	11.51%	2,398,350	9.75%	2,549.70
104. Total	8,170.54	100.00%	24,597,981	100.00%	3,010.57
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
Grass Total	71,496.57	89.74%	168,587,160	87.27%	2,357.98
<b>CRP Total</b>					
CRP Total	8,170.54	10.26%	24,597,981	12.73%	3,010.57
<b>Timber Total</b>					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	79,667.11	100.00%	193,185,141	100.00%	2,424.90

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

55 Lancaster

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	27,011,726,167	28,080,892,308	1,069,166,141	3.96%	275,283,060	2.94%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	1,099,759,700	1,152,690,800	52,931,100	4.81%	20,083,710	2.99%
<b>04. Total Residential (sum lines 1-3)</b>	<b>28,111,485,867</b>	<b>29,233,583,108</b>	<b>1,122,097,241</b>	<b>3.99%</b>	<b>295,366,770</b>	<b>2.94%</b>
05. Commercial	9,339,275,367	10,264,111,918	924,836,551	9.90%	476,657,715	4.80%
06. Industrial	586,578,600	644,504,100	57,925,500	9.88%	7,155,636	8.66%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>9,925,853,967</b>	<b>10,908,616,018</b>	<b>982,762,051</b>	<b>9.90%</b>	<b>483,813,351</b>	<b>5.03%</b>
08. Ag-Farmsite Land, Outbuildings	113,616,300	133,511,500	19,895,200	17.51%	2,067,790	15.69%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>113,616,300</b>	<b>133,511,500</b>	<b>19,895,200</b>	<b>17.51%</b>	<b>2,067,790</b>	<b>15.69%</b>
12. Irrigated	117,666,376	124,769,730	7,103,354	6.04%		
13. Dryland	1,065,518,110	1,092,033,968	26,515,858	2.49%		
14. Grassland	184,330,212	193,185,141	8,854,929	4.80%		
15. Wasteland	15,616,402	15,693,722	77,320	0.50%		
16. Other Agland	0	1,470,939	1,470,939			
<b>17. Total Agricultural Land</b>	<b>1,383,131,100</b>	<b>1,427,153,500</b>	<b>44,022,400</b>	<b>3.18%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>39,534,087,234</b>	<b>41,702,864,126</b>	<b>2,168,776,892</b>	<b>5.49%</b>	<b>781,247,911</b>	<b>3.51%</b>

## 2024 Assessment Survey for Lancaster County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	2
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	22 appraisers
<b>3.</b>	<b>Other full-time employees:</b>
	45 total positions in Fiscal Year 23-24 budget
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$4,983,566.49 (Fund 605); \$259,684 (Fund 606)
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	N/A
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$30,410 (fees/tuition only)
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$176,539.40 (Fund 605); \$0.00 (Fund 606)

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Orion
2.	<b>CAMA software:</b>
	Orion
3.	<b>Personal Property software:</b>
	Orion
4.	<b>Are cadastral maps currently being used?</b>
	The county assessor uses internally maintained GIS electronic maps
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Office Staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer">https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Office staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Ortho and Oblique imagery, Use change finder on a 2 year basis.
10.	<b>When was the aerial imagery last updated?</b>
	Ortho and oblique imagery was updated April of 2022

## C. Zoning Information

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

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

**D. Contracted Services**

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

**E. Appraisal /Listing Services**

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

## 2024 Residential Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>																																																							
	County assessor's appraisal staff																																																							
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																																																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td>Airpark</td></tr> <tr><td style="text-align: center;">2</td><td>Fallbrook/Highlands</td></tr> <tr><td style="text-align: center;">3</td><td>North Star</td></tr> <tr><td style="text-align: center;">4</td><td>Capital Beach</td></tr> <tr><td style="text-align: center;">5</td><td>Belmont</td></tr> <tr><td style="text-align: center;">6</td><td>North Midtown</td></tr> <tr><td style="text-align: center;">7</td><td>Uni Place/Bethany</td></tr> <tr><td style="text-align: center;">8</td><td>Mahoney/Waterford</td></tr> <tr><td style="text-align: center;">9</td><td>West A</td></tr> <tr><td style="text-align: center;">10</td><td>South Midtown</td></tr> <tr><td style="text-align: center;">11</td><td>Country Club</td></tr> <tr><td style="text-align: center;">12</td><td>Nebraska Parkway</td></tr> <tr><td style="text-align: center;">13</td><td>Holmes</td></tr> <tr><td style="text-align: center;">14</td><td>East Lincoln 70-84</td></tr> <tr><td style="text-align: center;">15</td><td>Southwest</td></tr> <tr><td style="text-align: center;">16</td><td>Yankee Hill</td></tr> <tr><td style="text-align: center;">17</td><td>Pine Lake</td></tr> <tr><td style="text-align: center;">18</td><td>Northwest Rural</td></tr> <tr><td style="text-align: center;">19</td><td>Northeast Rural</td></tr> <tr><td style="text-align: center;">20</td><td>Southwest Rural</td></tr> <tr><td style="text-align: center;">21</td><td>East Rural</td></tr> <tr><td style="text-align: center;">22</td><td>South Rural</td></tr> <tr><td style="text-align: center;">23</td><td>North Villages</td></tr> <tr><td style="text-align: center;">24</td><td>South Villages</td></tr> <tr><td style="text-align: center;">AGOB</td><td>Agricultural outbuildings and improvements</td></tr> <tr><td style="text-align: center;">AGDW</td><td>Agricultural dwellings</td></tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Airpark	2	Fallbrook/Highlands	3	North Star	4	Capital Beach	5	Belmont	6	North Midtown	7	Uni Place/Bethany	8	Mahoney/Waterford	9	West A	10	South Midtown	11	Country Club	12	Nebraska Parkway	13	Holmes	14	East Lincoln 70-84	15	Southwest	16	Yankee Hill	17	Pine Lake	18	Northwest Rural	19	Northeast Rural	20	Southwest Rural	21	East Rural	22	South Rural	23	North Villages	24	South Villages	AGOB	Agricultural outbuildings and improvements	AGDW	Agricultural dwellings
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3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The sales comparison approach to value is used by the county to establish the assessed value for the residential properties, utilizing automated market modeling and multiple regression analysis.
4.	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The cost approach is available in the counties CAMA program but is a secondary approach given little weight for assessment purposes. It is utilized for agricultural improvements. Cost is also used for mobile homes and depreciation is developed from the local market.
5.	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	No, the county assessor gives minimal weight to the cost approach in determining market value.
6.	<b>Describe the methodology used to determine the residential lot values?</b>
	Market sales analysis and field rating of each parcels land characteristics tied to market value based tables.
7.	<b>How are rural residential site values developed?</b>
	Rural residential site values are developed using market information from similar properties.
8.	<b>Are there form 191 applications on file?</b>
	Yes
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	Market sales analysis. If a Form 191 is filed discount cash flow is used to set a standard County wide adjustment to individual market sales.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2023	2023	2022	2018-2023
	2	2023	2023	2022	2018-2023
	3	2023	2023	2022	2018-2023
	4	2023	2023	2022	2018-2023
	5	2023	2023	2022	2018-2023
	6	2023	2023	2022	2018-2023
	7	2023	2023	2022	2018-2023
	8	2023	2023	2022	2018-2023
	9	2023	2023	2022	2018-2023
	10	2023	2023	2022	2018-2023
	11	2023	2023	2022	2018-2023
	12	2023	2023	2022	2018-2023
	13	2023	2023	2022	2018-2023
	14	2023	2023	2022	2018-2023
	15	2023	2023	2022	2018-2023
	16	2023	2023	2022	2018-2023
	17	2023	2023	2022	2018-2023
	18	2023	2023	2022	2018-2023
	19	2023	2023	2022	2018-2023
	20	2023	2023	2022	2018-2023
	21	2023	2023	2022	2018-2023
	22	2023	2023	2022	2018-2023
	23	2023	2023	2022	2018-2023
	24	2023	2023	2022	2018-2023
	AGOB	2023	2023	2022	2018-2023
	AGDW	2023	2023	2022	2018-2023

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

## 2024 Commercial Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>																										
	The county assessors appraisal staff																										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																										
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52	Golf Courses																										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																										
	Lancaster County Assessor uses the cost and income approaches for the valuation of all commercial properties. Cost approach is used for small towns.																										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																										
	The county assessor relies on appraisers in their office that have the experience to value the unique properties in the county.																										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																										
	The county assessor develops a depreciation model during each reappraisal cycle. It is used only for the small towns.																										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																										
	Yes, small towns have their own while Lincoln, Waverly, and Hickman are based on Marshall and Swift.																										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																										

Sales analysis by developing a field rating of each parcels land characteristics tied to market value based tables.

7.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
41	2023	2023	2022	2018-2023
42	2023	2023	2022	2018-2023
43	2023	2023	2022	2018-2023
44	2023	2023	2022	2018-2023
45	2023	2023	2022	2018-2023
46	2023	2023	2022	2018-2023
47	2023	2023	2022	2018-2023
48	2023	2023	2022	2018-2023
49	2023	2023	2022	2018-2023
50	2023	2023	2022	2018-2023
51	2023	2023	2022	2018-2023
52	2023	2023	2022	2018-2023

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

## 2024 Agricultural Assessment Survey for Lancaster County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County assessor's appraisal staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The agricultural special value land is one market area.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The agricultural special value land is one market area.	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The agricultural special value land is one market area.	2020						
	All of the agricultural land is valued as one market area, and the special value as determined is considered as having only an agricultural influence.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Class or subclass includes, but is not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Present use of the parcel is the deciding factor in determining the differences based on both aerial review and physical inspections..							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Intensive agricultural use in the county is limited, market analysis is therefore also very limited. At this time the county feels that that values based on soil productivity are the best indicator of market value.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Market sales.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	No							
	<b><u>If your county has special value applications, please answer the following</u></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	6,944							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							

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

# **Lancaster County's Three-Year Assessment Plan (2024-2026)**

Dan F. Nolte, Lancaster County Assessor/Register of Deeds

## **Introduction**

Pursuant to 77-1311.02, the following Three-Year Assessment Plan has been prepared by the Lancaster County Assessor/Register of Deeds Office.

### **Tax Year 2024**

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

We will continually measure our quality of assessment through statistical measures and audit our internal quality control processes. Staff training and development will be continued as an emphasis for 2024 as we strive for efficiencies in data collection and valuation analysis. The classification of agricultural land will continue to be reviewed to ensure land use, capability groups, and assessments are consistent throughout the county.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

### **Tax Year 2025**

In Tax Year 2025, we will continue to evaluate assessment levels in accordance with the market and make all necessary changes to assessments. We anticipate a continued shift towards desktop review of properties, leverage of external property data sets, and expect to be testing enhanced statistical methods for valuation modeling. As the number of parcels in the county increases, we will look at the possibility of additional market areas.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

### **Tax Year 2026**

In Tax Year 2026, we will be prepared to react to the market and will likely use statistical studies to determine the degree of change necessary to valuations. In addition to valuation changes, we expect to continue to leverage technology to review the quality of data collected in the field and to enhance methods and models for valuations.

Inspections will be completed in accordance with our six-year inspection cycle. All active permits will be reviewed by year's end.

## 2024 Special Value for Lancaster County

Agricultural land and horticultural land are defined as a parcel of land primarily used for agriculture or horticultural purposes. This includes wasteland lying adjacent to agriculture land. Agriculture land does not include any land directly associated with any building or enclosed structure. Agriculture land also includes land enrolled in a federal or state program in which payments are received from removing such land from agricultural production. Land which has been determined to meet the definition of agricultural land or horticultural land in use shall be assessed at seventy-five (75) percent of its market value.

Agriculture land is valued by use and by soil type. Soil surveys are one of the principal tools used in classification of agricultural land in Nebraska. The classification of agricultural land for assessment purposes is based on each county's most recent soil survey. Agriculture land is classified by Land Capability Groups (LCG's). Land Capability Groups are groups of soils that are similar in their productivity and their suitability for most kinds of farming. The classification is based on capability, production, limitations of soil, risk for damage, grassland, woodland, and the way they respond to treatment. Land Classification Groups are determined by the Department of Revenue, Property Assessment Division based upon the dryland capability classification.

The Lancaster County Assessor is responsible for an accurate inventory of each parcel into its current agriculture and horticultural land class. The Lancaster County Assessor's office classifies agricultural land into 4 categories; dryland, irrigated, grassland, and waste. Dryland is land primarily used for crop production without irrigation. Dryland includes all cultivated row crops. Alfalfa is considered cropland. Permanent brome grass is considered grass, but a combination of alfalfa and brome grass is considered cropland. Irrigated land is the artificial application of water to the soil for crop production. Irrigated lands are lands having soil, topographic, drainage, and climatic conditions favorable for irrigation and located in a position where water supply is or can be made available. Grassland is the condition of the land based on what it is naturally capable of producing. Grassland includes all grasses and native grasses used for grazing or mowed for hay. Wasteland includes land that cannot be economically and are not suitable for agricultural or horticultural purposes. Wasteland would include washouts, marshes, badlands, large steep gullies, bluffs, rock-land, gravel areas and salt flats.

The Lancaster County Assessor's Office uses many tools in reviewing agricultural land. We use Geographic Information System mapping (GIS). This looks at digital imagery of fields. These digital images are updated every 2-3 years and can be compared to prior years to find changes in agricultural uses. Farm Service Agency (FSA) and United States Department of Agriculture (USDA) maps are also used to assist classifying agriculture land. The assessor's office also does routine drive by reviews or simply reviews parcels in their day-to-day operations.

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

To determine the special valuation of agricultural land, arm's length sales were analyzed over a three-year period from other uninfluenced counties, namely Butler, Gage, Johnson, Otoe, and Saunders. Lancaster County continues to monitor sales from other influenced counties as well, which would be Cass, Saline, and Seward. The sales suggest the smaller tracts of land are more marketable for residential and recreation uses while larger tracts are more marketable for agricultural producers. Sales of 75 acres and larger are considered to typically reflect an agricultural market with minimal non-agricultural influence.

Income analysis was conducted on area cash rents as published by the University of Nebraska Institute of Agriculture and Natural Resources and compared to sales prices. Again, sales of larger than 75 acres typically reflected a gross earnings rate comparable to the agriculture market.

The 2024 assessed values were internally measured against sales from Lancaster County larger than 75 acres, and surrounding counties using the sales contained within the state sales file provided by the Department of Revenue, Property Assessment Division.