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2015 Commission Summary for Lincoln County

Residential Real Property - Current

Number of Sales	1001	Median	97.05
Total Sales Price	\$138,229,641	Mean	97.76
Total Adj. Sales Price	\$138,286,641	Wgt. Mean	94.52
Total Assessed Value	\$130,705,660	Average Assessed Value of the Base	\$96,586
Avg. Adj. Sales Price	\$138,148	Avg. Assessed Value	\$130,575

Confidence Interval - Current

95% Median C.I	96.35 to 97.55
95% Wgt. Mean C.I	93.60 to 95.44
95% Mean C.I	96.67 to 98.85
% of Value of the Class of all Real Property Value in the	38.03
% of Records Sold in the Study Period	6.87
% of Value Sold in the Study Period	9.29

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	905	98	97.88
2013	792	98	98.02
2012	754	97	97.34
2011	876	96	96

2015 Commission Summary for Lincoln County

Commercial Real Property - Current

Number of Sales	74	Median	93.65
Total Sales Price	\$15,276,507	Mean	95.22
Total Adj. Sales Price	\$15,276,507	Wgt. Mean	81.97
Total Assessed Value	\$12,521,930	Average Assessed Value of the Base	\$323,990
Avg. Adj. Sales Price	\$206,439	Avg. Assessed Value	\$169,215

Confidence Interval - Current

95% Median C.I	88.18 to 97.07
95% Wgt. Mean C.I	68.30 to 95.64
95% Mean C.I	85.28 to 105.16
% of Value of the Class of all Real Property Value in the County	13.91
% of Records Sold in the Study Period	4.66
% of Value Sold in the Study Period	2.43

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	63	95	94.94
2013	51	97	96.64
2012	42	98	97.58
2011	64	96	96

2015 Opinions of the Property Tax Administrator for Lincoln County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Does not meet generally accepted mass appraisal practices.	Valuation Grouping # 03, an adjustment of 17% and # 04, an adjustment of 8.50%.
Commercial Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2015.



Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Lincoln County

The Lincoln County Appraisal Staff began their new six year review in 2011. The entire north side of North Platte was re-assessed for 2011 and half of the south side of North Platte was re-assessed for 2012. Lake Maloney and Jeffrey Lake were re-assessed for 2013. For 2014, the rest of North Platte was re-assessed and the Villages of Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet and Dickens were re-assessed for 2015. The other 11 neighborhoods that needed to be updated to the current costing have had all of the field work completed for 2015 but some of the desk review work still needs to be completed which will be completed for the 2016 assessment year. The rural properties will be started for 2016 and we anticipate needing two years to complete them ending for 2017. In addition, a plan to re-assess all properties that were previously assessed in the six year review will be priced out in the new Orion system. All parcels will be on the June 2012 cost tables by the end of the six year review. With the implementation of the new June 2012 cost tables, a new depreciation schedule was developed for North Platte neighborhoods. We now have the ability to have multiple depreciation schedules and therefore, depreciation schedules have been developed for the other six villages in Lincoln County and we plan to review and develop other depreciation schedules for the rural properties as well.

For 2013 a new Orion CAMA system by Tyler Technologies was implemented and we went live as of August 2012. Our “Go Live” date was supposed to be in May but several hang-ups occurred as well as conversion issues and therefore; our “Go Live” date was pushed back 3 months.

Recreational and accretion land was revalued for 2010 and we continue to see sales of this type occurring in Lincoln County.

Lincoln County reviews and monitors ongoing growth areas in the City of North Platte on a routine basis. The market appears to be steady and in some aspects still improving since 2009. A decreased number of sales have been seen across the board, especially in high-end homes with marketing times of up to two years. However, the moderately priced homes are still selling with minimal foreclosures. Some of the large employers have a positive effect on the housing market in North Platte. Union Pacific Railroad, Great Plains Regional Medical Center, and the Wal-Mart Distribution Center are employers that keep the residential market steady and strong.

2015 Residential Assessment Survey for Lincoln County

1.	Valuation data collection done by:																										
	All appraisal staff and two data collectors helped with pick-up work.																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The north side of town is more diverse with a mixture of commercial and industrial properties found intermittently within the residential areas. New Growth is restricted on the north side due to the North Platte River cutting off the ability to grow to the north or east, the railroad is to the south. Although there is the possibility for new growth to the west, it has yet to be seen. The quality of homes found on the north side is for the most part of lower quality, smaller homes in addition to more manufactured homes being found on the north side than on the south side. Also, lot sizes for the most part are smaller on the north side than on the south side of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Within the city limits of North Platte, the Union Pacific Railroad splits the town into two areas namely the north side and the south side of North Platte. The south side is mainly residential with most of the commercial properties being located in the central business district along Jeffers Street & Dewey Street. There is new growth found to the west on the south side with several new subdivisions currently being developed. Better quality homes are found on the south side, especially to the southwest. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																										

	<p>Cost Approach to Value is the most commonly used approach which takes into account the Land Value and Improvement Value to estimate Total Market Value. With the new Orion program, it does have capabilities to do the Sales Comparison and Income Approaches to value however; the Sales Comparison Approach needs to be refined and we need to gain more knowledge on how the MRA selects adjustments. Maybe several years down the road, we may switch to the Sales Comparison Approach but much research must be conducted before we will solely rely on this approach to value. We also have very limited data to develop an accurate Gross Rent Multiplier for an Income Approach to Value on Duplexes. Due to statutes stating that anything with 3 or more families should be considered commercial, any triplexes will be revalued as commercial for 2014.</p>
<p>4.</p>	<p>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</p>
	<p>A new depreciation table was developed for Valuation Groupings 01 and 02 for the 2014 assessment year. New depreciation schedules were developed for Valuation Groupings 06, 07, 08, 09, 10, and 11 for 2015. All other Valuation Groupings continue to use the previous depreciation schedule developed in 2005. New depreciation schedules will be developed for the rest of the Valuation Groupings with each inspection and review process.</p>
<p>5.</p>	<p>Are individual depreciation tables developed for each valuation grouping?</p>
	<p>Since the move to the new Orion system, our capability to have multiple depreciation schedules is now available. We plan to have multiple depreciation schedules for different Valuation Groupings and will be developing these as we move through the 6-year physical inspection and review process.</p>
<p>6.</p>	<p>Describe the methodology used to determine the residential lot values?</p>
	<p>The Sales Comparison Approach was used as much as possible as this is the best indicator of market value. In areas where it is mostly built-up, the county also used the extraction method to aid in determining market value of the land.</p>
<p>7.</p>	<p>Describe the methodology used to determine value for vacant lots being held for sale or resale?</p>
	<p>Prior to 2015, we were doing a discounted lot value for these types of properties but due to clarifications to the law, these have all been removed unless they file for a discount with Form 191.</p>

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2014	July 2012	2014	2013-2014
2	2014	July 2012	2014	2012
3	2005	July 2012	2007	2007
4	2005	July 2012	2007	2007
5	2012	July 2012	2012	2012
6	2015	July 2012	2015	2015
7	2015	July 2012	2015	2015
8	2015	July 2012	2015	2015
9	2015	July 2012	2015	2015
10	2015	July 2012	2015	2015
11	2015	July 2012	2015	2015
12	2005	July 2012	2010	2010

2015 Residential Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; the countywide population is approximately 36,200 and would be considered one of the regional retail centers across the state. North Platte (pop. 24,733) is the county seat and maintains a strong residential market with ample employment opportunities in various retail and professional business fields. The presence of the Union Pacific Railroad, Great Plains Health Center, the Wal-Mart Distribution Center and Mid-Plains Community College does a great deal to enhance the residential market as well. Many of the jobs and services support the strong agricultural economy of the area. The surrounding towns of Brady, Hershey, Maxwell, Sutherland, Wallace and Wellfleet offer less services and employment but are supported by the economics of the agricultural sector and North Platte. The close proximity of Lake Maloney to North Platte also has an influence on the residential market.

Description of Analysis

The statistical sampling of 1001 residential sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Lincoln County. Twelve valuation groupings have been identified; distance from North Platte and availability of services and jobs are some of the unique characteristics, coupled with varying degrees of economic influence that affect the residential market for each of the valuations groupings. The City of North Platte itself is split into two valuation groupings; the north side of North Platte is the older part of town with older businesses, the south side of North Platte is the primary hub of the business district and includes subdivisions of newer homes.

The villages of Brady, Maxwell, Hershey, Sutherland, Wallace, Wellfleet and Dickens were re-valued for 2015; these actions are reflected in the abstract of assessment. The other 11 neighborhoods that needed to be updated to the current costing have had all field work completed for 2015 but, some of the desk review work still needs to be completed and will be finalized for the 2016 assessment year.

Valuation grouping (07) Hershey demonstrates a level of value of 100.81, just slightly above the acceptable range. This subclass is based on a small sampling of 18 sales. The difference between the average adjusted sale price and the average assessed value is only \$884. Since this small town was revalued for 2015, new costing and depreciation, it is believed the sold and unsold properties are being treated in a uniform and proportionate manner. Adjustments would not improve assessment practices, essentially the statistics are demonstrating that equalization exists within this subclass.

The (03) Suburban Residential and (04) Rural Residential were not addressed for 2015. The review and physical inspection of these two valuation groupings is planned over a two year

2015 Residential Correlation Section for Lincoln County

period, 2016-2017, to allow time to cover the entire county. The median measure of central tendency for (03) Suburban Residential is 82.31 with 35 sales, the median measure of central tendency for (04) Rural Residential is 88.21 with 136 sales. These measures suggest that these two subclasses are valued below the acceptable range.

Based on the sample of 1001 sales, the median measure of central tendency demonstrates that overall an acceptable level of value has been attained and most subclasses with a sufficient number of sales will demonstrate an acceptable level of value as well.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. Measurement was done utilizing all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Lincoln County was selected for review in 2014. The review confirmed that the assessment practices in Lincoln County are reliable and being consistently applied. It is believed the residential properties are being treated in a uniform and proportionate manner.

Generally the assessment practices will meet mass appraisal standards. However, since two subclasses, with sufficient data, have not met an acceptable level of value the assessment practices will be considered not met for 2015.

Level of Value

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

Non-Binding Recommendation

The recommendation of the Property Tax Administrator is to increase (03) Suburban Residential +17% and to increase (04) Rural Residential +8.5% to bring the level of value to the midpoint of the acceptable range for each subclass.

2015 Commercial Assessment Actions for Lincoln County

A Commercial Review was completed in 2010. The Lincoln County Staff continues to monitor sales of commercial and industrial properties and makes changes as necessary. The Commercial market has been hindered due to the economic status of the country but an increase of commercial sales has been observed in the later portion of 2010 and continuing through 2014. New construction and building permits were timely inspected for current assessment information. Commercial growth for 2015 is not as substantial as last year but continues to show that the commercial market is improving. No major changes were made this year to commercial properties.

2015 Commercial Assessment Survey for Lincoln County

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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																				
	The Cost Approach is the most commonly used method of valuing commercial properties however, when available we also use the Income Approach. Sales Comparison Approach is used to help value unsold properties with the Cost Approach. With the implementation of the new Orion system, there are multiple capabilities for the income approach and we hope to take advantage of these when we do the Commercial Property Review in a few years.																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	Unique commercial properties usually do not have comparable sales so a cost approach is performed as well as an income approach if income producing. Then a correlation of value using both the cost and income approaches to value is determined. There are times when it is necessary to go outside of the county and sometimes statewide to find comparable properties or sales to aid in valuing these types of properties.																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	The county studied the Marshall & Swift depreciation tables and found that they were compatible to use. When we complete the next physical inspection and review of all commercial properties, this will be checked again.																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	Not at this time but now that we have the capability to have multiple depreciation schedules, we may develop other schedules for some of the villages if necessary.																				

6.	Describe the methodology used to determine the commercial lot values.				
	The Sales Comparison Approach was used as much as possible however in areas where it is mostly built-up, the extraction method was used by the county to aid in determining market value of the land.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	July 2012	July 2012	2010	2008
	3	July 2012	July 2012	2009	2009
	4	July 2012	July 2012	2009	2009
	6	July 2012	July 2012	2009	2009
	7	July 2012	July 2012	2009	2009
	8	July 2012	July 2012	2009	2009
	9	July 2012	July 2012	2009	2009
	10	July 2012	July 2012	2009	2009
	11	July 2012	July 2012	2009	2009

2015 Commercial Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; North Platte (pop. 24,733) is the county seat and is a strong retail center that draws retail customers from fairly large trade areas and with the Wal-Mart Distribution Center serves as a secondary whole-sale-retailer. Also impacting the commercial market is the Union Pacific Railroad, Mid-Plains Community College and Great Plains Health Center who is a large provider of medical needs and services. North Platte is along the I-80/Highway 30 corridor and there is good demand for commercial properties in the area; the market has remained stable over the last several years with ample employment opportunities in various retail and professional business fields. Many of the jobs and services also support the strong agricultural economy of the area. In the rural areas there is not an organized market for commercial properties, the market in these areas is heavily influenced by the small local population.

Description of Analysis

Eleven valuation groupings have been identified; distance from North Platte and availability of services and jobs and schools are some of the unique characteristics. However, commercial properties within the small towns and rural areas further away from North Platte experience erratic markets and differing economic conditions. There are 74 qualified sales in the commercial study period. Valuation Grouping 01 (North Platte) with 59 sales would carry the most weight in developing a sample that would be considered statistically sufficient in the analysis of the commercial real property class.

The commercial parcels in Lincoln County are represented by 117 different occupancy codes; however, over 71% of the population consists of discount stores, medical offices, motels, office buildings, restaurants, multiple residences, retail stores, storage facilities, industrial light manufacturing, and service repair garages. Of the 59 sales in Valuation Grouping 01 (North Platte) most all will fall within these primary occupancy codes.

No major changes were made to the commercial class for 2015, other than the annual routine maintenance. These actions are reflected in the abstract of assessment.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. All available information is utilized for measurement and there is no evidence of excessive trimming in the file.

2015 Commercial Correlation Section for Lincoln County

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Lincoln County was selected for review in 2014. The review confirmed that the assessment practices in Lincoln County are reliable and being consistently applied. It is believed the commercial properties are being treated in a uniform and proportionate manner.

With a statistically reliable sample of 59 sales with similar economic influences Valuation Grouping 01 (North Platte) will be used as the point estimate in determining the level of value for the commercial properties.

Level of Value

Based on all available information, the level of value of the commercial class of real property in Lincoln County is 94%.

2015 Agricultural Assessment Actions for Lincoln County

Agricultural land is reviewed by the staff appraisers during their sales review process and through the pick-up work process. Land use and all changes are noted and adjustments made on the property record cards for the current year. A listing of new irrigation wells registered with the Nebraska Department of Water Resources is obtained every year and cross referenced with the land use on the parcel. The market value is determined by the land use as of the January 1st assessment date. FSA certified maps provided by the taxpayer are also documents used to determine the use. For 2014 the Twin Platte NRD implemented a \$10.00 per acre occupational tax. We have been working closely with and will continue to work closely with this NRD to also locate and verify total irrigated acres per each parcel. The recent implementation of the numeric soil classification by our GIS system is used as well. October, 2012, our GIS imagery was updated to late May and early June, 2012 aeriels. This newer imagery also helped us find irrigated pivots and unreported improvements. We will do property inspections or send letters out to the property owners to verify this newly found information. This newer imagery and soil data have also been used to more accurately determine and define Market Area boundaries. Some parcels have changed Market Areas based on the topography and soil type that is clearly defined with the implementation of the GIS system and new soil data. These adjustments and changes will continue to be updated as they are found and if they are warranted. We have even now been recently updated with new 2014 aerial imagery. We will continue to make changes and updates for 2015 as the newer imagery shows necessary and after we verify that changes need made. The sales within the three year study period are analyzed for determining 75% of market value within each of the current established 5 market areas. Each land use in the five agriculture market areas/valuation groupings is reviewed as well. Upon this review over the last couple of years, it has been determined there is no longer a need for Market Area 5 and it was combined back into Market Area 3 for 2015. Market Area 5 was created in 2007 at the Middle Republican/Twin Platte NRD boundary line because of legal and litigation issues due to excessive irrigation uses in the Middle Republic NRD area. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year in the Middle Republic NRD area had caused the number of sales and prices paid to drop in 2006. This area has been monitored ever since, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as restrictive. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one big Market Area; Market Area 3 again.

Land use permits are required by the County Planning and Zoning regulations for new construction of residential and/or agricultural nature. These permits are sent to the appraisers after the approval by the planner. The improvements are inspected and measured with

interviews of the owner or contractor, in person, by telephone, or door hang tags for a return call. The improvements are valued using the identical Marshall & Swift Costing tables.

New land values were set for 2015 after a detailed review of the market in each market area and the surrounding market values in the counties near and bordering Lincoln County. After last year's review and this year's review, it was determined that Market Areas 3 and 5 could be valued the same and combined again for 2015 into one big Market Area 3. Our GIS Technician finished up reviewing every Ag Parcel with the newer 2012 GIS imagery. If it looked like land use changes needed to be made or structures or improvements needed to be added to a parcel, the appraisers would verify these changes and make the corrections for the following assessment year. All improved rural parcels, Ag and rural residential, will be reviewed starting in 2016 through 2017 and will be updated in the Orion system to the June, 2012, costing on the improvements like the rest of the residential improvements within Lincoln County currently are.

2015 Agricultural Assessment Survey for Lincoln County

1.	Valuation data collection done by:									
	Appraisal staff and occasionally was assisted by the former GIS technician and other office appraisal data entry clerks.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability.</td> <td style="text-align: center;">2012 imagery</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.</td> <td style="text-align: center;">2012 imagery</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 is along the North Platte, South Platte and Platte rivers and stretches the full width of the county from west to east 54 miles as the crow flies. Soils in this area are somewhat poorly to very poorly drained soils on bottom lands, and well-drained to somewhat poorly drained soils on stream terraces, foot slopes and high bottom lands. Some loamy and sandy soils on uplands run between the North Platte and South Platte Rivers from the Keith County line easterly to their confluence east of North Platte. Good irrigated and dry land farms make up in excess of one half of this area; more than a third is wet hay meadows and pasture along with accretion and waste land. The LCG's in this market area may occur in the other areas but are not as productive as those located here due to the lack of sub irrigation from the rivers and are not in the large quantities. The location of I-80 through this market also adds to its desirability.	2012 imagery	2	Market Area 2 consists of a little more than one-fourth of the county north of the rivers. This area was established nearly 25 years ago since it coincided well with soils of Logan and McPherson Counties as defined in Title 350 Chapter 14 Reg 003.01B. The major portion of this area is pasture land of sandy soils on uplands. Silty and sandy soils on uplands, loamy and sandy soils on uplands and silty soils on smooth uplands exist on the eastern and northern borders of the county as well as along the Birdwood Creek north of the North Platte River between Hershey and Sutherland. Small areas of loamy and sandy soils on uplands, well-to excessively drained and silty soils on tableland broad ridges can be found on our borders with Custer and Logan Counties. These areas are farmed or used to harvest forage for livestock. There are many large ranches of thousands of acres that have been in families for generations.	2012 imagery
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3	<p>Market Area 3 was combined with Market Area 5 for 2015. Market Area 5 was created in 2007 at the Middle Republican NRD boundary line because of legal and litigation issues due to excessive irrigation uses. A moratorium since July, 2004 on new well drilling and a limit on the amount of water allowed to each well per year had caused the number of sales and prices paid to drop in 2006. This area had been monitored every since it was combined, and last year we noticed the sales no longer showed a decrease in sales price compared to the Twin Platte NRD area sales where the water restrictions aren't as strict. Therefore, because of the similar sales price and due to the smaller number of sales in Market Area 3, we decided to eliminate Market Area 5 for 2015 and put it back into one Market Area 3 again. Now this Market Area is two thirds sandy soils of the Valentine association on uplands, excessively drained and used as pasture for livestock. There are small pockets of loamy and sandy soils on uplands which are well- to excessively drained and are farm and cultivated. This area lies south of the South Platte River, from the Keith County line, south to the Hayes County line and east to Market Area 4. On the eastern edge next to Market Area 4, loamy and sandy soils on uplands in small areas allow for some farming as well as the silty soils on smooth uplands along our southwest borders next to Perkins and Hayes County also allow for some farming and cultivation.</p>	2012 imagery
4	<p>Market Area 4, situated south of the Platte River in eastern Lincoln County is comprised of nearly four-fifths rough broken land, loess association. This soil type is fine grained material dominantly of silt-sized particles deposited by wind on dissected uplands, suitable only for pasture of narrow valleys and steep canyon walls supporting major infestations of volunteer red cedar trees. The remaining one fifth consists of silty soils on smooth uplands occurring along the Frontier County line as well as extending northwesterly from the corner of the Dawson County line into the area. These areas are more conducive to cultivation.</p>	2012 imagery

All markets areas were reviewed with the 2012 FSA imagery used by GIS Workshop for 2014. Lincoln County has recently received new 2014 aerial imagery. The market areas will continually be monitored using the most current imagery available. Have also been working closely with the Twin Platte NRD to be sure the irrigated acres coincide with theirs in all market areas.

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

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

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

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

	<p>All sales throughout the county are reviewed monthly. During this sales verification process, there are several factors that are examined which include, but are not limited to, sale price and price per acre, size of parcel, how the property was advertised, manner of sale, use of the property and intent of purchase. We send out both buyer and seller letters and may contact either or both or any other related party to verify information as well as a physical inspection of the property is scheduled if deemed necessary. Anything out of the ordinary will cause further examination of the sale as well as review of other sales in the same area for major differences. When differences are found, this would usually indicate non-agricultural influences of which we would watch for other similar situations to see if it becomes a major influence within that market area.</p>
7b.	Describe the non-agricultural influences present within the county.
	<p>Lincoln County has commercial influence present but mainly sees recreational influences present within the county the most often.</p>
7c.	How many parcels in the county are receiving special value?
	<p>320+</p>
7d.	Where is the influenced area located within the county?
	<p>Mainly along the North Platte & South Platte Rivers running from West to East down through the middle of Lincoln County for the recreational influences. There may be recreational influences in other areas, but sales have indicated there is not a difference in valuation that needs to be addressed yet. For the commercial influence, that would mainly be on the very edges bordering the North Platte City limits.</p>
7e.	Describe the valuation models and approaches used to establish the uninfluenced values.
	<p>An extensive sales comparison study was done and further described in the Methodology for Special Valuation report filed and kept on record in the Lincoln County Assessor's Office.</p>

Lincoln County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Lincoln	1	4,215	4,216	4,217	4,211	4,046	3,982	3,993	3,893	4,119
Keith	3	4,055	4,055	3,745	3,745	3,575	3,575	3,575	3,575	3,880
Dawson	1	n/a	4,966	4,691	4,250	3,825	3,387	3,347	3,110	4,602
Lincoln	2	2,500	2,500	2,469	2,500	2,500	2,459	2,489	2,489	2,489
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	2,100
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Logan	1	n/a	3,630	3,495	3,360	2,870	2,870	2,600	2,485	3,048
Custer	4	n/a	4,355	3,980	3,360	3,115	3,005	2,820	2,652	3,577
Lincoln	3	n/a	3,709	3,800	3,800	3,792	3,635	3,714	3,747	3,722
Hayes	1	3,150	3,150	2,830	2,830	2,670	2,670	2,490	2,490	2,886
Chase	1	n/a	4,444	4,438	4,444	4,444	4,189	4,188	4,186	4,359
Perkins	1	n/a	3,722	3,703	3,584	3,629	3,478	3,511	3,501	3,630
Keith	3	4,055	4,055	3,745	3,745	3,575	3,575	3,575	3,575	3,880
Lincoln	4	2,700	2,680	2,422	2,700	2,618	2,700	2,418	2,537	2,612
Dawson	2	n/a	3,445	3,335	2,775	1,978	n/a	1,440	1,410	3,154
Frontier	1	3,000	2,996	2,928	2,939	2,900	2,900	2,844	2,789	2,968

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Lincoln	1	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,873	1,875
Keith	3	1,620	1,620	1,505	1,505	1,270	1,270	1,240	1,240	1,526
Dawson	1	n/a	2,310	2,080	1,895	1,785	1,694	1,465	1,455	1,879
Lincoln	2	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Keith	1	n/a	625	n/a	600	600	600	600	600	601
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,665
Lincoln	3	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Hayes	1	1,425	1,425	1,275	1,275	1,225	1,225	1,160	1,160	1,350
Chase	1	n/a	1,440	1,440	1,440	1,250	1,250	1,250	1,250	1,392
Perkins	1	n/a	1,469	1,463	1,365	1,359	1,343	1,260	1,189	1,409
Keith	3	1,620	1,620	1,505	1,505	1,270	1,270	1,240	1,240	1,526
Lincoln	4	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180
Dawson	2	n/a	1,595	1,475	1,280	1,160	n/a	915	835	1,229
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	1,670

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	993	1,039
Keith	3	455	512	440	478	520	442	462	403	446
Dawson	1	n/a	1,525	1,309	1,161	1,095	1,010	980	975	1,015
Lincoln	2	425	425	425	425	425	375	375	374	375
Keith	1	n/a	436	n/a	369	338	343	329	327	328
McPherson	1	n/a	n/a	330	330	n/a	330	330	330	330
Logan	1	n/a	415	415	415	415	415	415	415	415
Custer	4	n/a	930	928	925	922	920	849	751	789
Lincoln	3	625	625	625	625	625	550	550	544	553
Hayes	1	425	508	508	467	489	484	435	426	443
Chase	1	n/a	525	525	525	525	525	525	525	525
Perkins	1	n/a	550	550	550	550	550	550	550	550
Keith	3	455	512	440	478	520	442	462	403	446
Lincoln	4	500	500	500	500	500	440	440	440	445
Dawson	2	n/a	1,035	935	805	805	n/a	585	585	646
Frontier	1	650	650	650	650	650	650	650	650	650

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

AMMENDED
Methodology for Special Valuation
Lincoln County
March 17, 2015

Lincoln County was hoping to change our Special Value Methodology for 2015, but due to some unfortunate circumstances, time ran out. The study has been done, but it just didn't get implemented for 2015. We were waiting on some clear and definite direction from the Dept. of Revenue's legal team to be sure we were going to do the denials correctly for property currently receiving Special Valuation, but will now be denied because of our new methodology. This took time for the legal team to get a response written stating what state statute would require of us. We have also discovered in this process that the Orion CAMA system is not calculating these parcels correctly as we have them currently coded. Changes will need to be made in the Orion system in order for the new methodology to be implemented as well. With the tragic accident and illness and now deaths of two of my main office staff's spouses, we just could not get to these parcels for 2015. Lincoln County will implement the new methodology for 2016; therefore Lincoln County is amending the previously filed Methodology report for 2015.

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

There are currently 335 approved special valuation applications that contain accretion ground in Market Area 1 running along the North & South Platte Rivers and running the length of the county from West to East. An extensive sales comparison study was done in this area to determine the actual value of the highest & best use of these accretions as recreational parcels. This study was also used to determine the uninfluenced ag value these parcels would have if approved as Special Value parcels. We applied the current lowest class soil grassland value as the special value in this area. An in depth copy of this study is kept in the Lincoln County Policy & Procedures Manual for review.

There are other applications on file, which upon review or inspection, have been disapproved. Some of these parcels may have small acres of ag land present. We feel these ag acres are NOT the primary use of these parcels. Most of these acres would actually be utilized as food plots for wildlife. Putting a few head of horses or a few cows on these parcels for 1-2 months out of the year does not qualify a parcel to be used primarily for Ag purposes. There are also still some brand new applications pending a review and physical inspection for the 2015 approval or denial.

Julie Stenger
Lincoln County Assessor

2015 Agricultural Correlation Section for Lincoln County

County Overview

Lincoln County is located in the southwestern part of Nebraska; the North and South Platte rivers come in from the western part of the county and converge to form the Platte River just east of North Platte. Major highways serving the county are interstate 80 and highway 30 from east to west, highway 83 from north to south, highway 92 northwest to Tryon, highway 25 south of Sutherland, and highway 23 running through Dickens. These highways together with the local sale barn, numerous grain elevators, farm and ranch supply businesses, and implement dealerships are all attributes that have an economic impact on the agricultural market in Lincoln County.

Market Area 1 is along and including the North Platte, South Platte and Platte rivers. It stretches the full width of the county from east to west. Irrigated and dry land farms make up in excess of one half of this area; there is also sub irrigated hay meadows and pasture along with accretion and waste land. The accretion and adjoining lands often times are purchased for recreational purposes. The presence of Interstate 80 also adds to the desirability of this area. The Twin Platte Natural Resource District (NRD) manages this area.

Market Area 2, north of market area 1, is the Sand Hills and consists of a little more than one fourth of the county, it is predominantly pasture land. Along the borders of Custer and Logan counties some tableland can be found that is farmed or used to harvest forage for livestock. The Twin Platte NRD also manages this area.

Market Area 3 and Market Area 5, after a review of agricultural sales in this area, have been merged into one market area for 2016; Market Area 3. It lies south of the South Platte River in the southwest corner of Lincoln County and is a part of the Twin Platte Natural Resource District and the Middle Republican Natural Resource District. Most of this area is used for farm crops; there are numerous pivot irrigation systems. The rest of the area is used for grazing.

Market Area 4, situated south of the Platte River in the southeastern corner of Lincoln County is comprised of nearly four-fifths rough broken land. Because of the narrow valleys and steep canyon walls, that support major infestations of volunteer red cedar trees, the area is only suitable for pasture. The remaining land along the Frontier County line on the south and the Dawson County line on the east is more conducive to cultivation. Most of this area will be in the Middle Republican Natural Resource District.

Description of Analysis

The overall sample of agricultural sales over the three year study period is heavily weighted with sales in the first year of the study period. There is further inconsistency when the sample is stratified by market areas. An analysis of the breakdown of each market area reveals that in

2015 Agricultural Correlation Section for Lincoln County

market areas one is lacking sales in the third years of the study period and consists mainly of irrigated sales. Market areas two and three were somewhat proportionate throughout the study period and market area four was skewed toward the first year of the study period and are lacking in irrigated and dry land sales. The ability of Lincoln County to locate comparable sales is somewhat hindered by its geographical location and the four market areas.

Keith and Dawson counties were considered for comparable sales to bring into the analysis of market area one which comprises the river area. Dry and grass sales were not plentiful but the movement in the market was recognized in the assessment actions.

Comparable sales were identified for inclusion in market area two (Sand Hills); a proportionate distribution of sales throughout the study years was maintained and the land use of the sample remained representative of the market area as a whole.

Market area three (SW corner of the county) was proportionate throughout the study years. The inclusion of sales did not distort the proportionality throughout the study period. The land use of this area is mostly grass; there were not many grass sales to bring into the analysis to help mitigate the many dry and irrigated sales in the sample.

Comparable grass sales were identified for inclusion in market area four. However, there were only three comparable irrigated sales available for inclusion and no dry land sales. Those sales that were added did not distort the land use make up of this area which is 3% irrigated, 7% dry, and 91% grass.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation has been entered in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Questionnaires are sent out and the returned responses are kept on file in the assessor's office. On-site reviews are also done and information is documented within the electronic file. All available information is utilized for measurement and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

Many factors were considered in determining the level of value for the agricultural class of real property within Lincoln County. The sales data, as provided by the assessor, in the States sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses. To strengthen the confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

2015 Agricultural Correlation Section for Lincoln County

Level of Value

The overall median of 73% will be used in determining the level of value for the agricultural class of real property within Lincoln County.

Special Valuation

A review of the agricultural land values in Lincoln County in areas that have other non-agricultural influence, in particular market area 1, indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of Property Tax Administrator that the level of value for Special Valuation of agricultural land in Lincoln County, market area 1, is 72%.

**56 Lincoln
RESIDENTIAL**

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 1,001
 Total Sales Price : 138,229,641
 Total Adj. Sales Price : 138,286,641
 Total Assessed Value : 130,705,660
 Avg. Adj. Sales Price : 138,148
 Avg. Assessed Value : 130,575

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 98
 COD : 10.55
 PRD : 103.43

COV : 17.96
 STD : 17.56
 Avg. Abs. Dev : 10.24
 MAX Sales Ratio : 243.85
 MIN Sales Ratio : 09.03

95% Median C.I. : 96.35 to 97.55
 95% Wgt. Mean C.I. : 93.60 to 95.44
 95% Mean C.I. : 96.67 to 98.85

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	92	98.66	99.93	97.68	10.19	102.30	54.55	198.47	96.63 to 100.87	133,981	130,876
01-JAN-13 To 31-MAR-13	87	97.83	101.60	96.83	10.59	104.93	35.70	180.40	96.33 to 100.75	114,591	110,958
01-APR-13 To 30-JUN-13	140	97.29	96.82	94.05	07.81	102.95	56.92	144.20	96.35 to 98.50	146,419	137,711
01-JUL-13 To 30-SEP-13	136	95.62	96.55	94.17	09.71	102.53	47.79	166.11	93.99 to 97.28	144,574	136,149
01-OCT-13 To 31-DEC-13	111	98.96	100.86	97.52	11.25	103.42	63.84	218.50	97.50 to 100.86	121,851	118,833
01-JAN-14 To 31-MAR-14	107	96.19	96.81	94.25	10.88	102.72	44.10	217.37	93.53 to 97.83	135,014	127,247
01-APR-14 To 30-JUN-14	151	95.54	97.94	94.02	12.07	104.17	52.24	243.85	92.93 to 98.93	139,772	131,417
01-JUL-14 To 30-SEP-14	177	95.11	94.89	91.83	11.34	103.33	09.03	156.94	93.56 to 97.01	151,145	138,791
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	455	97.28	98.28	95.25	09.45	103.18	35.70	198.47	96.63 to 98.09	137,267	130,747
01-OCT-13 To 30-SEP-14	546	96.56	97.32	93.91	11.51	103.63	09.03	243.85	95.35 to 97.54	138,883	130,432
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	474	97.37	98.57	95.26	09.75	103.47	35.70	218.50	96.83 to 98.09	134,294	127,932
<u>ALL</u>	1,001	97.05	97.76	94.52	10.55	103.43	09.03	243.85	96.35 to 97.55	138,148	130,575

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	99	100.47	105.36	102.97	14.55	102.32	44.10	195.79	97.06 to 103.96	63,656	65,549
02	623	97.62	99.27	97.48	08.59	101.84	09.03	218.50	97.27 to 98.25	128,731	125,487
03	35	82.31	84.95	83.72	11.14	101.47	65.59	118.01	79.61 to 88.74	198,734	166,381
04	136	88.21	89.50	87.39	16.04	102.41	35.70	243.85	85.36 to 91.76	211,614	184,919
05	41	92.46	91.64	90.45	09.63	101.32	63.82	119.84	88.27 to 96.19	221,156	200,032
06	24	99.65	100.81	99.67	05.87	101.14	92.35	127.84	93.95 to 102.45	133,329	132,883
07	18	100.81	100.71	99.20	05.39	101.52	91.04	125.05	95.21 to 102.99	110,249	109,364
08	5	99.93	105.45	102.88	07.87	102.50	94.36	127.98	N/A	39,600	40,741
09	7	99.68	99.63	97.06	04.54	102.65	93.63	108.52	93.63 to 108.52	76,643	74,386
10	11	95.14	95.65	95.18	03.53	100.49	87.04	101.33	92.26 to 99.64	78,245	74,475
11	2	83.63	83.63	80.26	07.64	104.20	77.24	90.01	N/A	101,439	81,410
<u>ALL</u>	1,001	97.05	97.76	94.52	10.55	103.43	09.03	243.85	96.35 to 97.55	138,148	130,575

**56 Lincoln
RESIDENTIAL**

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 STD : 17.56
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 MIN Sales Ratio : 09.03

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 95% Wgt. Mean C.I. : 93.60 to 95.44
 95% Mean C.I. : 96.67 to 98.85

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	961	97.16	97.87	94.55	10.31	103.51	09.03	218.50	96.52 to 97.59	141,468	133,760
06											
07	40	94.75	95.11	92.57	16.27	102.74	35.70	243.85	86.09 to 98.93	58,393	54,057
<u>ALL</u>	1,001	97.05	97.76	94.52	10.55	103.43	09.03	243.85	96.35 to 97.55	138,148	130,575

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	115.18	123.41	117.00	16.80	105.48	98.50	156.56	N/A	21,833	25,545
Less Than 15,000	10	99.22	100.12	102.06	22.36	98.10	54.55	156.56	67.75 to 129.67	13,350	13,626
Less Than 30,000	35	110.24	114.06	115.65	30.63	98.63	44.10	243.85	91.95 to 125.05	19,400	22,435
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	998	97.03	97.68	94.51	10.51	103.35	09.03	243.85	96.34 to 97.54	138,498	130,891
Greater Than 14,999	991	97.05	97.74	94.51	10.43	103.42	09.03	243.85	96.35 to 97.54	139,408	131,755
Greater Than 29,999	966	96.95	97.17	94.41	09.64	102.92	09.03	217.37	96.31 to 97.49	142,451	134,493
<u>Incremental Ranges</u>											
0 TO 4,999	3	115.18	123.41	117.00	16.80	105.48	98.50	156.56	N/A	21,833	25,545
5,000 TO 14,999	7	90.21	90.14	87.68	21.99	102.81	54.55	129.67	54.55 to 129.67	9,714	8,517
15,000 TO 29,999	25	112.40	119.63	118.97	33.21	100.55	44.10	243.85	91.95 to 137.72	21,820	25,959
30,000 TO 59,999	101	105.98	112.24	110.39	16.51	101.68	35.70	217.37	102.96 to 107.68	46,545	51,382
60,000 TO 99,999	261	99.66	100.05	99.84	07.56	100.21	47.79	156.94	98.48 to 100.72	81,076	80,946
100,000 TO 149,999	228	95.79	95.51	95.34	07.60	100.18	56.92	148.52	94.62 to 96.72	122,363	116,656
150,000 TO 249,999	285	95.02	92.43	92.56	08.47	99.86	09.03	128.43	93.66 to 95.84	187,561	173,611
250,000 TO 499,999	85	92.56	91.52	91.30	09.70	100.24	63.82	121.53	89.60 to 96.53	313,792	286,494
500,000 TO 999,999	6	93.20	86.21	85.35	11.80	101.01	65.34	99.23	65.34 to 99.23	620,000	529,184
1,000,000 +											
<u>ALL</u>	1,001	97.05	97.76	94.52	10.55	103.43	09.03	243.85	96.35 to 97.55	138,148	130,575

56 Lincoln
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 74
Total Sales Price : 15,276,507
Total Adj. Sales Price : 15,276,507
Total Assessed Value : 12,521,930
Avg. Adj. Sales Price : 206,439
Avg. Assessed Value : 169,215

MEDIAN : 94
WGT. MEAN : 82
MEAN : 95
COD : 22.43
PRD : 116.16

COV : 45.80
STD : 43.61
Avg. Abs. Dev : 21.01
MAX Sales Ratio : 369.80
MIN Sales Ratio : 39.17

95% Median C.I. : 88.18 to 97.07
95% Wgt. Mean C.I. : 68.30 to 95.64
95% Mean C.I. : 85.28 to 105.16

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	4	98.66	97.46	97.24	01.95	100.23	92.53	100.00	N/A	93,201	90,625
01-JAN-12 To 31-MAR-12	4	77.08	76.89	79.07	19.43	97.24	60.11	93.28	N/A	119,125	94,196
01-APR-12 To 30-JUN-12	10	97.31	103.06	96.60	11.91	106.69	82.51	181.58	86.19 to 98.19	298,157	288,008
01-JUL-12 To 30-SEP-12	4	95.45	95.36	95.17	03.26	100.20	89.56	101.00	N/A	65,750	62,578
01-OCT-12 To 31-DEC-12	9	83.75	82.67	75.09	28.29	110.09	40.77	165.00	49.85 to 95.58	296,533	222,678
01-JAN-13 To 31-MAR-13	2	75.34	75.34	42.24	44.97	178.36	41.46	109.21	N/A	1,043,000	440,548
01-APR-13 To 30-JUN-13	8	85.87	79.18	85.32	15.59	92.80	39.17	95.89	39.17 to 95.89	114,172	97,413
01-JUL-13 To 30-SEP-13	8	95.98	96.72	79.24	15.71	122.06	63.56	131.13	63.56 to 131.13	143,477	113,685
01-OCT-13 To 31-DEC-13	3	67.62	70.98	65.60	27.12	108.20	45.15	100.17	N/A	147,667	96,875
01-JAN-14 To 31-MAR-14	6	88.60	87.28	89.40	17.84	97.63	59.87	111.02	59.87 to 111.02	213,875	191,212
01-APR-14 To 30-JUN-14	7	99.08	92.76	103.37	11.30	89.74	71.24	107.22	71.24 to 107.22	281,384	290,852
01-JUL-14 To 30-SEP-14	9	100.52	138.75	90.12	54.97	153.96	60.29	369.80	82.91 to 242.80	74,523	67,158
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	22	96.31	95.88	94.52	10.44	101.44	60.11	181.58	90.45 to 98.19	186,085	175,894
01-OCT-12 To 30-SEP-13	27	88.18	85.25	67.11	22.61	127.03	39.17	165.00	76.56 to 95.58	252,444	169,407
01-OCT-13 To 30-SEP-14	25	98.99	105.39	93.40	30.65	112.84	45.15	369.80	78.24 to 100.52	174,666	163,131
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	27	93.28	91.24	86.25	18.20	105.79	40.77	181.58	83.75 to 97.07	236,662	204,121
01-JAN-13 To 31-DEC-13	21	92.49	84.32	62.32	19.93	135.30	39.17	131.13	67.62 to 98.39	218,581	136,215
<u>ALL</u>	74	93.65	95.22	81.97	22.43	116.16	39.17	369.80	88.18 to 97.07	206,439	169,215

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	59	93.57	89.47	81.99	14.98	109.12	39.17	165.00	86.43 to 97.07	243,297	199,479
03	2	77.18	77.18	53.50	41.50	144.26	45.15	109.21	N/A	92,000	49,223
04	2	78.89	78.89	75.72	24.72	104.19	59.39	98.39	N/A	60,208	45,588
07	2	81.24	81.24	76.85	21.59	105.71	63.70	98.77	N/A	96,000	73,775
08	1	242.80	242.80	242.80	00.00	100.00	242.80	242.80	N/A	7,500	18,210
09	6	92.76	146.75	99.92	74.42	146.87	59.87	369.80	59.87 to 369.80	44,345	44,312
10	2	84.53	84.53	86.45	15.72	97.78	71.24	97.82	N/A	76,000	65,703
<u>ALL</u>	74	93.65	95.22	81.97	22.43	116.16	39.17	369.80	88.18 to 97.07	206,439	169,215

56 Lincoln
COMMERCIAL

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Qualified

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COD : 22.43
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COV : 45.80
STD : 43.61
Avg. Abs. Dev : 21.01
MAX Sales Ratio : 369.80
MIN Sales Ratio : 39.17

95% Median C.I. : 88.18 to 97.07
95% Wgt. Mean C.I. : 68.30 to 95.64
95% Mean C.I. : 85.28 to 105.16

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	82.91	82.91	82.91	00.00	100.00	82.91	82.91	N/A	121,500	100,735
03	73	93.72	95.38	81.96	22.57	116.37	39.17	369.80	88.18 to 97.55	207,603	170,153
04											
<u>ALL</u>	<u>74</u>	<u>93.65</u>	<u>95.22</u>	<u>81.97</u>	<u>22.43</u>	<u>116.16</u>	<u>39.17</u>	<u>369.80</u>	<u>88.18 to 97.07</u>	<u>206,439</u>	<u>169,215</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	369.80	369.80	369.80	00.00	100.00	369.80	369.80	N/A	2,500	9,245
Less Than 15,000	4	170.18	198.48	146.13	63.36	135.82	83.75	369.80	N/A	8,200	11,983
Less Than 30,000	6	108.06	168.34	123.72	66.88	136.07	83.75	369.80	83.75 to 369.80	13,300	16,455
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	73	93.57	91.45	81.92	18.72	111.63	39.17	242.80	86.43 to 97.07	209,233	171,407
Greater Than 14,999	70	93.43	89.32	81.83	17.06	109.15	39.17	181.58	86.43 to 96.67	217,767	178,200
Greater Than 29,999	68	93.08	88.76	81.75	17.16	108.57	39.17	181.58	86.19 to 96.66	223,481	182,694
<u>Incremental Ranges</u>											
0 TO 4,999	1	369.80	369.80	369.80	00.00	100.00	369.80	369.80	N/A	2,500	9,245
5,000 TO 14,999	3	97.55	141.37	127.67	54.35	110.73	83.75	242.80	N/A	10,100	12,895
15,000 TO 29,999	2	108.06	108.06	108.09	01.06	99.97	106.91	109.21	N/A	23,500	25,400
30,000 TO 59,999	14	97.73	100.01	97.80	14.89	102.26	59.87	181.58	86.43 to 103.28	43,584	42,626
60,000 TO 99,999	21	93.72	88.96	89.29	13.90	99.63	39.17	131.13	81.04 to 98.77	79,781	71,239
100,000 TO 149,999	8	84.25	82.52	82.20	13.47	100.39	60.29	98.99	60.29 to 98.99	118,438	97,356
150,000 TO 249,999	9	92.49	87.51	88.03	13.97	99.41	45.15	111.02	67.62 to 100.52	184,222	162,170
250,000 TO 499,999	11	85.73	88.22	86.27	22.55	102.26	49.85	165.00	55.09 to 99.25	327,830	282,823
500,000 TO 999,999	2	52.17	52.17	51.54	21.85	101.22	40.77	63.56	N/A	568,750	293,125
1,000,000 +	3	96.66	81.74	79.01	22.64	103.46	41.46	107.11	N/A	1,854,000	1,464,912
<u>ALL</u>	<u>74</u>	<u>93.65</u>	<u>95.22</u>	<u>81.97</u>	<u>22.43</u>	<u>116.16</u>	<u>39.17</u>	<u>369.80</u>	<u>88.18 to 97.07</u>	<u>206,439</u>	<u>169,215</u>

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	83.55	83.52	74.19	18.67	112.58	60.11	106.91	N/A	47,667	35,365
304	1	98.08	98.08	98.08	00.00	100.00	98.08	98.08	N/A	325,000	318,745
306	1	107.11	107.11	107.11	00.00	100.00	107.11	107.11	N/A	1,500,000	1,606,715
311	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	2,000,000	1,933,135
343	2	90.57	90.57	89.56	04.84	101.13	86.19	94.94	N/A	162,500	145,530
344	5	85.73	79.90	76.96	17.85	103.82	55.09	99.25	N/A	370,726	285,323
349	1	41.46	41.46	41.46	00.00	100.00	41.46	41.46	N/A	2,062,000	854,885
350	2	98.39	98.39	101.56	08.97	96.88	89.56	107.22	N/A	72,500	73,630
351	11	94.94	93.65	92.46	06.48	101.29	78.24	103.28	82.51 to 101.00	70,262	64,967
352	9	92.49	92.26	88.97	10.17	103.70	67.62	117.50	82.91 to 100.52	131,722	117,189
353	5	95.58	101.28	91.02	30.85	111.27	39.17	181.58	N/A	77,554	70,587
386	2	81.13	81.13	83.61	21.48	97.03	63.70	98.55	N/A	140,000	117,058
391	2	115.57	115.57	119.32	13.47	96.86	100.00	131.13	N/A	60,403	72,075
406	14	95.12	106.70	78.39	33.83	136.11	49.85	369.80	76.33 to 100.19	126,223	98,944
407	1	165.00	165.00	165.00	00.00	100.00	165.00	165.00	N/A	300,000	494,990
419	1	45.15	45.15	45.15	00.00	100.00	45.15	45.15	N/A	160,000	72,235
426	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	80,000	79,265
442	2	65.56	65.56	66.16	08.68	99.09	59.87	71.24	N/A	58,750	38,868
471	1	83.75	83.75	83.75	00.00	100.00	83.75	83.75	N/A	12,800	10,720
494	3	90.44	82.23	85.43	13.15	96.25	60.29	95.95	N/A	196,667	168,008
528	2	95.13	95.13	87.54	14.81	108.67	81.04	109.21	N/A	52,000	45,520
531	1	97.82	97.82	97.82	00.00	100.00	97.82	97.82	N/A	87,000	85,100
532	1	78.20	78.20	78.20	00.00	100.00	78.20	78.20	N/A	350,000	273,710
555	1	40.77	40.77	40.77	00.00	100.00	40.77	40.77	N/A	600,000	244,635
586	1	242.80	242.80	242.80	00.00	100.00	242.80	242.80	N/A	7,500	18,210
<u>ALL</u>	<u>74</u>	93.65	95.22	81.97	22.43	116.16	39.17	369.80	88.18 to 97.07	206,439	169,215

56 Lincoln
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 168
Total Sales Price : 90,824,878
Total Adj. Sales Price : 90,789,038
Total Assessed Value : 67,775,216
Avg. Adj. Sales Price : 540,411
Avg. Assessed Value : 403,424

MEDIAN : 73
WGT. MEAN : 75
MEAN : 79
COD : 31.10
PRD : 106.40

COV : 40.59
STD : 32.24
Avg. Abs. Dev : 22.55
MAX Sales Ratio : 206.08
MIN Sales Ratio : 26.55

95% Median C.I. : 69.03 to 76.73
95% Wgt. Mean C.I. : 67.04 to 82.27
95% Mean C.I. : 74.55 to 84.31

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-11 To 31-DEC-11	16	100.65	109.50	106.29	32.32	103.02	50.16	183.33	73.41 to 143.27	823,747	875,550	
01-JAN-12 To 31-MAR-12	21	82.14	93.70	82.90	29.79	113.03	62.16	183.48	69.75 to 105.47	340,915	282,605	
01-APR-12 To 30-JUN-12	12	107.14	108.99	89.73	25.95	121.46	53.93	206.08	81.13 to 138.44	309,808	277,982	
01-JUL-12 To 30-SEP-12	7	64.33	76.56	65.18	24.84	117.46	57.00	119.03	57.00 to 119.03	520,638	339,352	
01-OCT-12 To 31-DEC-12	25	72.70	74.56	65.43	21.79	113.95	30.74	117.19	66.27 to 86.57	628,186	411,015	
01-JAN-13 To 31-MAR-13	13	69.11	72.64	66.88	15.99	108.61	54.27	117.91	58.84 to 82.60	434,949	290,881	
01-APR-13 To 30-JUN-13	11	69.03	69.46	69.12	20.30	100.49	40.73	103.51	51.44 to 90.88	337,648	233,369	
01-JUL-13 To 30-SEP-13	12	70.23	67.83	70.34	27.89	96.43	29.10	119.68	48.79 to 84.73	490,783	345,209	
01-OCT-13 To 31-DEC-13	17	61.96	65.19	72.83	25.92	89.51	37.50	113.81	47.58 to 88.15	656,522	478,173	
01-JAN-14 To 31-MAR-14	15	61.62	68.47	58.88	27.47	116.29	33.67	134.95	51.62 to 75.06	672,770	396,157	
01-APR-14 To 30-JUN-14	14	54.29	57.25	65.89	30.82	86.89	26.55	89.61	40.15 to 80.49	648,757	427,464	
01-JUL-14 To 30-SEP-14	5	68.44	91.60	72.52	40.01	126.31	59.20	186.22	N/A	358,035	259,659	
<u>Study Yrs</u>												
01-OCT-11 To 30-SEP-12	56	88.31	99.35	92.61	32.10	107.28	50.16	206.08	81.13 to 105.47	494,667	458,120	
01-OCT-12 To 30-SEP-13	61	71.78	71.90	67.07	21.50	107.20	29.10	119.68	66.27 to 75.77	507,582	340,432	
01-OCT-13 To 30-SEP-14	51	61.62	66.56	66.47	29.84	100.14	26.55	186.22	56.55 to 68.44	629,906	418,708	
<u>Calendar Yrs</u>												
01-JAN-12 To 31-DEC-12	65	82.14	87.31	72.52	27.56	120.39	30.74	206.08	72.66 to 88.10	465,016	337,251	
01-JAN-13 To 31-DEC-13	53	67.13	68.50	70.48	23.49	97.19	29.10	119.68	59.02 to 72.35	498,467	351,320	
<u>ALL</u>	168	72.51	79.43	74.65	31.10	106.40	26.55	206.08	69.03 to 76.73	540,411	403,424	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	31	72.04	92.34	73.15	46.13	126.23	40.73	206.08	62.11 to 103.51	431,010	315,279	
2	38	71.92	70.61	63.16	30.20	111.80	30.74	143.27	57.69 to 76.28	613,563	387,543	
3	63	72.66	80.91	83.03	28.46	97.45	40.15	183.33	67.97 to 82.46	667,988	554,659	
4	36	73.34	75.04	69.26	23.82	108.35	26.55	138.81	63.75 to 84.42	334,142	231,428	
<u>ALL</u>	168	72.51	79.43	74.65	31.10	106.40	26.55	206.08	69.03 to 76.73	540,411	403,424	

56 Lincoln
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

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COD : 31.10
PRD : 106.40

COV : 40.59
STD : 32.24
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MIN Sales Ratio : 26.55

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95% Wgt. Mean C.I. : 67.04 to 82.27
95% Mean C.I. : 74.55 to 84.31

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	69.07	95.65	68.08	47.56	140.50	59.86	183.48	59.86 to 183.48	412,516	280,858
1	6	65.61	101.11	67.62	61.55	149.53	59.86	183.48	59.86 to 183.48	490,021	331,349
2	1	69.03	69.03	69.03	00.00	100.00	69.03	69.03	N/A	310,000	214,000
4	1	89.53	89.53	89.53	00.00	100.00	89.53	89.53	N/A	50,000	44,765
_____Dry_____											
County	21	71.78	72.24	68.29	20.45	105.78	40.15	119.03	56.99 to 85.49	344,407	235,199
1	2	82.35	82.35	82.02	06.50	100.40	77.00	87.69	N/A	358,000	293,616
2	1	51.44	51.44	51.44	00.00	100.00	51.44	51.44	N/A	300,000	154,330
3	18	71.46	72.28	67.52	20.74	107.05	40.15	119.03	56.99 to 85.49	345,364	233,201
_____Grass_____											
County	69	72.75	74.78	72.29	27.56	103.44	26.55	183.33	64.00 to 76.73	399,403	288,713
2	30	73.89	75.10	76.21	26.31	98.54	33.04	143.27	64.00 to 77.67	479,346	365,311
3	14	69.39	86.69	73.21	45.12	118.41	49.28	183.33	54.26 to 138.44	285,240	208,822
4	25	69.75	67.72	65.74	20.29	103.01	26.55	111.44	59.02 to 78.79	367,404	241,534
_____ALL_____	168	72.51	79.43	74.65	31.10	106.40	26.55	206.08	69.03 to 76.73	540,411	403,424

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	50	71.55	84.90	79.07	35.85	107.37	30.74	206.08	67.13 to 88.77	859,720	679,783
1	16	68.61	98.95	71.18	54.02	139.01	49.84	206.08	61.62 to 151.37	523,365	372,518
2	4	34.36	42.12	34.99	28.87	120.38	30.74	69.03	N/A	1,128,750	394,985
3	26	72.68	82.86	88.24	26.05	93.90	46.86	166.07	67.38 to 90.02	1,098,121	968,956
4	4	89.15	84.72	81.25	10.17	104.27	62.54	98.04	N/A	386,500	314,016
_____Dry_____											
County	23	71.78	72.50	69.06	19.55	104.98	40.15	119.03	60.31 to 82.46	346,024	238,977
1	2	82.35	82.35	82.02	06.50	100.40	77.00	87.69	N/A	358,000	293,616
2	1	51.44	51.44	51.44	00.00	100.00	51.44	51.44	N/A	300,000	154,330
3	20	71.46	72.57	68.49	19.68	105.96	40.15	119.03	60.31 to 82.46	347,127	237,745
_____Grass_____											
County	73	72.92	75.87	72.53	28.04	104.60	26.55	183.33	64.00 to 77.67	386,326	280,184
2	30	73.89	75.10	76.21	26.31	98.54	33.04	143.27	64.00 to 77.67	479,346	365,311
3	14	69.39	86.69	73.21	45.12	118.41	49.28	183.33	54.26 to 138.44	285,240	208,822
4	29	70.64	71.44	66.85	22.85	106.87	26.55	113.81	61.96 to 81.13	338,900	226,571
_____ALL_____	168	72.51	79.43	74.65	31.10	106.40	26.55	206.08	69.03 to 76.73	540,411	403,424

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,001	Median :	98	COV :	17.61	95% Median C.I. :	97.13 to 98.24
Total Sales Price :	138,229,641	Wgt. Mean :	97	STD :	17.49	95% Wgt. Mean C.I. :	95.90 to 97.66
Total Adj. Sales Price :	138,286,641	Mean :	99	Avg. Abs.Dev :	09.97	95% Mean C.I. :	98.22 to 100.38
Total Assessed Value :	133,833,293						
Avg. Adj. Sales Price :	138,148	COD :	10.22	MAX Sales Ratio :	264.58		
Avg. Assessed Value :	133,700	PRD :	102.60	MIN Sales Ratio :	09.03		

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>											
10/01/2012 To 12/31/2012	92	100.39	102.00	100.97	10.10	101.02	59.19	198.47	97.91 to 101.54	133,981	135,285
01/01/2013 To 03/31/2013	87	98.28	102.86	98.54	10.13	104.38	38.73	180.40	96.92 to 101.53	114,591	112,919
04/01/2013 To 06/30/2013	140	97.74	98.16	95.98	07.41	102.27	56.92	144.20	96.62 to 98.74	146,419	140,540
07/01/2013 To 09/30/2013	136	95.96	97.69	95.84	09.47	101.93	51.85	166.11	94.98 to 97.77	144,574	138,560
10/01/2013 To 12/31/2013	111	99.62	102.28	99.83	10.65	102.45	69.26	218.50	97.62 to 101.33	121,851	121,646
01/01/2014 To 03/31/2014	107	96.31	98.14	96.39	10.76	101.82	44.10	217.37	94.18 to 98.63	135,014	130,144
04/01/2014 To 06/30/2014	151	97.99	100.13	96.82	11.65	103.42	52.24	264.58	95.06 to 99.64	139,772	135,330
07/01/2014 To 09/30/2014	177	95.76	96.40	94.12	10.81	102.42	09.03	156.94	94.15 to 97.54	151,145	142,261
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	455	97.91	99.69	97.33	09.18	102.42	38.73	198.47	97.16 to 98.59	137,267	133,605
10/01/2013 To 09/30/2014	546	97.53	98.97	96.32	11.06	102.75	09.03	264.58	96.39 to 98.25	138,883	133,779
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	474	97.82	99.85	97.16	09.34	102.77	38.73	218.50	97.18 to 98.59	134,294	130,478

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,001	Median :	98	COV :	17.61	95% Median C.I. :	97.13 to 98.24
Total Sales Price :	138,229,641	Wgt. Mean :	97	STD :	17.49	95% Wgt. Mean C.I. :	95.90 to 97.66
Total Adj. Sales Price :	138,286,641	Mean :	99	Avg. Abs. Dev :	09.97	95% Mean C.I. :	98.22 to 100.38
Total Assessed Value :	133,833,293						
Avg. Adj. Sales Price :	138,148	COD :	10.22	MAX Sales Ratio :	264.58		
Avg. Assessed Value :	133,700	PRD :	102.60	MIN Sales Ratio :	09.03		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	99	100.47	105.36	102.97	14.55	102.32	44.10	195.79	97.06 to 103.96	63,656	65,549
02	623	97.62	99.27	97.48	08.59	101.84	09.03	218.50	97.27 to 98.25	128,731	125,487
03	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666
04	136	95.71	97.10	94.81	16.04	102.42	38.73	264.58	92.62 to 99.56	211,614	200,637
05	41	92.46	91.64	90.45	09.63	101.32	63.82	119.84	88.27 to 96.19	221,156	200,032
06	24	99.65	100.81	99.67	05.87	101.14	92.35	127.84	93.95 to 102.45	133,329	132,883
07	18	100.81	100.71	99.20	05.39	101.52	91.04	125.05	95.21 to 102.99	110,249	109,364
08	5	99.93	105.45	102.88	07.87	102.50	94.36	127.98	N/A	39,600	40,741
09	7	99.68	99.63	97.06	04.54	102.65	93.63	108.52	93.63 to 108.52	76,643	74,386
10	11	95.14	95.65	95.18	03.53	100.49	87.04	101.33	92.26 to 99.64	78,245	74,475
11	2	83.63	83.63	80.26	07.64	104.20	77.24	90.01	N/A	101,439	81,410

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	961	97.65	99.41	96.83	09.95	102.66	09.03	228.25	97.27 to 98.28	141,468	136,989
06											
07	40	94.75	96.54	93.65	16.38	103.09	38.73	264.58	90.01 to 98.93	58,393	54,683

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,001	Median :	98	COV :	17.61	95% Median C.I. :	97.13 to 98.24
Total Sales Price :	138,229,641	Wgt. Mean :	97	STD :	17.49	95% Wgt. Mean C.I. :	95.90 to 97.66
Total Adj. Sales Price :	138,286,641	Mean :	99	Avg. Abs. Dev :	09.97	95% Mean C.I. :	98.22 to 100.38
Total Assessed Value :	133,833,293						
Avg. Adj. Sales Price :	138,148	COD :	10.22	MAX Sales Ratio :	264.58		
Avg. Assessed Value :	133,700	PRD :	102.60	MIN Sales Ratio :	09.03		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	3	115.18	123.41	117.00	16.80	105.48	98.50	156.56	N/A	21,833	25,545
Less Than 15,000	10	99.22	100.59	102.41	21.90	98.22	59.19	156.56	67.75 to 129.67	13,350	13,672
Less Than 30,000	35	110.24	115.49	117.09	31.41	98.63	44.10	264.58	91.95 to 125.71	19,400	22,714
__ Ranges Excl. Low \$ __											
Greater Than 4,999	998	97.59	99.23	96.77	10.18	102.54	09.03	264.58	97.10 to 98.20	138,498	134,025
Greater Than 15,000	991	97.59	99.28	96.77	10.09	102.59	09.03	264.58	97.13 to 98.20	139,408	134,911
Greater Than 30,000	966	97.55	98.71	96.68	09.28	102.10	09.03	228.25	97.05 to 98.09	142,451	137,721
__ Incremental Ranges __											
0 TO 4,999	3	115.18	123.41	117.00	16.80	105.48	98.50	156.56	N/A	21,833	25,545
5,000 TO 14,999	7	90.21	90.81	88.36	21.26	102.77	59.19	129.67	59.19 to 129.67	9,714	8,583
15,000 TO 29,999	25	114.41	121.45	120.68	33.76	100.64	44.10	264.58	91.95 to 137.72	21,820	26,332
30,000 TO 59,999	101	106.08	113.17	111.27	16.64	101.71	38.73	228.25	102.96 to 108.26	46,545	51,793
60,000 TO 99,999	261	99.86	100.35	100.16	07.68	100.19	51.85	156.94	98.61 to 100.87	81,076	81,206
100,000 TO 149,999	228	95.97	96.31	96.19	07.48	100.12	56.92	148.52	95.10 to 97.05	122,363	117,704
150,000 TO 249,999	285	95.79	94.96	95.18	07.75	99.77	09.03	128.43	95.00 to 96.54	187,561	178,520
250,000 TO 499,999	85	97.55	96.18	95.99	08.91	100.20	63.82	131.86	94.91 to 99.82	313,792	301,210
500,000 TO 999,999	6	96.20	89.41	88.57	10.04	100.95	70.90	99.89	70.90 to 99.89	620,000	549,122
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Increase	17%
VALUATION GROUPING	04	Total	Increase	8.5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	35	Median :	96	COV :	13.98	95% Median C.I. :	93.14 to 103.83
Total Sales Price :	6,955,700	Wgt. Mean :	98	STD :	13.89	95% Wgt. Mean C.I. :	93.83 to 102.07
Total Adj. Sales Price :	6,955,700	Mean :	99	Avg. Abs. Dev :	10.73	95% Mean C.I. :	94.79 to 103.99
Total Assessed Value :	6,813,314						
Avg. Adj. Sales Price :	198,734	COD :	11.14	MAX Sales Ratio :	138.07		
Avg. Assessed Value :	194,666	PRD :	101.47	MIN Sales Ratio :	76.74		

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>											
10/01/2012 To 12/31/2012	5	109.07	106.25	106.44	06.20	99.82	96.30	115.53	N/A	230,400	245,240
01/01/2013 To 03/31/2013	3	98.85	111.47	102.38	13.69	108.88	97.48	138.07	N/A	135,467	138,688
04/01/2013 To 06/30/2013	3	113.70	103.52	99.52	12.04	104.02	77.90	118.97	N/A	243,333	242,176
07/01/2013 To 09/30/2013	3	95.67	101.64	101.14	06.45	100.49	95.37	113.88	N/A	152,633	154,372
10/01/2013 To 12/31/2013	4	88.67	86.80	87.09	06.94	99.67	76.74	93.14	N/A	194,000	168,955
01/01/2014 To 03/31/2014	2	92.29	92.29	92.23	03.24	100.07	89.30	95.28	N/A	220,500	203,364
04/01/2014 To 06/30/2014	9	102.11	100.03	99.27	11.30	100.77	83.86	122.43	85.09 to 117.07	195,889	194,461
07/01/2014 To 09/30/2014	6	93.60	94.26	93.44	07.56	100.88	80.60	111.17	80.60 to 111.17	204,900	191,451
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	14	103.96	105.80	103.12	11.15	102.60	77.90	138.07	95.67 to 115.53	196,164	202,279
10/01/2013 To 09/30/2014	21	93.14	95.13	94.58	09.54	100.58	76.74	122.43	87.65 to 102.11	200,448	189,591
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	13	95.67	99.78	96.25	12.90	103.67	76.74	138.07	84.56 to 113.88	182,331	175,502

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
03	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666

RESIDENTIAL IMPROVED

Type : Qualified

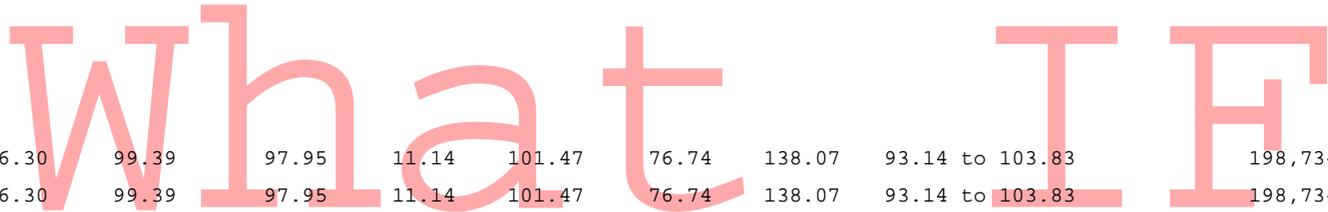
Number of Sales :	35	Median :	96	COV :	13.98	95% Median C.I. :	93.14 to 103.83
Total Sales Price :	6,955,700	Wgt. Mean :	98	STD :	13.89	95% Wgt. Mean C.I. :	93.83 to 102.07
Total Adj. Sales Price :	6,955,700	Mean :	99	Avg. Abs. Dev :	10.73	95% Mean C.I. :	94.79 to 103.99
Total Assessed Value :	6,813,314						
Avg. Adj. Sales Price :	198,734	COD :	11.14	MAX Sales Ratio :	138.07		
Avg. Assessed Value :	194,666	PRD :	101.47	MIN Sales Ratio :	76.74		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666
Greater Than 15,000	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666
Greater Than 30,000	35	96.30	99.39	97.95	11.14	101.47	76.74	138.07	93.14 to 103.83	198,734	194,666
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	122.43	116.05	113.97	13.73	101.83	87.65	138.07	N/A	49,800	56,757
60,000 TO 99,999											
100,000 TO 149,999	3	98.82	102.69	102.67	06.24	100.02	95.37	113.88	N/A	140,133	143,871
150,000 TO 249,999	22	95.48	97.32	97.28	10.03	100.04	76.74	118.97	89.30 to 109.07	195,495	190,168
250,000 TO 499,999	7	97.91	97.37	97.25	09.38	100.12	77.90	112.46	77.90 to 112.46	297,857	289,675
500,000 TO 999,999											
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Increase	17%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	136	Median :	96	COV :	26.02	95% Median C.I. :	92.62 to 99.56
Total Sales Price :	28,779,458	Wgt. Mean :	95	STD :	25.27	95% Wgt. Mean C.I. :	91.94 to 97.69
Total Adj. Sales Price :	28,779,458	Mean :	97	Avg. Abs. Dev :	15.35	95% Mean C.I. :	92.85 to 101.35
Total Assessed Value :	27,286,664						
Avg. Adj. Sales Price :	211,614	COD :	16.04	MAX Sales Ratio :	264.58		
Avg. Assessed Value :	200,637	PRD :	102.42	MIN Sales Ratio :	38.73		

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>											
10/01/2012 To 12/31/2012	15	100.36	96.51	101.26	14.03	95.31	59.19	129.26	80.23 to 107.98	191,167	193,576
01/01/2013 To 03/31/2013	9	91.05	86.68	90.47	14.73	95.81	38.73	105.55	75.87 to 103.89	172,611	156,156
04/01/2013 To 06/30/2013	19	93.60	95.49	93.20	09.50	102.46	63.97	138.53	89.87 to 99.56	209,442	195,202
07/01/2013 To 09/30/2013	15	94.16	93.83	92.39	12.83	101.56	51.85	118.55	86.16 to 106.47	240,133	221,856
10/01/2013 To 12/31/2013	14	99.55	97.22	100.83	13.92	96.42	69.26	131.86	77.20 to 111.94	193,514	195,124
01/01/2014 To 03/31/2014	15	100.15	98.33	98.11	16.26	100.22	68.31	129.97	78.13 to 114.75	217,647	213,535
04/01/2014 To 06/30/2014	23	98.77	111.07	97.76	23.60	113.61	73.97	264.58	86.97 to 107.40	191,126	186,847
07/01/2014 To 09/30/2014	26	90.42	91.01	89.10	15.74	102.14	58.84	132.01	82.02 to 102.34	246,433	219,566
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	58	94.55	93.96	94.53	12.90	99.40	38.73	138.53	91.30 to 99.82	206,938	195,616
10/01/2013 To 09/30/2014	78	97.18	99.45	95.02	18.12	104.66	58.84	264.58	87.98 to 100.15	215,090	204,371
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	57	94.18	94.08	94.34	12.72	99.72	38.73	138.53	90.21 to 99.56	207,791	196,032

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
04	136	95.71	97.10	94.81	16.04	102.42	38.73	264.58	92.62 to 99.56	211,614	200,637

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	136	Median :	96	COV :	26.02	95% Median C.I. :	92.62 to 99.56
Total Sales Price :	28,779,458	Wgt. Mean :	95	STD :	25.27	95% Wgt. Mean C.I. :	91.94 to 97.69
Total Adj. Sales Price :	28,779,458	Mean :	97	Avg. Abs. Dev :	15.35	95% Mean C.I. :	92.85 to 101.35
Total Assessed Value :	27,286,664						
Avg. Adj. Sales Price :	211,614	COD :	16.04	MAX Sales Ratio :	264.58		
Avg. Assessed Value :	200,637	PRD :	102.42	MIN Sales Ratio :	38.73		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	129	96.38	96.71	94.84	14.06	101.97	51.85	228.25	93.31 to 99.69	220,411	209,046
06											
07	7	81.25	104.27	92.29	55.30	112.98	38.73	264.58	38.73 to 264.58	49,500	45,683

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	59.19	59.19	59.19		100.00	59.19	59.19	N/A	10,000	5,919
Less Than 30,000	5	121.74	128.07	137.07	43.03	93.43	59.19	264.58	N/A	18,200	24,947
__Ranges Excl. Low \$__											
Greater Than 4,999	136	95.71	97.10	94.81	16.04	102.42	38.73	264.58	92.62 to 99.56	211,614	200,637
Greater Than 15,000	135	95.96	97.38	94.83	15.83	102.69	38.73	264.58	92.62 to 99.62	213,107	202,080
Greater Than 30,000	131	95.46	95.92	94.68	14.38	101.31	38.73	228.25	92.62 to 99.56	218,996	207,343
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	59.19	59.19	59.19		100.00	59.19	59.19	N/A	10,000	5,919
15,000 TO 29,999	4	123.73	145.29	146.69	40.29	99.05	69.14	264.58	N/A	20,250	29,705
30,000 TO 59,999	5	99.62	109.51	98.73	41.75	110.92	38.73	228.25	N/A	43,200	42,652
60,000 TO 99,999	10	107.65	101.12	102.42	21.01	98.73	51.85	138.53	63.68 to 129.97	84,700	86,750
100,000 TO 149,999	18	95.75	97.84	98.15	14.43	99.68	70.36	142.64	83.55 to 103.66	127,342	124,986
150,000 TO 249,999	56	93.88	93.12	93.22	11.92	99.89	58.84	122.44	88.58 to 97.45	193,457	180,336
250,000 TO 499,999	39	98.71	97.09	96.91	09.90	100.19	70.03	131.86	91.05 to 102.01	322,941	312,963
500,000 TO 999,999	3	74.02	81.60	80.16	13.05	101.80	70.90	99.89	N/A	635,000	509,010
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	8.5%

What IF

Total Real Property Sum Lines 17, 25, & 30	Records : 22,323	Value : 3,699,274,086	Growth 17,267,969	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	996	8,997,465	186	2,491,955	610	9,826,180	1,792	21,315,600	
02. Res Improve Land	9,973	96,369,390	557	9,182,065	2,171	35,398,105	12,701	140,949,560	
03. Res Improvements	9,973	857,025,115	557	59,426,180	2,171	321,690,435	12,701	1,238,141,730	
04. Res Total	10,969	962,391,970	743	71,100,200	2,781	366,914,720	14,493	1,400,406,890	9,717,034
% of Res Total	75.68	68.72	5.13	5.08	19.19	26.20	64.92	37.86	56.27
05. Com UnImp Land	217	22,958,010	30	1,738,120	16	229,590	263	24,925,720	
06. Com Improve Land	1,171	81,883,850	56	1,902,245	71	1,463,510	1,298	85,249,605	
07. Com Improvements	1,171	375,193,920	56	8,589,571	71	16,503,925	1,298	400,287,416	
08. Com Total	1,388	480,035,780	86	12,229,936	87	18,197,025	1,561	510,462,741	4,234,515
% of Com Total	88.92	94.04	5.51	2.40	5.57	3.56	6.99	13.80	24.52
09. Ind UnImp Land	4	92,870	0	0	6	503,960	10	596,830	
10. Ind Improve Land	13	335,285	1	35,545	3	255,165	17	625,995	
11. Ind Improvements	13	2,668,305	1	12,215	3	130,465	17	2,810,985	
12. Ind Total	17	3,096,460	1	47,760	9	889,590	27	4,033,810	0
% of Ind Total	62.96	76.76	3.70	1.18	33.33	22.05	0.12	0.11	0.00
13. Rec UnImp Land	0	0	14	109,255	36	3,354,385	50	3,463,640	
14. Rec Improve Land	0	0	0	0	21	1,732,825	21	1,732,825	
15. Rec Improvements	0	0	0	0	21	1,070,940	21	1,070,940	
16. Rec Total	0	0	14	109,255	57	6,158,150	71	6,267,405	73,230
% of Rec Total	0.00	0.00	19.72	1.74	80.28	98.26	0.32	0.17	0.42
Res & Rec Total	10,969	962,391,970	757	71,209,455	2,838	373,072,870	14,564	1,406,674,295	9,790,264
% of Res & Rec Total	75.32	68.42	5.20	5.06	19.49	26.52	65.24	38.03	56.70
Com & Ind Total	1,405	483,132,240	87	12,277,696	96	19,086,615	1,588	514,496,551	4,234,515
% of Com & Ind Total	88.48	93.90	5.48	2.39	6.05	3.71	7.11	13.91	24.52
17. Taxable Total	12,374	1,445,524,210	844	83,487,151	2,934	392,159,485	16,152	1,921,170,846	14,024,779
% of Taxable Total	76.61	75.24	5.23	4.35	18.16	20.41	72.36	51.93	81.22

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	21	96,300	3,330,220	0	0	0
19. Commercial	4	1,007,320	7,438,875	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	21	96,300	3,330,220
19. Commercial	0	0	0	4	1,007,320	7,438,875
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				25	1,103,620	10,769,095

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	13	184,020	13	184,020	0
24. Non-Producing	0	0	0	0	4	0	4	0	0
25. Total	0	0	0	0	0	0	17	184,020	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	732	139	690	1,561

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	131,775	0	0	4,713	1,193,746,665	4,715	1,193,878,440
28. Ag-Improved Land	0	0	0	0	1,349	451,358,695	1,349	451,358,695
29. Ag Improvements	0	0	0	0	1,439	132,682,085	1,439	132,682,085
30. Ag Total							6,154	1,777,919,220

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	32	33.96	164,830	32	33.96	164,830	
32. HomeSite Improv Land	1,002	1,154.71	5,863,725	1,002	1,154.71	5,863,725	
33. HomeSite Improvements	1,046	0.00	98,856,000	1,046	0.00	98,856,000	2,781,010
34. HomeSite Total				1,078	1,188.67	104,884,555	
35. FarmSite UnImp Land	128	202.96	93,635	128	202.96	93,635	
36. FarmSite Improv Land	1,280	3,651.58	1,860,895	1,280	3,651.58	1,860,895	
37. FarmSite Improvements	1,346	0.00	33,826,085	1,346	0.00	33,826,085	462,180
38. FarmSite Total				1,474	3,854.54	35,780,615	
39. Road & Ditches	0	14,381.58	0	0	14,381.58	0	
40. Other- Non Ag Use	0	101.88	0	0	101.88	0	
41. Total Section VI				2,552	19,526.67	140,665,170	3,243,190

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	14	4,008.61	2,539,705	14	4,008.61	2,539,705

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	329	53,995.34	108,670,250	329	53,995.34	108,670,250
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,513.01	5.33%	23,238,190	5.46%	4,215.15
46. 1A	31,252.41	30.23%	131,752,480	30.94%	4,215.75
47. 2A1	7,275.20	7.04%	30,679,395	7.20%	4,216.98
48. 2A	14,684.47	14.20%	61,833,675	14.52%	4,210.82
49. 3A1	9,648.97	9.33%	39,036,025	9.17%	4,045.62
50. 3A	18,353.69	17.75%	73,084,680	17.16%	3,982.02
51. 4A1	14,016.89	13.56%	55,976,355	13.14%	3,993.49
52. 4A	2,644.13	2.56%	10,293,580	2.42%	3,892.99
53. Total	103,388.77	100.00%	425,894,380	100.00%	4,119.35
Dry					
54. 1D1	82.68	0.30%	155,020	0.30%	1,874.94
55. 1D	7,431.02	27.17%	13,933,530	27.17%	1,875.05
56. 2D1	2,078.35	7.60%	3,897,065	7.60%	1,875.08
57. 2D	3,744.80	13.69%	7,021,795	13.69%	1,875.08
58. 3D1	2,981.14	10.90%	5,589,805	10.90%	1,875.06
59. 3D	4,992.84	18.25%	9,361,850	18.25%	1,875.06
60. 4D1	5,099.27	18.64%	9,561,470	18.64%	1,875.07
61. 4D	942.53	3.45%	1,765,065	3.44%	1,872.69
62. Total	27,352.63	100.00%	51,285,600	100.00%	1,874.98
Grass					
63. 1G1	188.63	0.27%	226,360	0.31%	1,200.02
64. 1G	1,611.17	2.30%	1,933,415	2.65%	1,200.01
65. 2G1	1,464.23	2.09%	1,757,065	2.41%	1,199.99
66. 2G	3,796.78	5.41%	4,556,140	6.25%	1,200.00
67. 3G1	1,136.94	1.62%	1,364,345	1.87%	1,200.01
68. 3G	31,002.38	44.21%	31,777,575	43.62%	1,025.00
69. 4G1	16,104.44	22.96%	16,507,160	22.66%	1,025.01
70. 4G	14,825.00	21.14%	14,724,105	20.21%	993.19
71. Total	70,129.57	100.00%	72,846,165	100.00%	1,038.74
Irrigated Total					
	103,388.77	45.63%	425,894,380	73.33%	4,119.35
Dry Total					
	27,352.63	12.07%	51,285,600	8.83%	1,874.98
Grass Total					
	70,129.57	30.95%	72,846,165	12.54%	1,038.74
72. Waste	34.59	0.02%	10,385	0.00%	300.23
73. Other	25,689.66	11.34%	30,765,110	5.30%	1,197.57
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	226,595.22	100.00%	580,801,640	100.00%	2,563.17

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	465.61	1.35%	1,164,025	1.35%	2,500.00
46. 1A	6,453.50	18.66%	16,133,750	18.75%	2,500.00
47. 2A1	3,565.41	10.31%	8,803,655	10.23%	2,469.18
48. 2A	4,768.90	13.79%	11,922,250	13.85%	2,500.00
49. 3A1	2,178.76	6.30%	5,446,900	6.33%	2,500.00
50. 3A	3,131.96	9.06%	7,701,795	8.95%	2,459.10
51. 4A1	2,152.50	6.22%	5,358,050	6.23%	2,489.22
52. 4A	11,868.93	34.32%	29,539,135	34.32%	2,488.78
53. Total	34,585.57	100.00%	86,069,560	100.00%	2,488.60
Dry					
54. 1D1	181.27	1.11%	181,270	1.11%	1,000.00
55. 1D	3,833.16	23.38%	3,833,160	23.38%	1,000.00
56. 2D1	1,659.82	10.12%	1,659,820	10.12%	1,000.00
57. 2D	2,335.93	14.24%	2,335,930	14.24%	1,000.00
58. 3D1	2,223.49	13.56%	2,223,485	13.56%	1,000.00
59. 3D	1,618.11	9.87%	1,618,110	9.87%	1,000.00
60. 4D1	1,701.56	10.38%	1,701,560	10.38%	1,000.00
61. 4D	2,844.98	17.35%	2,844,980	17.35%	1,000.00
62. Total	16,398.32	100.00%	16,398,315	100.00%	1,000.00
Grass					
63. 1G1	30.70	0.01%	13,050	0.01%	425.08
64. 1G	1,341.16	0.26%	570,040	0.29%	425.04
65. 2G1	2,598.49	0.50%	1,104,410	0.56%	425.02
66. 2G	3,571.55	0.68%	1,517,960	0.77%	425.01
67. 3G1	774.69	0.15%	329,265	0.17%	425.03
68. 3G	20,072.37	3.83%	7,527,610	3.83%	375.02
69. 4G1	6,728.78	1.29%	2,523,595	1.28%	375.04
70. 4G	488,321.32	93.29%	182,870,905	93.08%	374.49
71. Total	523,439.06	100.00%	196,456,835	100.00%	375.32
Irrigated Total					
	34,585.57	6.02%	86,069,560	28.75%	2,488.60
Dry Total					
	16,398.32	2.85%	16,398,315	5.48%	1,000.00
Grass Total					
	523,439.06	91.08%	196,456,835	65.62%	375.32
72. Waste	3.68	0.00%	1,105	0.00%	300.27
73. Other	252.04	0.04%	463,880	0.15%	1,840.50
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	574,678.67	100.00%	299,389,695	100.00%	520.97

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,752.90	10.00%	36,175,145	9.97%	3,709.17
47. 2A1	6,619.13	6.79%	25,152,715	6.93%	3,800.00
48. 2A	7,101.10	7.28%	26,984,175	7.43%	3,800.00
49. 3A1	4,798.32	4.92%	18,195,840	5.01%	3,792.13
50. 3A	9,946.72	10.20%	36,153,515	9.96%	3,634.72
51. 4A1	56,855.20	58.31%	211,179,435	58.18%	3,714.34
52. 4A	2,434.50	2.50%	9,121,515	2.51%	3,746.77
53. Total	97,507.87	100.00%	362,962,340	100.00%	3,722.39
Dry					
54. 1D1	27.52	0.08%	35,775	0.08%	1,299.96
55. 1D	8,864.64	25.59%	11,524,080	25.59%	1,300.01
56. 2D1	4,125.25	11.91%	5,362,880	11.91%	1,300.01
57. 2D	4,387.54	12.67%	5,703,810	12.67%	1,300.00
58. 3D1	5,831.64	16.83%	7,581,180	16.83%	1,300.01
59. 3D	2,307.90	6.66%	3,000,255	6.66%	1,299.99
60. 4D1	7,669.76	22.14%	9,970,755	22.14%	1,300.01
61. 4D	1,425.90	4.12%	1,853,695	4.12%	1,300.02
62. Total	34,640.15	100.00%	45,032,430	100.00%	1,300.01
Grass					
63. 1G1	12.17	0.00%	7,605	0.00%	624.90
64. 1G	1,732.89	0.56%	1,083,165	0.63%	625.06
65. 2G1	3,690.67	1.18%	2,306,915	1.34%	625.07
66. 2G	5,334.55	1.71%	3,334,460	1.94%	625.07
67. 3G1	1,534.84	0.49%	959,375	0.56%	625.07
68. 3G	20,120.20	6.46%	11,066,315	6.43%	550.01
69. 4G1	257,930.56	82.82%	141,862,165	82.43%	550.00
70. 4G	21,097.38	6.77%	11,481,330	6.67%	544.21
71. Total	311,453.26	100.00%	172,101,330	100.00%	552.58
Irrigated Total					
	97,507.87	21.92%	362,962,340	62.38%	3,722.39
Dry Total					
	34,640.15	7.79%	45,032,430	7.74%	1,300.01
Grass Total					
	311,453.26	70.02%	172,101,330	29.58%	552.58
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,196.44	0.27%	1,794,660	0.31%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	444,797.72	100.00%	581,890,760	100.00%	1,308.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	104.35	1.21%	281,740	1.25%	2,699.95
46. 1A	4,173.62	48.50%	11,183,285	49.76%	2,679.52
47. 2A1	655.61	7.62%	1,588,090	7.07%	2,422.31
48. 2A	684.88	7.96%	1,849,170	8.23%	2,699.99
49. 3A1	1,384.33	16.09%	3,624,630	16.13%	2,618.33
50. 3A	66.74	0.78%	180,200	0.80%	2,700.03
51. 4A1	1,090.91	12.68%	2,637,655	11.74%	2,417.85
52. 4A	445.19	5.17%	1,129,320	5.02%	2,536.71
53. Total	8,605.63	100.00%	22,474,090	100.00%	2,611.56
Dry					
54. 1D1	239.04	1.13%	282,065	1.13%	1,179.99
55. 1D	9,693.49	45.65%	11,438,350	45.65%	1,180.00
56. 2D1	1,579.72	7.44%	1,864,030	7.44%	1,179.97
57. 2D	518.68	2.44%	612,050	2.44%	1,180.01
58. 3D1	5,424.64	25.55%	6,401,085	25.55%	1,180.00
59. 3D	50.68	0.24%	59,795	0.24%	1,179.85
60. 4D1	2,114.99	9.96%	2,495,705	9.96%	1,180.01
61. 4D	1,611.97	7.59%	1,902,055	7.59%	1,179.96
62. Total	21,233.21	100.00%	25,055,135	100.00%	1,180.00
Grass					
63. 1G1	111.58	0.04%	55,790	0.04%	500.00
64. 1G	6,910.29	2.41%	3,455,145	2.71%	500.00
65. 2G1	9,188.78	3.21%	4,594,390	3.60%	500.00
66. 2G	2,054.48	0.72%	1,027,240	0.81%	500.00
67. 3G1	7,281.92	2.54%	3,640,960	2.86%	500.00
68. 3G	478.45	0.17%	210,530	0.17%	440.03
69. 4G1	9,664.41	3.38%	4,252,310	3.34%	440.00
70. 4G	250,649.42	87.54%	110,255,190	86.48%	439.88
71. Total	286,339.33	100.00%	127,491,555	100.00%	445.25
Irrigated Total					
	8,605.63	2.72%	22,474,090	12.83%	2,611.56
Dry Total					
	21,233.21	6.71%	25,055,135	14.30%	1,180.00
Grass Total					
	286,339.33	90.53%	127,491,555	72.78%	445.25
72. Waste	11.02	0.00%	3,305	0.00%	299.91
73. Other	98.58	0.03%	147,870	0.08%	1,500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	316,287.77	100.00%	175,171,955	100.00%	553.84

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	32.32	131,775	0.00	0	244,055.52	897,268,595	244,087.84	897,400,370
77. Dry Land	0.00	0	0.00	0	99,624.31	137,771,480	99,624.31	137,771,480
78. Grass	0.00	0	0.00	0	1,191,361.22	568,895,885	1,191,361.22	568,895,885
79. Waste	0.00	0	0.00	0	49.29	14,795	49.29	14,795
80. Other	0.00	0	0.00	0	27,236.72	33,171,520	27,236.72	33,171,520
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	32.32	131,775	0.00	0	1,562,327.06	1,637,122,275	1,562,359.38	1,637,254,050

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	244,087.84	15.62%	897,400,370	54.81%	3,676.55
Dry Land	99,624.31	6.38%	137,771,480	8.41%	1,382.91
Grass	1,191,361.22	76.25%	568,895,885	34.75%	477.52
Waste	49.29	0.00%	14,795	0.00%	300.16
Other	27,236.72	1.74%	33,171,520	2.03%	1,217.90
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,562,359.38	100.00%	1,637,254,050	100.00%	1,047.94

2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

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	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,346,554,816	1,400,406,890	53,852,074	4.00%	9,717,034	3.28%
02. Recreational	6,160,820	6,267,405	106,585	1.73%	73,230	0.54%
03. Ag-Homesite Land, Ag-Res Dwelling	104,326,420	104,884,555	558,135	0.53%	2,781,010	-2.13%
04. Total Residential (sum lines 1-3)	1,457,042,056	1,511,558,850	54,516,794	3.74%	12,571,274	2.88%
05. Commercial	507,330,796	510,462,741	3,131,945	0.62%	4,234,515	-0.22%
06. Industrial	3,725,940	4,033,810	307,870	8.26%	0	8.26%
07. Ag-Farmsite Land, Outbuildings	34,342,255	35,780,615	1,438,360	4.19%	462,180	2.84%
08. Minerals	77,710	184,020	106,310	136.80	0	136.80
09. Total Commercial (sum lines 5-8)	545,476,701	550,461,186	4,984,485	0.91%	4,696,695	0.05%
10. Total Non-Agland Real Property	2,002,518,757	2,062,020,036	59,501,279	2.97%	17,267,969	2.11%
11. Irrigated	665,390,905	897,400,370	232,009,465	34.87%		
12. Dryland	114,944,295	137,771,480	22,827,185	19.86%		
13. Grassland	477,769,415	568,895,885	91,126,470	19.07%		
14. Wasteland	13,490	14,795	1,305	9.67%		
15. Other Agland	32,082,110	33,171,520	1,089,410	3.40%		
16. Total Agricultural Land	1,290,200,215	1,637,254,050	347,053,835	26.90%		
17. Total Value of all Real Property (Locally Assessed)	3,292,718,972	3,699,274,086	406,555,114	12.35%	17,267,969	11.82%

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2014

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

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

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

RESIDENTIAL

North Platte and the surrounding villages are experiencing a decrease in sales although the sales prices are steady. This area has not experienced the major decline in the housing market but there has been some effect with more foreclosures occurring and longer marketing times. Demand for vacant and improved parcels has slowed but remains steady. Land sales and values are and will be monitored and adjusted to reflect market conditions in various neighborhoods of North Platte and throughout the county for 2015.

Due to issues with converting into the new Orion system, our 6-year review is being extended. Both Lake Maloney and Jeffrey Lake were physically inspected and re-appraised in the new Orion system for 2013 using updated 2012 costing. For 2014, of the 17 neighborhoods in North Platte, all have been physically reviewed and inspected within the last 3 years. 6 were put to June of 2012 costing for 2014 and the other 11 neighborhoods will be put to the 2012 costing for 2015. Also for 2015, the villages of Brady, Maxwell, Hershey, Sutherland, Wallace, and Wellfleet will be physically reviewed and inspected and put to the 2012 costing as well. Since the review of Lake Maloney, sales continue to increase and if this Valuation Grouping falls out of statutory range, a review of the leasehold values may also occur if this becomes necessary. If time permits, a physical review of the rural residential and improved agricultural properties will begin in 2015 and will be completed in 2016 and 2017 and into 2018 if necessary.

With the implementation of the new Orion system, the Marshall and Swift Residential Cost Handbook was updated to the 2nd Quarter 2012 or June 2012 for the new re-appraisal period. Sales are and will be reviewed as they occur and any areas that warrant needed adjustments will be adjusted to reflect the proper market conditions for 2015, 2016, and 2017.

With the implementation of the new Orion system, we now have the capability of establishing values using the Sales Comparison Approach to value in a formal manner. We will

be using this approach to value for the upcoming years as support for the Cost Approach. This will allow a formal look at all approaches to value on one single property that we have never been able to do in the past.

COMMERCIAL

The reappraisal of the commercial class of property located in Lincoln County was completed for 2010. Sales are reviewed and adjustments to commercial properties were made as needed for 2014.

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

Sales for vacant and improved parcels are and will continue to be monitored to reflect the market conditions for 2015, 2016, and 2017. Land in the central business district may be re-appraised for 2015 due to a large increase in land sales in that area.

A physical review of all Commercial properties beginning in the city of North Platte, then the villages and then rural commercial properties is tentatively scheduled to begin in 2017 unless more time is needed to complete the rural residential and improved agricultural review. The commercial review may also need to extend into 2018 if necessary.

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

RURAL RESIDENTIAL & IMPROVED AGRICULTURAL LAND & RECREATIONAL

All improved properties located in the rural areas are planned to be re-appraised beginning in 2016 & 2017 with the physical reviews and inspections starting at that time.

All rural residential parcels will continue to be monitored to maintain the level of value and quality of assessment practices for 2015. This sub-class will receive updates and/or reappraisals for 2015 to coincide with the urban and suburban properties. Adjustments will be made to reflect market conditions.

Our GIS system has current 2012 FSA aerial imagery. Our former GIS technician started in 2013 looking at the aerial imagery of all rural parcels using this new imagery. He looked to be sure there were no improvements that we were missing. If he found missing improvements, we went out to that parcel and add the omitted improvements. He also used Google Earth imagery and attached a copy of the aerial site plan map of the rural improved parcels into our new Orion system for each parcel. He completed this project for 2014 and it will continue to be monitored if new imagery is received, or until we start our physical review of these parcels.

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

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

UNIMPROVED AGRICULTURAL LAND

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

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

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

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

Our GIS system has current 2012 FSA aerial imagery. Our former GIS technician started in 2013 looking at the aerial imagery of all rural parcels using this new imagery. He looked to be sure there were no improvements that we were missing. If he found missing improvements, he would go out to that parcel and add the omitted improvements. He also used Google Earth imagery and attached a copy of the aerial site plan map of the rural improved parcels into our new Orion system for each parcel. He completed this task for 2014. We will continue to do this for 2015 and in to 2016 until we start our physical review of these parcels in late 2015, time permitting, and continuing through possibly 2017 or in to 2018.

As in the past, the Assessor and Deputy, work closely with our Field Liaison from the Property Assessment Division, and will review the sales of unimproved agricultural land, for the appropriate 36 months by Market Area to derive a per acre value for each land use category for 2015, 2016, and 2017. Per the recommendation of our State Field Liaison and review of the

current sales in the 2014 ratio period, Market Area 3 & Market Area 5 was looked at again together as a whole. It was determined that the sales are not showing the water regulations and the “no drilling new wells” moratorium are affecting the sale price of the agricultural ground. Therefore for 2014, agricultural land values were the same in both these Market Areas. This will continue to be monitored for 2015 and 2016. If it continues to show no difference in sales price, this area will all be combined back in to one big Market Area 3 again like it was prior to 2007.

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

Special Valuation was implemented in 2010 due to a large increase in demand for accretion land that is influenced by recreational uses. New applications are being filed every year. When an application is filed on a specific property, a physical inspection is required by an appraiser prior to making a determination on the property. For Special Valuation to be approved, the primary use MUST be agricultural. Sales of the accretion land are monitored throughout the year and are adjusted as necessary. Current applications on file will be reviewed again for 2015 to be sure they still qualify after our new methodology for Recreational parcels is implemented.

We are also starting to see a lot more Conservation Easements being filed on properties. The Easements must be read very carefully to determine the correct way for the parcel to be valued. Some Easements allow the property to still be classified as Ag land, but others do not. WRP (Wetland Reserve Programs) do not allow the property to be classified as Ag land. We have just recently received a couple of sales on WRP properties. These sales indicated accretion parcels in WRP are selling differently than the WRP parcels with Ag use present. For 2013 they were valued as such & will continue to be monitored and adjustments to value made as necessary for 2015, 2016, and 2017.

2014 MEASURES OF CENTRAL TENDENCY BY PROPERTY CLASS

<u>Property Class</u>	<u>Median</u>
Residential	98.00
Commercial/Industrial	95.00
Unimproved Agricultural	71.00
Special Valuation	70.00

TRAINING

Julie Stenger took office on January 1st, 2011. Her Assessor’s Certificate is valid through December 31, 2014. Our deputy, Pat Collins, received her Assessor’s Certificate in the fall of 2010 and is valid through December 31st, 2014. Another staff member successfully completed the assessor’s exam in 2004. They all three attend the workshops and classes to receive the required continuing education hours to maintain their Assessor’s Certificate. All three of the staff appraisers have Assessor’s Certificates as well. The appraisers attend Nebraska Real Estate Appraiser Board approved classes as well as Division classes when available to collect the required continuing education hours. IAAO classes are nearly cost prohibitive for multiple students when living expenses are also paid by the county, thus assessor certified staff rely on

division classes offered locally, at workshops, and elsewhere to meet the continuing education requirements.

BUDGET

Purposed budget for 2014-2015	\$508,320
Salaries	418,300
Education	5,850
Data processing equipment and software	65,420
(Monthly fees for programs paid by IT budget)	
Reappraisal (for one oil well)	150

STAFF

1 Assessor	1 Deputy	3 Clerks
2 CAMA clerks	1 Computer Analyst	3 Staff Appraisers (looking to hire a 4 th soon)

CONCLUSION

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

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

With the amount of classroom hours and over 30 years of experience combined between the current three staff appraisers at the local level; this has given property owners confidence in their abilities, has decreased the number of protests, and eliminated the need for costly contract reappraisals which is also a cost-savings to the taxpayers. The launching of the new Lincoln County GIS website and subscription option has also decreased the number of phone calls and the foot traffic in the office. We have seen added efficiency with the new Orion CAMA system and hope to continue seeing our efficiency increase as the Orion CAMA system becomes more and more familiar to the staff as time goes by. We also look forward to the added efficiency another on staff appraiser will bring in the future as well.

Julie Stenger
Lincoln County Assessor
July 24, 2014

2015 Assessment Survey for Lincoln County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	8
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 508,320
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 175,150 (\$150 is paid for the contract with Pritchard & Abbott for mineral appraisal work)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 63,920
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 4,850
12.	Other miscellaneous funds:
	\$ 264,400
13.	Amount of last year's assessor's budget not used:
	\$ 8,603

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2015 Certification for Lincoln County

This is to certify that the 2015 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Lincoln County Assessor.

Dated this 7th day of April, 2015.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

