Where Lincoln's Property Value Lives

Lancaster County, Nebraska · November 21, 2026

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Summary

Lincoln's 2026 assessment roll puts **$44.4 billion** of value on **102,700 parcels** inside the city limits. This paper asks a plain question of that roll: where is the value, and how much land does it take to hold it?

1. **Houses carry the roll.** Improved residential parcels are 85.2% of the parcels and **62.3% of the value**, $27.63 billion. Improved commercial property is 6.9% of the parcels and 35.0% of the value.
2. **Value is concentrated.** The 100 most valuable parcels hold 9.3% of all assessed value. The top 1% of parcels (1,027) hold 24.8%. Half the city's value sits on 14.8% of its parcels.
3. **A tenth of the land holds 44% of the value.** Rank every acre by the value on it, and the top 10% of parcel land holds 43.7% of the city's assessed value. The bottom half holds 2.9%.
4. **Downtown is in a class of its own.** The assessor's downtown commercial district is assessed at **$6.9 million an acre**. The large commercial districts on the east and south sides run $0.77 to $0.95 million an acre.
5. **Small lots out-produce large ones.** The fifth of houses on the smallest lots are assessed at $3.9 million an acre. The fifth on the largest lots are assessed at $1.1 million an acre.

Every figure comes from the Lancaster County Assessor's published parcel layer, measured inside Lincoln's corporate limit.

The roll by class

Class	Parcels	Assessed value	Share of value	Parcel acres	Share of land	Value per acre
Residential, improved	87,483	$27.63 billion	62.3%	20,949	35.2%	$1.32 million
Commercial, improved	7,114	$15.53 billion	35.0%	15,820	26.6%	$982,000
Commercial, unimproved	2,687	$0.93 billion	2.1%	15,995	26.9%	$58,000
Residential, unimproved	5,093	$0.27 billion	0.6%	4,491	7.5%	$59,000
Agricultural	116	$0.02 billion	0.0%	1,945	3.3%	$9,000
Unclassified	207	none	none	324	0.5%	none

34% of the parcel land inside the city limits is classed unimproved, 20,486 acres, carrying 2.7% of the value. Some of that is floodplain, some is held for development, some is airport and other public land, and some is parking and yards attached to a business next door.

The median improved residential parcel is assessed at **$276,900**. The median improved commercial parcel is assessed at $702,450.

How concentrated the value is

Group of parcels	Assessed value	Share of the city
Top 10	$1.37 billion	3.1%
Top 100	$4.12 billion	9.3%
Top 1% (1,027)	$10.99 billion	24.8%
Top 5% (5,135)	$16.39 billion	36.9%
Top 10% (10,270)	$19.68 billion	44.4%

All ten of the most valuable parcels are commercial property.

Value per acre

Total value tells you who is big. Value per acre tells you which land is working hardest, and it is the number that matters to a city budget, because streets, pipes and fire coverage are paid for by the acre and the mile.

Share of parcel land, ranked by value per acre	Share of assessed value held	Value per acre at the cutoff
Top 1%	12.3%	$5.3 million
Top 5%	29.2%	$2.6 million
Top 10%	43.7%	$2.0 million
Top 25%	74.1%	$1.3 million
Top 50%	97.1%	$0.17 million

Laid on an 800 metre grid, the most valuable cell in the city is the heart of downtown: **$659 million on 118 parcel acres, $5.6 million an acre**. The median cell is assessed at $0.85 million an acre. The ten most valuable cells hold 8.2% of the city's value on 2.0% of its parcel land.

Commercial districts

The assessor groups commercial property into districts. The larger ones, ranked by value per acre:

Assessor's commercial district	Parcels	Assessed value	Acres	Value per acre
Downtown (DTCOM)	451	$1,227 million	177	$6.93 million
HHCOM	51	$61 million	12	$4.91 million
Haymarket (HYCOM)	132	$444 million	100	$4.46 million
DPCOM	230	$390 million	368	$1.06 million
East central (ECCOM)	1,100	$2,972 million	3,133	$0.95 million
South central (SCCOM)	1,044	$2,269 million	2,707	$0.84 million
Southeast (SECOM)	1,054	$1,833 million	2,391	$0.77 million
Central (CNCOM)	2,110	$1,706 million	2,483	$0.69 million
North central (NCCOM)	1,117	$1,529 million	3,175	$0.48 million
Northeast (NECOM)	1,128	$1,620 million	4,875	$0.33 million
West central (WCCOM)	708	$887 million	2,750	$0.32 million
Southwest (SWCOM)	142	$193 million	664	$0.29 million
Northwest (NWCOM)	412	$1,266 million	6,645	$0.19 million

Downtown and the Haymarket together hold $1.67 billion on 277 acres. The east central district holds more in total, $2.97 billion, and needs 3,133 acres to do it. The district names in plain words are read from the assessor's codes. Codes the layer does not spell out are left as published.

Houses by lot size

Sorting the city's improved residential parcels by lot size and cutting them into five equal groups:

Lot size group	Lot size	Median value	Total value	Acres used	Value per acre
Smallest fifth	under 0.12 acre	$244,500	$4.42 billion	1,137	$3.89 million
Second	0.12 to 0.16	$251,200	$4.60 billion	2,512	$1.83 million
Middle	0.16 to 0.19	$252,900	$4.73 billion	2,929	$1.61 million
Fourth	0.19 to 0.23	$312,000	$5.81 billion	3,526	$1.65 million
Largest fifth	over 0.23 acre	$389,700	$7.76 billion	6,859	$1.13 million

The houses on the largest lots are worth the most each, and their land is worth the least per acre. The largest-lot fifth uses 6.0 times the land of the smallest-lot fifth to hold 1.8 times the

value. The smallest group includes townhomes and attached units on very small parcels, which is part of why its figure is so high.

By neighborhood

Lincoln's 58 neighborhood associations cover about half the city's land, mostly the older core and the established subdivisions, and 59.4% of its parcels. The table lists every association with at least 20 single-family homes, ranked by median home value. Value per acre counts every parcel inside the association boundary, commercial included.

Neighborhood association	Homes	Median home value	All assessed value	Value per acre
Hillcrest Heights	47	$609,300	$39 million	$0.69 million
Capitol Beach	325	$593,700	$201 million	$0.39 million
Amber Hills	83	$433,200	$62 million	$0.64 million
Crown Pointe	250	$418,650	$147 million	$1.85 million
Family Acres	4,154	$412,250	$2,483 million	$1.01 million
Porter Ridge	370	$356,950	$202 million	$1.94 million
Southern Hills	236	$349,750	$82 million	$1.48 million
Country Club	1,990	$346,900	$867 million	$1.45 million
Colonial Hills	1,500	$321,250	$672 million	$1.18 million
Taylor Park	212	$319,500	$74 million	$1.08 million
Watertower-Yankee Hill	252	$299,500	$138 million	$0.20 million
Prescott Area	938	$294,500	$312 million	$1.14 million
Eastridge	678	$292,150	$276 million	$1.14 million
Highlands	1,741	$289,800	$1,103 million	$0.68 million
Indian Hills	128	$287,750	$55 million	$0.97 million
Far South	223	$267,400	$92 million	$0.74 million
Maple Village/Wedgewood	444	$266,800	$152 million	$1.35 million
West A	3,445	$263,700	$1,262 million	$0.60 million
Bethany	3,130	$262,000	$1,034 million	$0.98 million
Salt Valley View	266	$260,000	$79 million	$1.24 million
Meadowlane	1,898	$254,950	$655 million	$1.19 million
Sunset Acres	304	$253,500	$314 million	$0.45 million
College View	2,224	$250,650	$823 million	$0.47 million
Landons	427	$248,000	$192 million	$1.18 million
South 48th Street	744	$241,500	$615 million	$2.29 million
Indian Village	1,262	$237,750	$440 million	$1.45 million
Eden Park	1,458	$236,350	$487 million	$1.07 million

Neighborhood association	Homes	Median home value	All assessed value	Value per acre
East Campus	857	$234,400	$282 million	$1.17 million
40th & A	1,817	$232,600	$483 million	$1.09 million
Witherbee	1,365	$229,300	$365 million	$1.23 million
Near Oak Lake	145	$222,000	$45 million	$1.01 million
Irvingdale	953	$220,600	$485 million	$2.08 million
Arnold Heights	757	$219,500	$162 million	$0.57 million
Belmont	1,735	$219,000	$537 million	$0.87 million
Riley/Culler	1,032	$217,900	$759 million	$1.19 million
Havelock	2,967	$211,100	$1,013 million	$0.53 million
Antelope Park	392	$210,900	$91 million	$1.40 million
University Place	3,021	$210,000	$1,083 million	$1.27 million
Near South	2,038	$205,300	$714 million	$1.76 million
Malone	381	$201,200	$288 million	$1.71 million
Woods Park	1,099	$197,600	$334 million	$1.00 million
Clinton	1,457	$182,500	$394 million	$0.96 million
Hartley	974	$181,100	$384 million	$0.92 million
Autumn Wood	355	$176,400	$71 million	$0.31 million
Everett	535	$175,600	$212 million	$2.09 million
Capitol View	72	$172,150	$269 million	$2.12 million
North Bottoms	375	$170,800	$120 million	$0.61 million
South Salt Creek	1,051	$161,700	$570 million	$0.72 million

What a median home pays

The county's own TIF layer records a consolidated levy of **$1.766448 per $100** of value for the Lincoln tax district in tax year 2024. Applied to the 2026 median improved residential value of $276,900, that is about **$4,890 a year** before the homestead exemption and state property tax credits. The 2026 levy will differ. This is a yardstick, not a bill.

What these numbers are not

- **Not the taxable base.** The layer publishes assessed value and leaves taxable value blank. Some high-value parcels are exempt from tax, such as hospitals, churches and public property that carries an assessment. This paper measures where value sits, not who pays.
- **Not the whole city by area.** Parcels inside the corporate limit total 59,524 acres. The city covers 68,296. The rest is streets, water and public land that is not on the roll as parcels.
- **Not a statement about any owner.** No owner names were used or stored. Parcels are described by class, district and size only.
- **Not a judgment about how anyone should live.** Value per acre measures what land contributes to the roll. It says nothing about whether a large yard is worth having.
- **792 parcels carry no assessed value.** They cover 3,313 acres and are counted in land totals.

What to do with it

If you are a realtor or appraiser. The neighborhood table is a quick reference for where a listing sits against its association's median, and the commercial table gives a value per acre benchmark for each district.

If you are on the council or the planning commission. Value per acre is the missing column in most annexation and rezoning discussions. New land at the city's edge has to support the same lane-miles and pipe as older land, and the lot-size table shows how much less value per acre large lots carry.

If you are a resident. Your neighborhood's line in the table shows what the ground under it contributes.

Method

Parcels are the Lancaster County Assessor's published layer with 2026 assessed values (field CNTASSDVAL), all 122,748 parcels in the county, pulled November 21, 2026. A parcel is counted as in Lincoln when a point inside it falls within the corporate limit (106.7 square miles; the larger extraterritorial jurisdiction polygon in the same layer is excluded). Areas are computed in an equal-area projection (EPSG:5070), not from a published area field. Neighborhood associations are the city's published boundaries. The scripts are in the project repository under tools/analysis.

Sources

Retrieved November 21, 2026.

Source	What was used	Link
Lancaster County Assessor, published by City of Lincoln and Lancaster County GIS	Tax parcels (`Assessor/TaxParcels/MapServer/0`): parcel shape, 2026 assessed value, class, assessor neighborhood code, tax district	gis.lincoln.ne.gov
City of Lincoln GIS	City limits (`Planning/LincolnLimits/MapServer/3`)	gis.lincoln.ne.gov
City of Lincoln GIS	Neighborhood associations (`UrbanDevelopment/NeighborhoodAssociations/MapServer/0`)	gis.lincoln.ne.gov
City of Lincoln GIS, hosted services	TIF district table (`TIF_Dasboard_Districts`), for the 2024 consolidated levy	gis.lincoln.ne.gov

Where to go from here

If you want to	Go to
Look up one property	Lancaster County property records
See levies by taxing body and how a bill is built	Lancaster County Treasurer and Assessor, through lancaster.ne.gov
Follow annexation and zoning decisions	Lincoln-Lancaster County Planning Department, through lincoln.ne.gov
See these values on the map	starcitylincoln.org, under Real estate
Rerun this study	The scripts are in the project repository under tools/analysis

The STARCITY papers. Floodplain exposure and flood loss · Who Lincoln over-assesses · Where Lincoln's property value lives · What sold in Lincoln · Lincoln's TIF districts by the numbers · The map

Built from public data: City of Lincoln and Lancaster County GIS, and OpenFEMA. Part of STARCITY, an open-source 3D map of Lincoln. Source and data scripts at github.com/RobotWhiteBread/STARCITY.