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2010 Commission Summary

29 Dundy

Residential Real Property - Current

Number of Sales	51	Median	99
Total Sales Price	\$2,124,950	Mean	95
Total Adj. Sales Price	\$2,124,950	Wgt. Mean	91
Total Assessed Value	\$1,930,875	Average Assessed Value of the Base	\$28,531
Avg. Adj. Sales Price	\$41,666	Avg. Assessed Value	\$37,860

Confidence Interval - Current

95% Median C.I	85.27 to 104.41
95% Mean C.I	87.96 to 101.93
95% Wgt. Mean C.I	84.06 to 97.68

% of Value of the Class of all Real Property Value in the County	7.75
% of Records Sold in the Study Period	5.47
% of Value Sold in the Study Period	7.25

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	42	89	89
2008	50	94	94
2007	51	98	98
2006	64	100	100

2010 Commission Summary

29 Dundy

Commercial Real Property - Current

Number of Sales	10	Median	94
Total Sales Price	\$165,700	Mean	87
Total Adj. Sales Price	\$165,700	Wgt. Mean	100
Total Assessed Value	\$166,442	Average Assessed Value of the Base	\$27,402
Avg. Adj. Sales Price	\$16,570	Avg. Assessed Value	\$16,644

Confidence Interval - Current

95% Median C.I	42.70 to 107.74
95% Mean C.I	67.49 to 105.98
95% Wgt. Mean C.I	88.29 to 112.61

% of Value of the Class of all Real Property Value in the County	1.58
% of Records Sold in the Study Period	5.05
% of Value Sold in the Study Period	3.07

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	11	100	99
2008	11	98	98
2007	11	99	99
2006	19	99	99

2010 Opinions of the Property Tax Administrator for Dundy County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). 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 this 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.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Dundy County is 99% of market value. The quality of assessment for the class of residential real property in Dundy County indicates the assessment practices meet generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Dundy County is 100% of market value. The quality of assessment for the class of commercial real property in Dundy County indicates the assessment practices meet generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Dundy County is 73% of market value. The quality of assessment for the class of agricultural land in Dundy County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Dundy County

taken to address the following property classes/subclasses:

Residential

Tuesday, March 09, 2010

- List, measure, photo, and value additions/alterations to improvements.
- Walk-through reviews when requested or deemed relevant.
- Checked sales file for unusual or outstanding prices –vs. - values.
- Eliminated substantially altered parcels from sales file.
- Reviewed assessment/sales ratios, considered possible valuation updates.
- Determined to make no general adjustments to residential values.

2010 Assessment Survey for Dundy County

Residential Appraisal Information

1.	Valuation data collection done by:	County Assessor
2.	List the valuation groupings used by the County:	
	01	Benkelman
	02	Haigler
	03	Max, Parks, Rural Residential, and Rural Home Site
a.	Describe the specific characteristics of the valuation groupings that make them unique.	Location, primarily.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	Cost – Sales Comparison
4	When was the last lot value study completed?	2002
a.	What methodology was used to determine the residential lot values?	Sales Comparison
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?	Yes – 06/2003
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?	Local Market Information
a.	How often does the County update depreciation tables?	Whenever cost tables are updated.
7.	Pickup work:	
a.	Is pickup work done annually and is it completed by March 19th?	Yes and Yes
b.	By Whom?	County Assessor
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)	Residential not yet inspected in this 6-year cycle. (Except for alterations, etc.)
a.	Does the County maintain a tracking process? If yes describe.	Yes, within reports such as "Survey" and "3-Year Plan of Assessment"
b.	How are the results of the portion of the properties inspected and reviewed	

	applied to the balance of the county?
	So far, reviews have been by property class, applied to entire class.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	51	MEDIAN:	99	COV:	26.80	95% Median C.I.:	85.27 to 104.41	(! : Derived)
TOTAL Sales Price:	2,124,950	WGT. MEAN:	91	STD:	25.45	95% Wgt. Mean C.I.:	84.06 to 97.68	
TOTAL Adj.Sales Price:	2,124,950	MEAN:	95	AVG.ABS.DEV:	19.93	95% Mean C.I.:	87.96 to 101.93	
TOTAL Assessed Value:	1,930,875							
AVG. Adj. Sales Price:	41,665	COD:	20.06	MAX Sales Ratio:	160.23			
AVG. Assessed Value:	37,860	PRD:	104.49	MIN Sales Ratio:	32.67			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	3	113.53	110.15	109.43	3.31	100.66	102.82	114.10	N/A	50,833	55,626
10/01/07 TO 12/31/07	9	88.97	92.33	83.44	18.26	110.65	59.22	130.70	74.47 to 108.28	48,944	40,838
01/01/08 TO 03/31/08	2	79.76	79.76	84.05	9.80	94.89	71.94	87.58	N/A	106,500	89,518
04/01/08 TO 06/30/08	5	108.04	101.18	106.91	9.21	94.65	70.54	114.21	N/A	40,000	42,762
07/01/08 TO 09/30/08	8	95.98	98.75	91.80	33.19	107.57	38.37	160.23	38.37 to 160.23	54,375	49,916
10/01/08 TO 12/31/08	8	91.47	92.99	92.48	16.90	100.56	65.72	134.42	65.72 to 134.42	38,943	36,014
01/01/09 TO 03/31/09	11	99.88	93.52	89.47	21.54	104.53	32.67	143.62	60.12 to 122.91	22,022	19,703
04/01/09 TO 06/30/09	5	98.15	90.59	76.39	18.83	118.58	62.27	120.65	N/A	26,030	19,885
<u>Study Years</u>											
07/01/07 TO 06/30/08	19	102.82	96.15	92.17	14.78	104.31	59.22	130.70	78.93 to 109.59	52,947	48,803
07/01/08 TO 06/30/09	32	97.30	94.24	89.69	23.09	105.07	32.67	160.23	76.00 to 106.12	34,967	31,362
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	23	93.33	95.63	93.16	22.85	102.64	38.37	160.23	75.31 to 108.04	50,415	46,969
<u>ALL</u>											
	51	99.36	94.95	90.87	20.06	104.49	32.67	160.23	85.27 to 104.41	41,665	37,860

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	41	102.82	98.67	93.53	17.74	105.49	38.37	160.23	87.58 to 106.69	44,621	41,737
02	6	82.49	80.47	89.38	25.78	90.03	32.67	122.91	32.67 to 122.91	3,075	2,748
03	4	71.83	78.49	73.35	17.77	107.01	62.27	108.04	N/A	69,250	50,791
<u>ALL</u>											
	51	99.36	94.95	90.87	20.06	104.49	32.67	160.23	85.27 to 104.41	41,665	37,860

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	46	100.29	95.49	91.14	18.35	104.77	38.37	143.62	84.73 to 106.12	42,416	38,658
2	5	87.58	89.96	87.80	33.09	102.46	32.67	160.23	N/A	34,760	30,520
<u>ALL</u>											
	51	99.36	94.95	90.87	20.06	104.49	32.67	160.23	85.27 to 104.41	41,665	37,860

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	49	99.36	94.50	90.76	20.18	104.12	32.67	160.23	84.73 to 104.41	43,152	39,166
06											
07	2	105.94	105.94	111.60	16.02	94.93	88.97	122.91	N/A	5,250	5,859
<u>ALL</u>											
	51	99.36	94.95	90.87	20.06	104.49	32.67	160.23	85.27 to 104.41	41,665	37,860

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

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TOTAL Adj.Sales Price:	2,124,950	MEAN:	95	AVG.ABS.DEV:	19.93	95% Mean C.I.:	87.96 to 101.93	
TOTAL Assessed Value:	1,930,875							
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AVG. Assessed Value:	37,860	PRD:	104.49	MIN Sales Ratio:	32.67			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	7	88.97	89.46	90.54	29.24	98.82	32.67	160.23	32.67 to 160.23	2,421	2,192	
5000 TO 9999	10	110.45	110.38	109.52	14.52	100.79	70.54	143.62	96.44 to 130.70	7,050	7,720	
Total \$ _____												
1 TO 9999	17	99.88	101.77	105.84	22.39	96.15	32.67	160.23	76.00 to 122.91	5,144	5,444	
10000 TO 29999	8	91.82	85.12	85.62	19.60	99.42	38.37	104.41	38.37 to 104.41	21,000	17,979	
30000 TO 59999	11	103.53	96.13	94.84	16.98	101.35	59.22	135.98	60.12 to 114.10	42,454	40,266	
60000 TO 99999	11	85.27	92.11	90.03	23.77	102.31	62.27	134.42	65.72 to 118.96	73,500	66,168	
100000 TO 149999	1	109.59	109.59	109.59			109.59	109.59	N/A	104,000	113,971	
150000 TO 249999	3	84.73	83.75	83.62	3.40	100.15	78.93	87.58	N/A	163,333	136,578	
ALL	51	99.36	94.95	90.87	20.06	104.49	32.67	160.23	85.27 to 104.41	41,665	37,860	

**2010 Correlation Section
for Dundy County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Dundy County, as determined by the PTA is 99%. The mathematically calculated median is 99%.

RESIDENTIAL:A review of the calculated statistics for the Dundy County residential property determined the overall level of value of 99 is representative of the entire class. The total number of 51 qualified sales appears to be representative although the individual valuation groupings are misleading as they stand alone. Benkelman properties, 01 valuation grouping includes 11 low dollar sales that are all under \$9500. Some are vacant lots, and some with a small garage. Hypothetically, if these low dollar sales were removed, the calculated median for valuation grouping 01 would be 100.03 and the COD-17.82 and PRD-100.43. These are all within the acceptable range for the location. The average assessed value would reflect a value of 46,370; not close to the \$9500 selling price of the low dollar sales. Based on the analysis completed, there is no nonbinding recommendation that would improve the level of value or quality of assessments in Dundy County for the assessment year 2010.

**2010 Correlation Section
for Dundy County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

RESIDENTIAL: The Dundy County Assessor relies on her knowledge of the county for the utilization of the qualified sales. Local buyers and sellers are typically known in a small county. The assessor has used approximately 48% of the total residential file. A review of the disqualified sales does not give any indications that the county has not used every available sale for the measurement purposes.

**2010 Correlation Section
for Dundy County**

III. Measure of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	99	91	95

**2010 Correlation Section
for Dundy County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Dundy County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Dundy County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	20.06	104.49

RESIDENTIAL: The qualified sample of residential property in Dundy County includes eleven outliers that are all very low dollar sales. These are calculating results of a misleading PRD measure for the valuation grouping 01, in Benkelman. These outliers all sold between \$3,000 and \$9,500. With the removal of the 11 low dollar sales, the PRD for valuation grouping 01 changes to 100.43 with 30 sales. This would be a better representation of the qualitative measure. The COD virtually stayed the same from 17.74 to 17.82. The average assessed value with the outliers is 37,860 and without it increases to 46,370. Excluding the outliers in the qualified sample, there are no other indicators that the county has not met uniform assessments.

2010 Assessment Actions for Dundy County

taken to address the following property classes/subclasses:

Commercial

Tuesday, March 09, 2010

- List measure, photo, and value additions/alterations to improvements.
- Walk-through reviews when requested or deemed relevant.
- Checked sales file for unusual or outstanding prices –vs. - values.
- Eliminated substantially altered parcels from sales file.
- Reviewed assessment/sales ratios, considered possible valuation updates.
- Determined to make no general adjustments to commercial values.

2010 Assessment Survey for Dundy County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	County Assessor
2.	List the valuation groupings used by the County:	
	01	Benkelman
	02	Haigler
	03	Max, Parks, Rural Residential, and Rural Home Site
a.	Describe the specific characteristics of the valuation groupings that make them unique.	Location, primarily.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	Cost – Sales Comparison
4	When was the last lot value study completed?	2009
a.	What methodology was used to determine the commercial lot values?	Sales Comparison, whenever available. (Very few vacant lot sales.)
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?	Local Information
a.	How often does the County update the depreciation tables?	When cost tables are updated.
7.	Pickup work:	
a.	Is pickup work done annually and is it completed by March 19th?	Yes and Yes
b.	By Whom?	County Assessor
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)	2008 – All Commercial properties reviewed.
a.	Does the County maintain a tracking process? If yes describe.	Reports such as “Survey” and “3-Year Plan of Assessment”.
b.	How are the results of the portion of the properties inspected and reviewed	

	applied to the balance of the county?
	So far, entire property class reviewed, applied to entire class.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	10	MEDIAN:	94	COV:	31.02	95% Median C.I.:	42.70 to 107.74
TOTAL Sales Price:	165,700	WGT. MEAN:	100	STD:	26.90	95% Wgt. Mean C.I.:	88.29 to 112.61
TOTAL Adj.Sales Price:	165,700	MEAN:	87	AVG.ABS.DEV:	18.10	95% Mean C.I.:	67.49 to 105.98
TOTAL Assessed Value:	166,442						
AVG. Adj. Sales Price:	16,570	COD:	19.31	MAX Sales Ratio:	113.77		
AVG. Assessed Value:	16,644	PRD:	86.35	MIN Sales Ratio:	35.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	107.74	107.74	107.74			107.74	107.74	N/A	25,000	26,935
01/01/07 TO 03/31/07	2	99.85	99.85	105.08	6.50	95.03	93.36	106.35	N/A	12,750	13,397
04/01/07 TO 06/30/07	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
07/01/07 TO 09/30/07	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688
10/01/07 TO 12/31/07	3	94.07	83.51	97.69	25.18	85.49	42.70	113.77	N/A	25,266	24,682
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08	1	84.64	84.64	84.64			84.64	84.64	N/A	7,500	6,348
01/01/09 TO 03/31/09	1	87.50	87.50	87.50			87.50	87.50	N/A	600	525
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	4	99.85	85.61	105.97	21.46	80.79	35.00	107.74	N/A	12,700	13,458
07/01/07 TO 06/30/08	4	98.15	88.19	99.00	20.18	89.08	42.70	113.77	N/A	26,700	26,433
07/01/08 TO 06/30/09	2	86.07	86.07	84.85	1.66	101.44	84.64	87.50	N/A	4,050	3,436
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	7	94.07	83.92	100.03	22.97	83.90	35.00	113.77	35.00 to 113.77	18,942	18,947
01/01/08 TO 12/31/08	1	84.64	84.64	84.64			84.64	84.64	N/A	7,500	6,348
<u>ALL</u>											
	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	97.79	89.50	97.01	16.30	92.26	42.70	107.74	42.70 to 107.74	16,500	16,006
02	4	90.79	82.58	105.56	23.50	78.24	35.00	113.77	N/A	16,675	17,601
<u>ALL</u>											
	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	94.07	89.05	100.90	15.69	88.26	35.00	107.74	35.00 to 107.74	16,442	16,591
2	3	87.50	81.32	99.41	27.07	81.81	42.70	113.77	N/A	16,866	16,767
<u>ALL</u>											
	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	10	MEDIAN:	94	COV:	31.02	95% Median C.I.:	42.70 to 107.74
TOTAL Sales Price:	165,700	WGT. MEAN:	100	STD:	26.90	95% Wgt. Mean C.I.:	88.29 to 112.61
TOTAL Adj.Sales Price:	165,700	MEAN:	87	AVG.ABS.DEV:	18.10	95% Mean C.I.:	67.49 to 105.98
TOTAL Assessed Value:	166,442						
AVG. Adj. Sales Price:	16,570	COD:	19.31	MAX Sales Ratio:	113.77		
AVG. Assessed Value:	16,644	PRD:	86.35	MIN Sales Ratio:	35.00		

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PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644	
04												
ALL	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	3	87.50	71.95	87.18	22.23	82.54	35.00	93.36	N/A	1,133	988	
5000 TO 9999	1	84.64	84.64	84.64		84.64	84.64	84.64	N/A	7,500	6,348	
Total \$												
1 TO 9999	4	86.07	75.13	85.43	17.78	87.94	35.00	93.36	N/A	2,725	2,328	
10000 TO 29999	4	100.21	87.71	95.39	19.29	91.96	42.70	107.74	N/A	20,950	19,983	
30000 TO 59999	2	108.00	108.00	108.73	5.35	99.33	102.22	113.77	N/A	35,500	38,597	
ALL	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	65.10	65.10	45.24	34.41	143.91	42.70	87.50	N/A	5,300	2,397	
346	1	94.07	94.07	94.07			94.07	94.07	N/A	25,800	24,269	
350	1	113.77	113.77	113.77			113.77	113.77	N/A	40,000	45,507	
353	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688	
471	3	106.35	102.48	106.40	4.51	96.32	93.36	107.74	N/A	16,833	17,910	
472	1	84.64	84.64	84.64			84.64	84.64	N/A	7,500	6,348	
489	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105	
ALL	10	93.72	86.74	100.45	19.31	86.35	35.00	113.77	42.70 to 107.74	16,570	16,644	

**2010 Correlation Section
for Dundy County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Dundy County, as determined by the PTA is 100%. The mathematically calculated median is 94%.

COMMERCIAL:After a review of the qualified commercial sales was conducted for Dundy County, it is determined the sample is not representative of the population and the statistical calculations are not reliable for this class of property. The assessor has used 40% of the total commercial sales. No nonbinding recommendations are made for the commercial property class. There are no indications that the county has not met the statutory level of 100% and has not accomplished uniform assessment practices based on the unreliable sample available.

**2010 Correlation Section
for Dundy County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

COMMERCIAL: The Dundy County Assessor relies on her knowledge of the county for the utilization of the qualified sales. Local buyers and sellers are typically known in a small county. The assessor has used approximately 40% of the total commercial file. A review of the disqualified sales does not give any indications that the county has not used every available sale for the measurement purposes although a review procedure would be beneficial for additional information on the sales.

**2010 Correlation Section
for Dundy County**

III. Measure of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	94	100	87

**2010 Correlation Section
for Dundy County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Dundy County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Dundy County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	19.31	86.35

COMMERCIAL: The small commercial sample of 10 qualified sales reflects an unreliable set of qualitative statistics. The COD of 19.31 and PRD of 86.35 contain six sales in Benkelman and four sales in Haigler. A test of the sold properties do not equal a fair representation of the population. Based on the consideration of the unreliable measures and the small sample size along with the known assessment practices in Dundy County, there are no indications that the county has not achieved uniformity assessments.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Dundy County

taken to address the following property classes/subclasses:

Agricultural

Tuesday, March 09, 2010

- List, measure, photo and value additions/alterations to improvements.
- On-site reviews when requested or deemed relevant.
- Checked sales file for unusual or outstanding prices –vs. - values.
- Eliminated substantially altered parcels from sales file.
- Reviewed assessment/sales ratios, considered possible valuation updates.
- Updated Irrigated Land values in Areas 1, 2 and 4.
- Updated values for 4D and 4G in Areas 1, 2, 3, 4, and 5.
- Extracted acres/values for Sand & Gravel Pit Sites.
- Extracted acres/values for Feedlots.
- Extracted acres/values for Wetlands Reserve Program Acres.
- Extracted acres/values for Pheasants 4 Ever Program Acres.
- Implemented county-wide soil survey published in 2004, replacing old 1963 soil survey.
- County-wide land use review using FSA, NRD, Owner-provided and observed information sources.
- Identified and isolated program acres for CRP, CREP and EQIP. (Some notations not yet complete on hard copy files but all valued accordingly.)

2010 Assessment Survey for Dundy County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	County Assessor
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Location, sale trends, land use.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Geographic characteristics, water availability, sale trends.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Land used to graze livestock or to grow crops.....
b.	When is it agricultural land, when is it residential, when is it recreational?
	Agricultural-Cropping, Grazing. Residential-Individual or Family domicile or intended domicile, if vacant, with no income-producing use. Recreational-No full-time or permanent residence, no livestock grazing or cropping but used primarily or exclusively for hunting, fishing, trapping, pleasure for individuals or for income purposes.
c.	Are these definitions in writing?
	They are now.
d.	What are the recognized differences?
	See 3b.
e.	How are rural home sites valued?
	Improvements as all other residential improvements, land as acreages by location, based upon historic sales.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes.
g.	Are all rural home sites valued the same or are market differences recognized?
	The same by location, based upon market indicators.
h.	What are the recognized differences?
	Usually, location. Distance from town, access, implied by market indicators.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Done for 2010, but not from alpha-1963 soil survey discarded, 2004 soil survey implemented, using numeric codes, which are now the only codes.
a.	Are land capability groupings (LCG) used to determine assessed value?
	Values are attributed to LCG's, based as realistically as possible on market indicators.

b.	What other land characteristics or analysis are/is used to determine assessed values?
	Soil-Land Use
5.	Is land use updated annually?
	Yes, for parcels known to have changes since prior year.
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA, NRD, Owner-reported, Assessor-observed.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	Sometimes a parcel will contain both agricultural land use and a recreational use.
a.	How is the County developing the value for non-agricultural influences?
	Market indicators.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	None to date.
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	County Assessor
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	Entire County Ag Land Use inspection completed for 2010.
a.	Does the County maintain a tracking process?
	Yes.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Entire class completed, applied to entire class.



Dundy County 29

2010 Analysis of Agricultural Land

Proportionality Among Study Years

The following tables represent the distribution of sales among each year of the study period in the original sales file, the sales that were added to each area, and the resulting proportionality.

Preliminary Results:

Study Year	County	Area 1	Area 2	Area 3	Area 4	Area 5
07/01/06 - 06/30/07	22	6	9	2	4	1
07/01/07 - 06/30/08	17	9	1	0	7	0
07/01/08 - 06/30/09	13	5	1	6	1	0
Totals	52	20	11	8	12	1

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3	Mkt 4	Mkt 5
7/1/06 - 6/30/07	0	0	0	0	0	0
7/1/07 - 6/30/08	3	0	2	0	0	1
7/1/08 - 6/30/09	5	1	3	0	0	1
	8	1	5			2

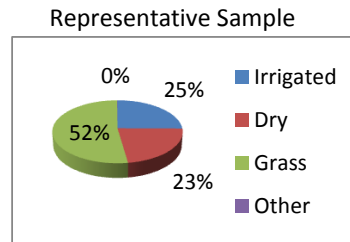
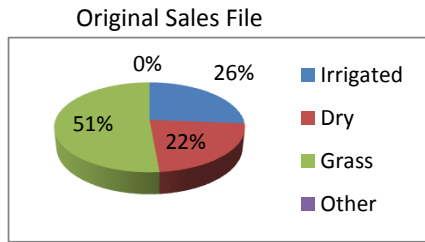
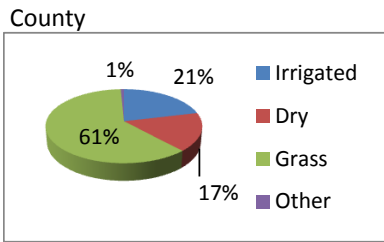
Final Results:

Study Year	County	Area 1	Area 2	Area 3	Area 4	Area 5
07/01/06 - 06/30/07	22	6	9	2	4	1
07/01/07 - 06/30/08	20	9	3	0	7	1
07/01/08 - 06/30/09	18	6	4	6	1	1
Totals	60	21	16	8	12	3

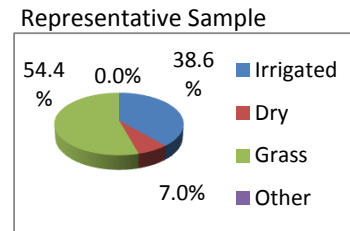
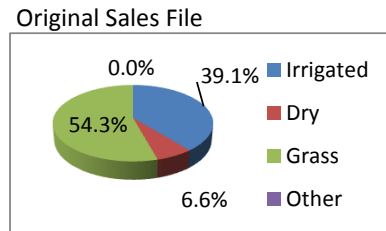
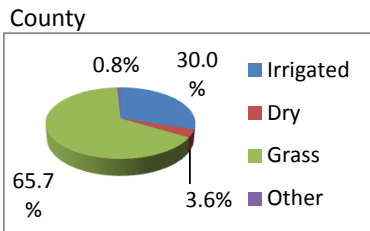
Representativeness by Majority Land Use

The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

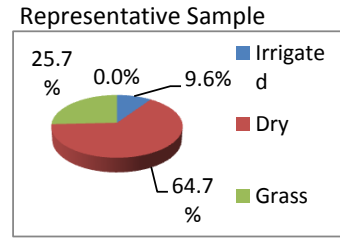
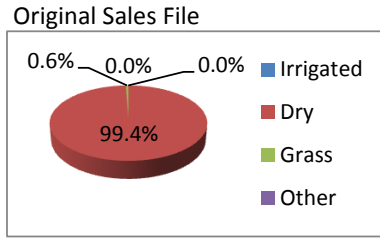
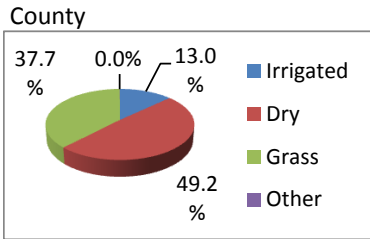
Entire County			
	county	sales file	Sample
Irrigated	21%	26%	25%
Dry	17%	22%	23%
Grass	61%	51%	52%
Other	1%	0%	0%



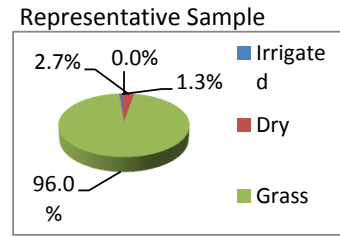
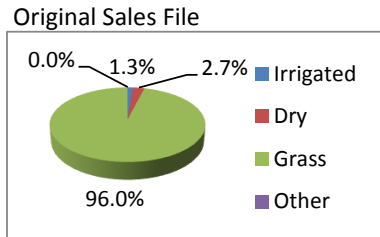
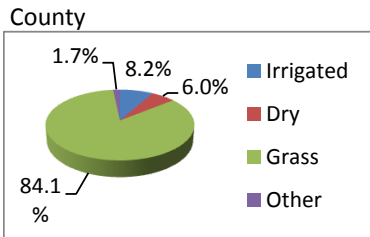
Mkt Area 1			
	county	sales file	sample
Irrigated	30%	39%	39%
Dry	4%	7%	7%
Grass	66%	54%	54%
Other	1%	0%	0%



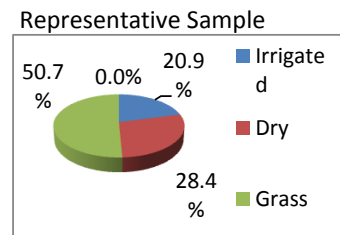
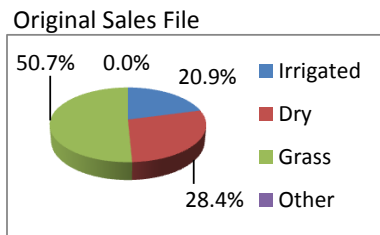
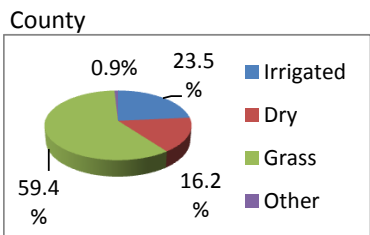
Mkt Area 2			
	county	sales file	sample
Irrigated	13%	0%	10%
Dry	49%	99%	65%
Grass	38%	1%	26%
Other	0%	0%	0%



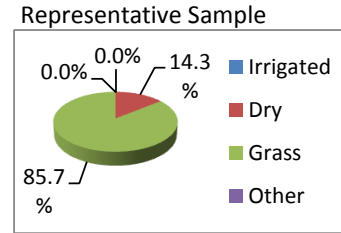
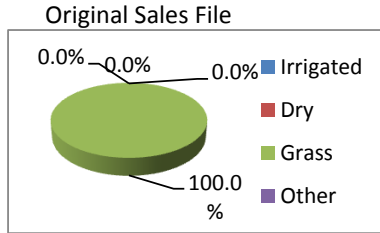
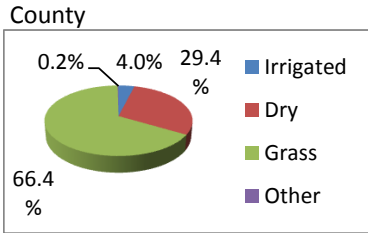
Mkt Area 3			
	county	sales file	sample
Irrigated	8%	1%	0%
Dry	6%	3%	3%
Grass	84%	96%	96%
Other	2%	0%	1%



Mkt Area 4			
	county	sales file	sample
Irrigated	24%	21%	21%
Dry	16%	28%	28%
Grass	59%	51%	51%
Other	1%	0%	0%



Mkt Area 5			
	county	sales file	sample
Irrigated	4%	0%	0%
Dry	29%	0%	14%
Grass	66%	100%	86%
Other	0%	0%	0%



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3	Mrkt Area 4	Mrkt Area 5
Number of Sales - Original Sales File	52	20	11	8	12	1
Number of Sales - Expanded Sample	60	21	16	8	12	3
Total Number of Acres Added	2773	158	2268	0	0	347

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	60	Median	73%	AAD	11.51%
		Mean	73%	COD	15.69%
		W. Mean	68%	PRD	106.81%

Median	69%	AAD	10.64%
Mean	70%	COD	15.36%
W. Mean	64%	PRD	109.25%

Market Area 1 # sales	21	Median	68%	AAD	13.48%
		Mean	71%	COD	19.74%
		W. Mean	68%	PRD	105.40%

Median	65%	AAD	13.33%
Mean	68%	COD	20.58%
W. Mean	62%	PRD	109.68%

Market Area 2 # sales	16	Median	71%	AAD	10.48%
		Mean	68%	COD	14.68%
		W. Mean	64%	PRD	107.27%

Median	69%	AAD	10.40%
Mean	66%	COD	15.05%
W. Mean	61%	PRD	108.51%

Market Area 3 # sales	8	Median	70%	AAD	14.11%
		Mean	72%	COD	20.22%
		W. Mean	73%	PRD	99.61%

Median	66%	AAD	12.38%
Mean	70%	COD	18.67%
W. Mean	70%	PRD	99.44%

Market Area 4 # sales	12	Median	83%	AAD	8.37%
		Mean	81%	COD	10.14%
		W. Mean	78%	PRD	103.41%

Median	76%	AAD	6.42%
Mean	76%	COD	8.44%
W. Mean	75%	PRD	101.39%

Market Area 5 # sales	3	Median	80%	AAD	8.93%
		Mean	82%	COD	11.19%
		W. Mean	84%	PRD	96.98%

Median	73%	AAD	5.28%
Mean	72%	COD	7.23%
W. Mean	73%	PRD	98.31%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	12	71.38%	17	65.00%
Mkt Area 1	0	N/A	1	54.94%	6	64.68%
Mkt Area 2	0	N/A	11	73.27%	1	53.53%
Mkt Area 3	0	N/A	0	N/A	6	63.12%
Mkt Area 4	0	N/A	0	N/A	3	86.67%
Mkt Area 5	0	N/A	0	N/A	1	96.30%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	10	71.49%	12	71.38%	20	69.64%
Mkt Area 1	6	64.51%	1	54.94%	8	65.81%
Mkt Area 2	0	N/A	11	73.27%	1	53.53%
Mkt Area 3	0	N/A	0	N/A	7	64.43%
Mkt Area 4	4	72.57%	0	N/A	3	86.67%
Mkt Area 5	0	N/A	0	N/A	1	96.30%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Dundy County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Dundy County, as determined by the PTA is 73%. The mathematically calculated median is 73%.

AGRICULTURAL LAND:

A thorough analysis of the agricultural sales in Dundy County was conducted. The distribution of the sales among the study years was reviewed. The sample shows the declining number of sales each year with the 08-09 year representing approximately 40% less than the first study year. With the unequal amount of sales between the years an analysis produced from the sample within Dundy County would be heavily weighted on the oldest sales. To achieve a uniform and proportionate analysis for measurement purposes, every comparable sale was used to achieve balance amongst the study years. The expanded sample corrects the time skew and improves the reliability of the level of value for Dundy County.

After reviewing the representativeness of the population the added comparable sales joined the County market data for a sample that is representative of the study years and the majority land use. Dundy County is unique with the location being in the far southwest corner of the state. Colorado borders Dundy to the west and Kansas to the South. This limits the availability of the comparable agricultural sales to two directions for measurement purposes. Chase County lies north and Hitchcock to the east. The grass and dry land characteristics around Dundy County are more similar to the land in Hitchcock County where the Republican River runs through both counties. The soils on the eastern side of Dundy County adjoining Hitchcock contain sandy soils formed in valleys and blend together with the dry land uses in this corner of the county. Dundy County is approximately 61% grass, with 21% irrigated and 17% dry land. Hitchcock contains 46% grass and only 7% irrigation. The physical characteristics in Chase County are more flat rich soils and contain 33% irrigation.

Although the assessor uses five market areas for valuation purposes; no differences occur for grass land subclasses. The entire grass county wide is valued the same. In reviewing the historical information for the past several years, market areas 3, 4, and 5 have not had more than 8 sales. Due to the lack of available comparable sales in each market area and no differences shown through soil characteristics for market areas 2, 3, 4, and 5 the entire county will be analyzed for measurement purposes as one market area. Market area one is located in the northwest corner of Dundy County and does adjoin the higher market of irrigated sales in Chase County. The County Assessor has implemented irrigated values in this area at \$1150 to equalize the market differences shown in irrigation. The five market areas will not be used as meaningful market areas for measurement purposes.

2010 Correlation Section

For Dundy County

A comparison of Dundy County's agricultural values to the two neighboring counties reveals that Dundy County is comparable with values in between Chase and Hitchcock. With 61% of the County containing grass acres; the 2010 assessed values are \$260-\$275. Chase County is \$295 and Hitchcock \$245 like Hayes at \$245.

After a final review of the Dundy County 2010 agricultural land analysis, one market area is used for determining the level of value at 73%. The level of value is supported by the identical median and mean statistical numbers at 73% with the weighted mean falling shortly below at 68.42%. No nonbinding recommendations will be made for the agricultural property class in Dundy County.

2010 Correlation Section

For Dundy County

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

AGRICULTURAL LAND:

The Dundy County Assessor obtains information in determining the usability of all agricultural sales. In a small county the local buyer and sellers are commonly known. Dundy County has used approximately 67% of the total sales file for valuation purposes and common non-qualified sales are correction deeds, family members and corporation trades.

2010 Correlation Section

For Dundy County

III. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt.Mean	Mean
R&O Statistics	73	68	73

2010 Correlation Section

For Dundy County

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

2010 Correlation Section

For Dundy County

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July, 2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Dundy County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	15.69	106.81

AGRICULTURAL LAND:

The coefficient of dispersion is well within the acceptable range. This suggests a high degree of uniformity and accuracy obtained in the assessment of this property class. The price related differential is above the IAAO range by 3.8 points. This is not unusual due to the irrigated values representing 4% more in the sample than the population.

Total Real Property Sum Lines 17, 25, & 30	Records : 3,811	Value : 343,585,296	Growth 967,672	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	100	214,446	5	13,163	51	95,790	156	323,399	
02. Res Improve Land	633	1,665,848	5	21,197	123	625,118	761	2,312,163	
03. Res Improvements	635	19,257,226	5	537,593	131	4,012,139	771	23,806,958	
04. Res Total	735	21,137,520	10	571,953	182	4,733,047	927	26,442,520	149,150
% of Res Total	79.29	79.94	1.08	2.16	19.63	17.90	24.32	7.70	15.41
05. Com UnImp Land	30	49,720	2	6,975	18	69,147	50	125,842	
06. Com Improve Land	110	264,436	8	37,880	20	107,875	138	410,191	
07. Com Improvements	114	3,816,639	10	234,554	24	838,343	148	4,889,536	
08. Com Total	144	4,130,795	12	279,409	42	1,015,365	198	5,425,569	281,036
% of Com Total	72.73	76.14	6.06	5.15	21.21	18.71	5.20	1.58	29.04
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	49,565	1	49,565	
14. Rec Improve Land	0	0	0	0	2	62,680	2	62,680	
15. Rec Improvements	0	0	0	0	5	64,880	5	64,880	
16. Rec Total	0	0	0	0	6	177,125	6	177,125	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.05	0.00
Res & Rec Total	735	21,137,520	10	571,953	188	4,910,172	933	26,619,645	149,150
% of Res & Rec Total	78.78	79.41	1.07	2.15	20.15	18.45	24.48	7.75	15.41
Com & Ind Total	144	4,130,795	12	279,409	42	1,015,365	198	5,425,569	281,036
% of Com & Ind Total	72.73	76.14	6.06	5.15	21.21	18.71	5.20	1.58	29.04
17. Taxable Total	879	25,268,315	22	851,362	230	5,925,537	1,131	32,045,214	430,186
% of Taxable Total	77.72	78.85	1.95	2.66	20.34	18.49	29.68	9.33	44.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	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	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	120	14,909,800	120	14,909,800	0
24. Non-Producing	0	0	0	0	195	210,277	195	210,277	115,025
25. Total	0	0	0	0	315	15,120,077	315	15,120,077	115,025

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	74	12	57	143

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	157,090	1,732	187,850,000	1,734	188,007,090
28. Ag-Improved Land	0	0	3	192,295	585	84,107,595	588	84,299,890
29. Ag Improvements	0	0	3	7,382	628	24,105,643	631	24,113,025
30. Ag Total							2,365	296,420,005

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	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	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	3	3.00	7,500	3	3.00	7,500	
32. HomeSite Improv Land	352	408.13	1,019,075	353	409.13	1,021,575	
33. HomeSite Improvements	381	398.50	15,239,051	383	399.50	15,240,370	422,461
34. HomeSite Total				386	412.13	16,269,445	
35. FarmSite UnImp Land	14	72.89	61,113	14	72.89	61,113	
36. FarmSite Improv Land	231	553.33	513,977	233	559.19	521,302	
37. FarmSite Improvements	607	0.00	8,866,592	609	0.00	8,872,655	0
38. FarmSite Total				623	632.08	9,455,070	
39. Road & Ditches	0	4,733.46	0	0	4,735.46	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,009	5,779.67	25,724,515	422,461

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	0	0.00	0	0	0.00	0

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	0	0.00	0	0	0.00	0
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	0.00	0.00%	0	0.00%	0.00
46. 1A	1,837.00	2.86%	2,112,550	2.86%	1,150.00
47. 2A1	2,718.00	4.23%	3,125,700	4.24%	1,150.00
48. 2A	1,206.00	1.88%	1,386,900	1.88%	1,150.00
49. 3A1	9,130.00	14.20%	10,458,900	14.18%	1,145.55
50. 3A	1,332.00	2.07%	1,481,400	2.01%	1,112.16
51. 4A1	23,092.62	35.91%	26,528,515	35.96%	1,148.79
52. 4A	24,996.13	38.87%	28,679,750	38.88%	1,147.37
53. Total	64,311.75	100.00%	73,773,715	100.00%	1,147.13
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,137.29	26.32%	1,005,613	29.70%	470.51
56. 2D1	1,505.53	18.54%	614,951	18.16%	408.46
57. 2D	464.78	5.72%	195,583	5.78%	420.81
58. 3D1	867.91	10.69%	347,247	10.26%	400.10
59. 3D	516.00	6.35%	206,925	6.11%	401.02
60. 4D1	1,511.50	18.61%	568,055	16.78%	375.82
61. 4D	1,117.39	13.76%	447,501	13.22%	400.49
62. Total	8,120.40	100.00%	3,385,875	100.00%	416.96
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	586.00	0.43%	161,150	0.45%	275.00
65. 2G1	847.92	0.62%	233,178	0.65%	275.00
66. 2G	106.00	0.08%	29,150	0.08%	275.00
67. 3G1	6,790.66	4.95%	1,765,572	4.95%	260.00
68. 3G	2,094.55	1.53%	544,583	1.53%	260.00
69. 4G1	81,868.40	59.70%	21,285,788	59.66%	260.00
70. 4G	44,845.60	32.70%	11,659,856	32.68%	260.00
71. Total	137,139.13	100.00%	35,679,277	100.00%	260.17
Irrigated Total					
Irrigated Total	64,311.75	30.68%	73,773,715	65.38%	1,147.13
Dry Total					
Dry Total	8,120.40	3.87%	3,385,875	3.00%	416.96
Grass Total					
Grass Total	137,139.13	65.43%	35,679,277	31.62%	260.17
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	22.00	0.01%	6,050	0.01%	275.00
Exempt					
Exempt	116.90	0.06%	0	0.00%	0.00
Market Area Total					
Market Area Total	209,593.28	100.00%	112,844,917	100.00%	538.40

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	8,991.80	72.72%	8,991,800	73.61%	1,000.00
47. 2A1	1,064.00	8.61%	1,064,000	8.71%	1,000.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	675.00	5.46%	631,125	5.17%	935.00
50. 3A	558.00	4.51%	521,730	4.27%	935.00
51. 4A1	189.00	1.53%	176,715	1.45%	935.00
52. 4A	887.00	7.17%	829,345	6.79%	935.00
53. Total	12,364.80	100.00%	12,214,715	100.00%	987.86
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	39,839.09	88.02%	18,896,969	90.99%	474.33
56. 2D1	654.00	1.44%	219,250	1.06%	335.24
57. 2D	108.00	0.24%	38,720	0.19%	358.52
58. 3D1	1,880.80	4.16%	711,233	3.42%	378.15
59. 3D	1,274.00	2.81%	417,820	2.01%	327.96
60. 4D1	296.00	0.65%	89,380	0.43%	301.96
61. 4D	1,209.00	2.67%	393,810	1.90%	325.73
62. Total	45,260.89	100.00%	20,767,182	100.00%	458.83
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,681.46	11.48%	1,012,402	12.05%	275.00
65. 2G1	249.33	0.78%	68,566	0.82%	275.00
66. 2G	452.71	1.41%	124,496	1.48%	275.00
67. 3G1	426.00	1.33%	110,760	1.32%	260.00
68. 3G	2,894.00	9.02%	752,440	8.95%	260.00
69. 4G1	2,028.00	6.32%	527,280	6.27%	260.00
70. 4G	22,338.61	69.66%	5,808,039	69.11%	260.00
71. Total	32,070.11	100.00%	8,403,983	100.00%	262.05
Irrigated Total					
Irrigated Total	12,364.80	13.79%	12,214,715	29.51%	987.86
Dry Total					
Dry Total	45,260.89	50.46%	20,767,182	50.18%	458.83
Grass Total					
Grass Total	32,070.11	35.75%	8,403,983	20.31%	262.05
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	89,695.80	100.00%	41,385,880	100.00%	461.40

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	1,194.00	23.75%	1,013,600	29.38%	848.91
47. 2A1	482.00	9.59%	342,950	9.94%	711.51
48. 2A	26.00	0.52%	18,400	0.53%	707.69
49. 3A1	654.43	13.02%	350,601	10.16%	535.73
50. 3A	907.05	18.05%	591,435	17.14%	652.04
51. 4A1	1,249.00	24.85%	783,550	22.71%	627.34
52. 4A	514.00	10.23%	349,190	10.12%	679.36
53. Total	5,026.48	100.00%	3,449,726	100.00%	686.31
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,705.00	40.01%	671,175	45.57%	393.65
56. 2D1	276.00	6.48%	98,010	6.65%	355.11
57. 2D	21.48	0.50%	7,227	0.49%	336.45
58. 3D1	133.00	3.12%	47,080	3.20%	353.98
59. 3D	1,026.00	24.08%	304,525	20.68%	296.81
60. 4D1	758.68	17.81%	238,056	16.16%	313.78
61. 4D	340.82	8.00%	106,801	7.25%	313.36
62. Total	4,260.98	100.00%	1,472,874	100.00%	345.67
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	914.24	2.04%	251,416	2.15%	275.00
65. 2G1	200.00	0.45%	55,000	0.47%	275.00
66. 2G	223.77	0.50%	61,537	0.53%	275.00
67. 3G1	1,488.86	3.32%	387,103	3.32%	260.00
68. 3G	3,537.97	7.90%	919,872	7.88%	260.00
69. 4G1	23,436.33	52.31%	6,093,446	52.22%	260.00
70. 4G	15,004.27	33.49%	3,901,110	33.43%	260.00
71. Total	44,805.44	100.00%	11,669,484	100.00%	260.45
Irrigated Total					
Irrigated Total	5,026.48	9.29%	3,449,726	20.79%	686.31
Dry Total					
Dry Total	4,260.98	7.88%	1,472,874	8.88%	345.67
Grass Total					
Grass Total	44,805.44	82.83%	11,669,484	70.33%	260.45
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	2.00	0.00%	520	0.00%	260.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	54,094.90	100.00%	16,592,604	100.00%	306.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	811.00	1.84%	820,475	1.74%	1,011.68
47. 2A1	11,352.78	25.70%	13,055,697	27.73%	1,150.00
48. 2A	636.00	1.44%	731,400	1.55%	1,150.00
49. 3A1	1,111.00	2.52%	1,155,440	2.45%	1,040.00
50. 3A	6,681.74	15.13%	6,907,865	14.67%	1,033.84
51. 4A1	8,483.91	19.21%	8,778,742	18.65%	1,034.75
52. 4A	15,094.85	34.17%	15,627,664	33.20%	1,035.30
53. Total	44,171.28	100.00%	47,077,283	100.00%	1,065.79
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,216.87	9.51%	1,339,618	11.72%	416.44
56. 2D1	7,312.95	21.61%	2,671,616	23.37%	365.33
57. 2D	2,498.00	7.38%	927,190	8.11%	371.17
58. 3D1	1,840.00	5.44%	654,525	5.73%	355.72
59. 3D	8,594.00	25.40%	2,648,425	23.17%	308.17
60. 4D1	4,978.71	14.72%	1,551,391	13.57%	311.61
61. 4D	5,392.87	15.94%	1,638,933	14.34%	303.91
62. Total	33,833.40	100.00%	11,431,698	100.00%	337.88
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,412.02	1.40%	388,307	1.48%	275.00
65. 2G1	2,491.56	2.47%	685,180	2.61%	275.00
66. 2G	639.20	0.63%	175,780	0.67%	275.00
67. 3G1	1,108.00	1.10%	288,080	1.10%	260.00
68. 3G	9,382.31	9.30%	2,439,401	9.28%	260.00
69. 4G1	44,346.10	43.96%	11,529,987	43.85%	260.00
70. 4G	41,500.07	41.14%	10,790,017	41.03%	260.00
71. Total	100,879.26	100.00%	26,296,752	100.00%	260.68
Irrigated Total					
Irrigated Total	44,171.28	24.65%	47,077,283	55.46%	1,065.79
Dry Total					
Dry Total	33,833.40	18.88%	11,431,698	13.47%	337.88
Grass Total					
Grass Total	100,879.26	56.29%	26,296,752	30.98%	260.68
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	320.18	0.18%	86,265	0.10%	269.43
Exempt					
Exempt	99.55	0.06%	0	0.00%	0.00
Market Area Total					
Market Area Total	179,204.12	100.00%	84,891,998	100.00%	473.72

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	392.00	19.54%	392,000	21.22%	1,000.00
47. 2A1	700.00	34.90%	654,500	35.43%	935.00
48. 2A	19.00	0.95%	17,765	0.96%	935.00
49. 3A1	134.00	6.68%	117,250	6.35%	875.00
50. 3A	266.00	13.26%	232,750	12.60%	875.00
51. 4A1	485.00	24.18%	424,375	22.97%	875.00
52. 4A	10.00	0.50%	8,750	0.47%	875.00
53. Total	2,006.00	100.00%	1,847,390	100.00%	920.93
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,331.00	47.49%	3,228,075	54.37%	440.33
56. 2D1	1,539.00	9.97%	552,945	9.31%	359.29
57. 2D	267.00	1.73%	102,575	1.73%	384.18
58. 3D1	1,836.00	11.89%	689,235	11.61%	375.40
59. 3D	2,402.00	15.56%	742,235	12.50%	309.01
60. 4D1	835.00	5.41%	256,360	4.32%	307.02
61. 4D	1,227.00	7.95%	365,365	6.15%	297.77
62. Total	15,437.00	100.00%	5,936,790	100.00%	384.58
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,271.43	4.65%	349,644	4.89%	275.00
65. 2G1	891.00	3.26%	245,025	3.42%	275.00
66. 2G	927.00	3.39%	254,925	3.56%	275.00
67. 3G1	613.00	2.24%	159,380	2.23%	260.00
68. 3G	3,207.59	11.73%	833,973	11.65%	260.00
69. 4G1	4,811.00	17.59%	1,250,860	17.48%	260.00
70. 4G	15,628.38	57.14%	4,063,379	56.77%	260.00
71. Total	27,349.40	100.00%	7,157,186	100.00%	261.69
Irrigated Total					
Irrigated Total	2,006.00	4.47%	1,847,390	12.33%	920.93
Dry Total					
Dry Total	15,437.00	34.37%	5,936,790	39.63%	384.58
Grass Total					
Grass Total	27,349.40	60.89%	7,157,186	47.78%	261.69
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	125.00	0.28%	38,725	0.26%	309.80
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	44,917.40	100.00%	14,980,091	100.00%	333.50

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	249.00	265,780	127,631.31	138,097,049	127,880.31	138,362,829
77. Dry Land	0.00	0	38.00	11,825	106,874.67	42,982,594	106,912.67	42,994,419
78. Grass	0.00	0	209.73	54,530	342,033.61	89,152,152	342,243.34	89,206,682
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	27.00	7,425	442.18	124,135	469.18	131,560
81. Exempt	0.00	0	0.00	0	216.45	0	216.45	0
82. Total	0.00	0	523.73	339,560	576,981.77	270,355,930	577,505.50	270,695,490

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	127,880.31	22.14%	138,362,829	51.11%	1,081.97
Dry Land	106,912.67	18.51%	42,994,419	15.88%	402.15
Grass	342,243.34	59.26%	89,206,682	32.95%	260.65
Waste	0.00	0.00%	0	0.00%	0.00
Other	469.18	0.08%	131,560	0.05%	280.40
Exempt	216.45	0.04%	0	0.00%	0.00
Total	577,505.50	100.00%	270,695,490	100.00%	468.73

2010 County Abstract of Assessment for Real Property, Form 45 Compared with the 2009 Certificate of Taxes Levied (CTL)

29 Dundy

	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	26,129,065	26,442,520	313,455	1.20%	149,150	0.63%
02. Recreational	127,560	177,125	49,565	38.86%	0	38.86%
03. Ag-Homesite Land, Ag-Res Dwelling	16,048,405	16,269,445	221,040	1.38%	422,461	-1.26%
04. Total Residential (sum lines 1-3)	42,305,030	42,889,090	584,060	1.38%	571,611	0.03%
05. Commercial	5,212,640	5,425,569	212,929	4.08%	281,036	-1.31%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	9,223,013	9,455,070	232,057	2.52%	0	2.52%
08. Minerals	19,943,622	15,120,077	-4,823,545	-24.19	115,025	-24.76
09. Total Commercial (sum lines 5-8)	34,379,275	30,000,716	-4,378,559	-12.74%	396,061	-13.89%
10. Total Non-Agland Real Property	76,684,305	72,889,806	-3,794,499	-4.95%	967,672	-6.21%
11. Irrigated	124,379,691	138,362,829	13,983,138	11.24%		
12. Dryland	41,299,064	42,994,419	1,695,355	4.11%		
13. Grassland	87,346,120	89,206,682	1,860,562	2.13%		
14. Wasteland	338,722	0	-338,722	-100.00%		
15. Other Agland	0	131,560	131,560			
16. Total Agricultural Land	253,363,597	270,695,490	17,331,893	6.84%		
17. Total Value of all Real Property (Locally Assessed)	330,047,902	343,585,296	13,537,394	4.10%	967,672	3.81%

Dundy County
Plan of Assessment

Prepared by

Joanna Niblack
COUNTY ASSESSOR

June 4, 2009

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 20, 2009

INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2010, 2011 and 2012, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:

DISCOVERY



Locate Property – Describe Location & Tax Situs – Identify Property

LISTING



Measurements – Components – Property Details – Sketches – Photos
 Effective Age – Condition – Economic Influences – Neighborhood
 Physical & Functional Obsolescence

CLASSIFICATION



AGRICULTURAL – Land & Structures



RESIDENTIAL – Land & Structures



COMMERCIAL – Land & Structures

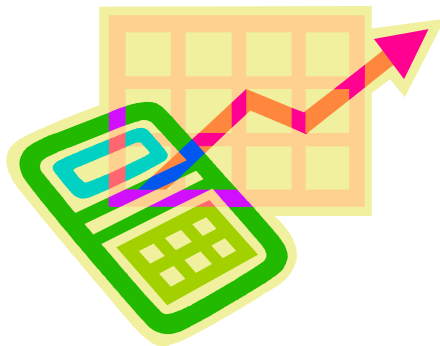


MINERALS – Producing & Non-producing

VALUATION

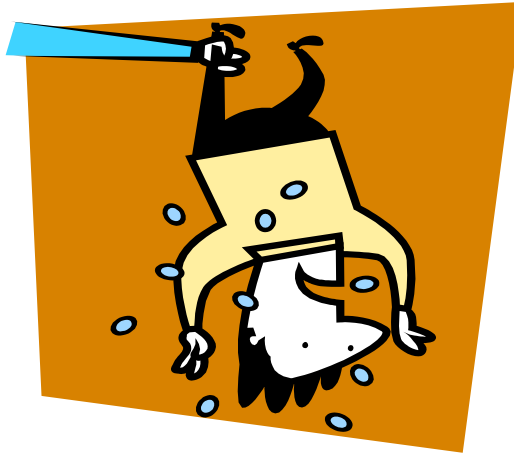


Determine Value – Based upon Market Indicators
-Sales Studies for each Property Class-
Income & Expense Documentation
Replacement Cost New Minus Depreciation (Structures Only)



Statistical Analysis

PROPERTY TAX CALCULATION



PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Assessed Value \times Tax Rate = Taxes)
FOR EACH REAL PROPERTY PARCEL WITHIN EVERY TAXING DISTRICT

The assessment of personal property in Nebraska includes:

LISTING

FROM OWNER-PROVIDED INFORMATION
Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value



Determine Tax Situs

PROPERTY TAX CALCULATION

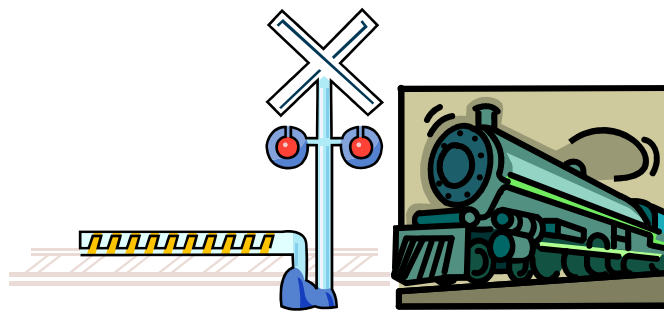


PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Net Book Value \times Tax Rate = Taxes)
FOR EACH OWNER WITHIN EVERY TAXING DISTRICT

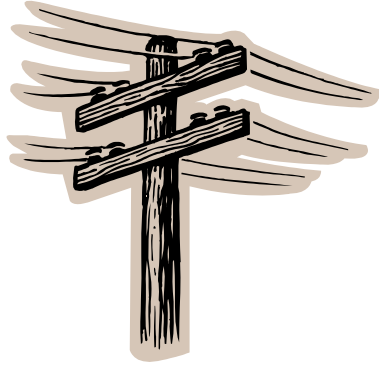
The assessment of centrally-assessed property in Nebraska includes:

APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Utility Property

(Pipelines - Telephone Companies - Fiber Optics – etc.)

PROPERTY TAX CALCULATION



PREPARE TAX LIST
 CALCULATE PROPERTY TAXES
 (Fund Value x Fund Tax Rate = Property Taxes)
 FOR EACH FUND WITHIN EACH COMPANY
 (Each "Fund" is a Taxing Subdivision)
 (Taxing Subdivisions are County, Schools, Fire Districts, etc.)



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY TYPE
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS

- PREPARE/MAIL/POST MANDATORY REPORTS
 - Real Property Abstract of Assessment
 - Certification of Completion of Assessment Roll
 - Assessment/Sales Ratio Statistics
 - Personal Property Abstract of Assessment
 - Plan of Assessment
 - Certify Subdivision Values
 - School District Taxable Value Report
 - Average Assessed Value-Residential
 - Trusts Owning Agricultural Land

- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists
- **PERFORM ADMINISTRATIVE FUNCTIONS**
 - Budget Preparation
 - Office Inventory
 - Procedures Manual
 - Staff Training
 - Staff Supervision
 - Communications with Vendors and Suppliers
 - Correspondence (Mail, Electronic, Verbal)
 - Continuing Education
 - Public Relations



- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**



Section II

Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame are required for reliable statistical measure.

LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2007 and June 30, 2009, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

Transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**, to name some.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher **COD** requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.



The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010							
GENERALLY ACCEPTABLE RANGES					92 – 100	<18	<103

COMMERCIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010							
GENERALLY ACCEPTABLE RANGES					92 – 100	<20	<103

AGRICULTURAL LAND – Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010							
GENERALLY ACCEPTABLE RANGES 2007>					69 – 75	<20	<103
ACCEPTABLE RANGES <2007					74 – 80	<20	<103



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

Section III

Assessment Plan by Property Class/Subclass

RESIDENTIAL PROPERTY – Improved & Unimproved		
2010	2011	2012
<p>BENKELMAN -Market Study- -Depreciation Study- Update Replacement Costs Revalue to Correct Level of Value Quality of Assessment Any Inequities Created by 2009 TERC +9.25% Adjustment</p> <p>HAIGLER MAX PARKS RURAL -Market Study- Use Benkelman Depreciation Equalize Values With Benkelman Residential</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL Review Sale Statistics Adjust Values TO ACCEPTABLE LEVEL IF NEEDED</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL Review Sale Statistics Adjust Values TO ACCEPTABLE LEVEL IF NEEDED</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2010	2011	2012
<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- Hope for More Than 11 Sales in Study Period To Ward Off Suspicion -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

COMMERCIAL NOTE: The Property Tax Administrator's 2009 Reports & Opinions expresses what appears to be suspicion of assessment practices because 11 arm's length commercial sales occurred in each of three years' statistics...2007, 2008, and 2009.

THE ASSESSOR DOES NOT EXCESSIVELY TRIM COMMERCIAL SALES. THE NUMBER 11 IS NOT SOUGHT AFTER EACH YEAR TO PRODUCE A MAGICAL RATIO POTION THAT ARBITRARILY CREATES AN ILLUSION OF A HIGHER LEVEL OF VALUE AND QUALITY OF ASSESSMENT.

The number 11 for three years' running is purely coincidental. There is no evil plot to distort ratios, there are no discarded commercial sales lying in an abandoned heap in the county landfill.

If the 2010 commercial sale statistics should garner exactly 11 sales, or 9 sales, or 13 sales, or any "suspicious" number, I invite any qualified representative of the Property Assessment Division, with an open mind, to spend a few days in this assessor's office, scrutinizing real estate deeds recorded during the commercial sale period, matching them with property records, reviewing the properties on-site, and analyzing the viability of using each and every sale in Dundy County's statistics. That invitation is open to scrutiny of the three suspect years, 2007, 2008, and 2009, or any other time frame.

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2010	2011	2012

<p>! PRIORITY ! Complete/Implement SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Equalize Home Values With Assessor Locations Benkelman Haigler Max Parks Rural</p>	<p>CONTINUE DEFENDING SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>CONTINUE DEFENDING SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>
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Section IV

Current Resources

STAFFING

Adequate staffing of the assessor's office is a persistent problem.

Currently, the office is staffed by the assessor and one part-time office clerk. Adequate staffing would include the addition of a capable, full-time office clerk who both will and can assist with property listing and review.

ASSESSMENT EDUCATION

ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, and successfully completed the Nebraska County Assessor's Certification Examination in September, 1977. She was appointed to the position of County Assessor on October 17, 1977 and has held the position through subsequent elections since that date.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2010 and the required continuing education credit hours necessary to renew her assessor's certificate for the next four-year period.

The assessor holds certificates in numerous IAAO appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

OFFICE CLERK I

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves two days per week by schedule and additional days whenever possible.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

OFFICE CLERK II

POSITION OPEN

ADVERTISED IN LOCAL PAPER FOR 3 WEEKS
POSTED ON ASSESSOR'S WEB PAGE FOR ONE YEAR

NO QUALIFIED APPLICANTS

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in several Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost is not justifiable. It is impractical to offer up space and time in the assessor's office, at taxpayer expense, to provide hardware, software, staff assistance, and assessor patience to private businesses.

PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2009 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description

- Parcel I.D. number
 - Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood
 - Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres
 - Four Years' Value - Land, Improvements, Outbuildings, Total
 - Reason for Value Change
- Photograph of primary structure – most recent
 - Current sketch with dimensions and labels
 - Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2009.

Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition. There is currently a stalled-out project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume.

As part of a storage vault clean-up while the assessor attended mandatory education classes, property record cards dated prior to 1978 were trucked to the county dump in 1979 without the assessor’s knowledge or permission.

The county assessor no longer shares a vault with other officials.

Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by real estate and insurance businesses.

In spite of the frequent, uncomplimentary remarks being made by those in the private real estate businesses and because on-line records offer little or no benefit to the taxpayers, the county assessor has elected to not burden the county budget with that expense at this time.

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

Lengthy information will be e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor’s office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

EXPENDITURE DESCRIPTION	BUDGETED 2005-2006	BUDGETED 2006-2007	BUDGETED 2007-2008	BUDGETED 2008-2009	BUDGETED 2009-2010
Official's Salary	32,500	33,500	34,500	35,500	36,500
Staff Salary	23,675	25,000	25,850	24,250	22,650
Postage	1,500	1,000	1,800	1,800	2,000
Telephone-FAX	1,800	1,500	1,500	1,500	1,500
Equipment Repair	500	1,000	1,000	1,000	1,000
Lodging	500	500	500	500	500
Mileage	1,500	1,500	2,000	1,000	1,500
Dues, Registration	250	250	250	350	350
Minerals Contract	2,700	3,000	3,500	5,000	5,000
PTAS/ CAMA System	5,500	7,500	7,500	9,000	7,500
System Upgrade	5,080	-	1,500		
Continuing Education	350	500	500	500	500
Office Supplies	3,500	2,500	3,500	3,500	3,500
Office Equipment	1,000	1,000	1,000	1,000	1,000
Official's Bond		150			
Reappraisal					
TOTAL BUDGETED	80,355	78,900	84,900	84,900	83,500
TOTAL EXPENDED	71,193	75,077	74,461	69,908	
FORFEIT TO GENERAL FUND	9,162	3,823	10,439	14,992	

NOTE 1: Unused budget amounts are due to unfulfilled clerical position. Assessor needs to and hopes to fill that position, but, so far, applicants have been unwilling or incapable when exposed to descriptions of detail-oriented tasks. Meanwhile, the assessor continues to cover the required time for major projects during evening/weekend hours. Minor projects are sometimes stalled for lack of personnel.

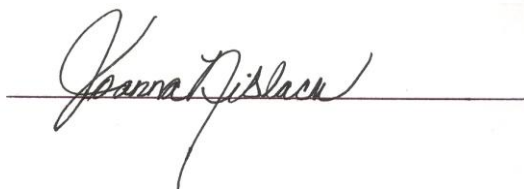
NOTE 2: Implementation of the mandatory new soil survey during 2008 and 2009 will be accomplished by extended work hours contributed by the county assessor. The soils and fields will be measured through use of the USDA/NRCS Web Soil Survey. There is no cost for the Web Soil Survey, but it is far more time-consuming than other on-line subscription programs. This additional time and effort is being contributed by the assessor in a good faith effort to eliminate cost to the taxpayers. It is hoped, however, that the County Board and others will recognize and appreciate the significant amount of effort and number of hours which will be personally required of the assessor to complete a timely, efficient implementation.

Transmittal of 3-Year Plan

The Dundy County Assessor's 2009 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 20, 2009.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

Signed this 20th day of July, 2009, by the Dundy County Assessor.

A handwritten signature in cursive script, appearing to read "Joanna Dilsack", is written over a horizontal line. The signature is in black ink and is positioned to the left of a faint, rectangular stamp.

The Plan was electronically transmitted to the Property Tax Administrator on Friday, October 9, 2009, addressed to:

Gina.marsters@nebraska.gov

The Plan was electronically transmitted to Field Liaison, Marlene Bedore, on Friday, October 9, 2009, addressed to:

Marlene.bedore@nebraska.gov

Copies will be printed from the file, upon request, at any time after signed copies have been handed to the County Board.

2010 Assessment Survey for Dundy County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	0
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$83,500
7.	Adopted budget, or granted budget if different from above
	\$83,500
8.	Amount of the total budget set aside for appraisal work
	\$5,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	0
10.	Part of the budget that is dedicated to the computer system
	\$7,500
11.	Amount of the total budget set aside for education/workshops
	\$500
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor & Staff

5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
7.	Personal Property software:
	TerraScan

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?
	Benkelman
4.	When was zoning implemented?
	2004

D. Contracted Services

1.	Appraisal Services
	Operating Minerals Appraisals
2.	Other services

Certification

This is to certify that the 2010 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission and one printed copy by hand delivery to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Dundy County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts