

State of Nebraska

Property Assessment Division of the
Nebraska Department of Revenue

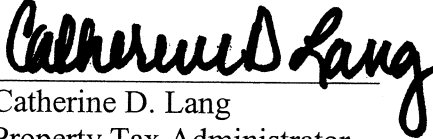
IN THE MATTER OF THE AUDIT OF)
CLAY COUNTY, NEBRASKA, FOR)
IMPLEMENTATION OF THE ORDER)
OF THE NEBRASKA TAX)
EQUALIZATION AND REVIEW)
COMMISSION FOR THE)
ASSESSMENT YEAR 2007.)

Certification of the
Property Tax Administrator

Pursuant to Neb. Rev. Stat. §77-5029 (R.S. Supp. 2006), the order of the Nebraska Tax Equalization and Review Commission, dated July, 24, 2007, issued to Clay County to adjust the valuation of a class or subclass of real property for tax year 2007, was audited by the Property Assessment Division of the Nebraska Department of Revenue.

Based upon the audit findings attached hereto, Catherine D. Lang, the Property Tax Administrator, hereby certifies that the order was implemented by the county.

Dated this 24th day of July, 2007.


Catherine D. Lang
Property Tax Administrator

Certificate of Service

Sent as certification of the findings of the Property Tax Administrator, to the Nebraska Tax Equalization and Review Commission, by hand delivery, on the 24th day of July, 2007.

Sent as certification of the findings of the Property Tax Administrator, to the County Assessor, regular U.S. mail, on the 24th day of July, 2007.



July 20, 2007

CLAY COUNTY AUDIT

On or before August 1, 2007, the Property Tax Administrator shall certify to the Commission that this Order either was or was not implemented by Clay County, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006) was implemented by the County Assessor.

Order

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1 No adjustment by a percentage by the Commission shall be made to level of value for the residential class of real property in the County, or a subclass thereof, for tax year 2007.

2 The level of value for the Location: Urban, Suburban, Rural: Strata (3) Rural subclass of the class of residential real property in the County shall be adjusted by an increase in the amount of 10.80% so that the level of value indicated by the median of the subclass will be 96%. The ordered adjustment shall be made to all however classified or coded within the Location: Urban, Suburban, Rural Strata (3) Rural subclass of the class of residential real property as shown in the County's 2007 abstract of assessment.

3 No adjustment by a percentage by the Commission shall be made to the level of value for the commercial and industrial class of real property in the County, or a subclass thereof, for tax year 2007.

4 No adjustment by a percentage by the Commission shall be made to the level of value for the agricultural land and horticultural land class of real property not subject to special valuation in the County, excepting an adjustment to a subclass, for the tax year 2007.

5 The level of value for the market Area 2 subclass of the class of agricultural land and horticultural land real property not subject to special valuation in the County shall be adjusted by a decrease in the amount of 5.42% so that the level of value indicated by the median of the subclass will be 72%. The ordered adjustment shall be applied only to agricultural land and horticultural land not subject to special valuation, all uses within Market Area 2, excluding improvement as shown on the County's 2007 abstract of assessment.

6 These Findings and Orders shall be served on the Property Tax Administrator of the State of Nebraska via personal delivery, the Clay County Assessor via Certified United States Mail, return receipt requested, the Clay County Clerk, the Chairperson of the Clay County Board and the Clay County Attorney via First Class United States Mail sufficient postage paid, on or before May 15, 2007, as required by Neb. Rev. Stat. §77-5028 (Cum. Supp. 2006).

7 On or before June 5, 2007, the Clay County Assessor shall recertify the County Abstract of Assessment to the Property Tax Administrator, which Abstract shall reflect that the ordered adjustments have been made as required by Neb. Rev. Stat. §77-5029 (Cu. Supp. 2006).

8 The Property Tax Administrator shall audit the records of the Clay County Assessor to determine whether this Order was implemented, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).

9 On or before August 1, 2007, the Property Tax Administrator shall certify to the Commission that this Order either was or was not implemented by Clay County, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).

10 This order is effective the date it is signed and sealed. **SIGNED AND SEALED**
April 26, 2007.

CONCLUSION

An audit was conducted on July 5, 2007 in Clay County. Twenty samples were chosen at random. Clay County adjusted their file manually as well as electronically. Record cards were selected at random. The 2007 final values were transferred to the record cards. Attached, is a table illustrating the changes made to the properties randomly selected. Slight variation in the percentage increased can be attributed to rounding.

Based on the outcome of the audit, it is the opinion of the Department of Revenue, Property Assessment Division that the Clay County Assessor implemented the Order as specified.

The Assessor filed an amended abstract as required by the order.

Pursuant to Neb. Rev. Stat. §77-5029 (Reissue 2003) the Property Tax Administrator shall audit the records of the county assessor to determine whether the orders were implemented. Therefore it is concluded from the random sampling that Clay County has implemented the orders issued by the Tax Equalization and Review Commission and the value of the Location: Urban, Suburban, Rural: Strata (3) Rural subclass of the residential real property in the County was increased by 10.80%. Also, it is concluded from the random sampling that Clay County has implemented the orders issued by the Tax Equalization and Review Commission and the value for Market Area 2 subclass of the class of Agricultural land and horticultural land real property not subject to special valuation in the County was decreased by 5.42%.

Liaison Signature Kimberley A. Hughes Date 20 July 2007
Kimberley A. Hughes

**CLAY COUNTY RESIDENTIAL PROPERTY
LOCATION: RESIDENTIAL STRATA (3) RURAL SUBCLASS**

CLAY COUNTY INCREASE 10.80%

Loc ID #	Before TERC Action			After TERC Action			% Chng
	Land	Improv	Out Bldg	Land	Improv	Out Bldg	
1	10615	58820	69435	11760	65160		10.78
2	10970	14505	25475	12155	16070		10.79
3	4115	350	4465	4555	390		10.75
4	520		520	575			10.58
5	145		145	160			10.34
6	670		670	745			11.19
7	670		670	745			11.19
8	540		540	600			11.11
9	225		225	250			11.11
10	495		495	550			11.11
11	240	4585	4825	265	5080		10.78
12	12935		12935	14330			10.78
13	3400	16010	19410	3765	17740		10.79
14	1320		1320	1465			10.98
15	270		270	300			11.11
16	345		345	385			11.59
17	4400	42965	47365	4875	47600		10.79
18	255	395	650	285	435		10.77
19	85		85	95			11.76
20	4400	77420	81820	4875	85780		10.80

CLAY COUNTY AGRICULTURAL PROPERTY

AGRICULTURAL CLASS MARKET AREA 2 - 5.42 % (DECREASE)

Loc ID #	Before TERC Action			After TERC Action			% Chng
	Land	Improv	Total	Land	Improv	Total	
1	167505		167505	158405		158405	-5.43
2	127930		127930	121100		121100	-5.34
3	118650		118650	112295		112295	-5.36
4	84750		84750	80140		80140	-5.44
5	130660		130660	123640		123640	-5.37
6	64995		64995	61460		61460	-5.44
7	209415		209415	198110		198110	-5.40
8	136490		136490	129140		129140	-5.39
9	100710		100710	95235		95235	-5.44
10	143640		143640	135820		135820	-5.44
11	73800		73800	69800		69800	-5.42
12	139680		139680	132165		132165	-5.38
13	123045		123045	116385		116385	-5.41
14	62770		62770	59375		59375	-5.41
15	67180		67180	63655		63655	-5.25
16	32080		32080	30315		30315	-5.50
17	111135		111135	105125		105125	-5.41
18	92580		92580	87530		87530	-5.45
19	264250		264250	249965		249965	-5.41
20	263960		263960	249715		249715	-5.40