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Residential Real Property - Current

Number of Sales	210	Median	93
Total Sales Price	$12,280,917	Mean	93
Total Adj. Sales Price	$12,217,767	Wgt. Mean	86
Total Assessed Value	$10,506,690	Average Assessed Value of the Base	$37,892
Avg. Adj. Sales Price	$58,180	Avg. Assessed Value	$50,032

Confidenence Interval - Current

95% Median C.I	90.57 to 95.10
95% Mean C.I	89.45 to 96.13
95% Wgt. Mean C.I	82.97 to 89.02

% of Value of the Class of all Real Property Value in the County	20.45
% of Records Sold in the Study Period	4.35
% of Value Sold in the Study Period	5.74

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	284	94	94
2008	316	95	95
2007	316	96	96
2006	326	96	96

2010 Commission Summary

54 Knox

Commercial Real Property - Current

Number of Sales	36	Median	97
Total Sales Price	$1,809,075	Mean	97
Total Adj. Sales Price	$1,354,721	Wgt. Mean	91
Total Assessed Value	$1,228,770	Average Assessed Value of the Base	$48,274
Avg. Adj. Sales Price	$37,631	Avg. Assessed Value	$34,133

Confidenence Interval - Current

95% Median C.I	92.01 to 102.55
95% Mean C.I	89.99 to 104.74
95% Wgt. Mean C.I	82.16 to 99.24

% of Value of the Class of all Real Property Value in the County	3.31
% of Records Sold in the Study Period	5.87
% of Value Sold in the Study Period	4.15

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	42	100	100
2008	48	99	99
2007	54	98	98
2006	44	98	98

Opinions

2010 Opinions of the Property Tax Administrator for Knox 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 Knox County is 93% of market value. The quality of assessment for the class of residential real property in Knox 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 Knox County is 97% of market value. The quality of assessment for the class of commercial real property in Knox 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 Knox County is 70% of market value. The quality of assessment for the class of agricultural land in Knox County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.

Ruth A. Sorensen
Property Tax Administrator

Residential Reports

2010 Assessment Actions for Knox County

taken to address the following property classes/subclasses:

Residential

Completed town reviews of Verdigre and Bloomfield. Updates were placed on the 2010 assessment role.

All towns have been reviewed door-to-door.
Continue with appraisal maintenance and sales review of all residential and lake properties

2010 Assessment Survey for Knox County

Residential Appraisal Information

1.	**Valuation data collection done by:**
	Staff
2.	**List the valuation groupings used by the County:**
	Valuation Group 1 – Bloomfield Group 5 – Center Group 10 – Creighton Group 15 – Crofton Group 20 – Lake Group 26 – Devils Nest Group 30 – Niobrara Group 35 – Rural Group 40 – Verdel Group 45 – Verdigre Group 50 – Wausa Group 55 - Winnetoon
a.	**Describe the specific characteristics of the valuation groupings that make them unique.**
	Group 1 – Bloomfield, located in the eastern side of the county, school, active businesses, large commercial chicken facility, and call center for employment, well maintained Group 5 – Center, county seat, small population, no gas or grocery, only a post office Group 10 – Creighton, located in the central area of the county, has school, hospital, care center, active business community, well maintained Group 15 – Crofton, located in the northeast part of the county, closer to the Yankton community. Has two schools, typical business community Group 20 – Residences located on the northern portion of the county along the Lewis and Clark lake, occupied either full or part time Group 26 – Devil's Nest, is a subdivided area that has been in existence for a long time. A developer has started to revitalize the area. Group 30 – Located in the northwestern, central portion of the county. Medical clinic and typical business community Group 35 – Rural, residential property located outside the boundaries of the villages Group 40 - Verdel, located in the northwestern part of the county and has nothing to offer in the way of business or schools. Group 45 – Verdigre, located in the western portion of the county, has school, medical clinic and typical business activity Group 50 – Wausa, located in the southeastern portion of the county, has school, typical small business community Group 55 – Winnetoon, small community, not far from Center, has minimal business facilities, bank and café

3.	**What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.**
	Use sales roster – evaluating all information
4	**When was the last lot value study completed?**
	2009
a.	**What methodology was used to determine the residential lot values?**
	Sales/market per square foot
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
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 vender?**
	Local market as compared to CAMA depreciation.
a.	**How often does the County update depreciation tables?**
	Every so many years at our discretion, based on a market analysis
7.	**Pickup work:**
a.	**Is pickup work done annually and is it completed by March 19th?**
	Yes
b.	**By Whom?**
	Staff
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)**
	Going good with cyclical rotation, current.
a.	**Does the County maintain a tracking process? If yes describe.**
	3 yr. plan of assessment
b.	**How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?**
	As each town/lake is done, they are applied. Rural will be split possibly between 2 yrs. of application.

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:	210	**MEDIAN:**	**93**	COV:	26.61	95% Median C.I.:	90.57 to 95.10
TOTAL Sales Price:	12,280,917	WGT. MEAN:	86	STD:	24.69	95% Wgt. Mean C.I.:	82.97 to 89.02
TOTAL Adj.Sales Price:	12,217,767	MEAN:	93	AVG.ABS.DEV:	15.21	95% Mean C.I.:	89.45 to 96.13
TOTAL Assessed Value:	10,506,690						
AVG. Adj. Sales Price:	58,179	COD:	16.29	MAX Sales Ratio:	313.33		
AVG. Assessed Value:	50,031	PRD:	107.90	MIN Sales Ratio:	43.71		

(!: Derived)

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____	_____										
07/01/07 TO 09/30/07	40	92.48	91.87	86.06	14.33	106.75	60.61	200.00	86.09 to 96.74	77,902	67,046
10/01/07 TO 12/31/07	34	96.58	94.95	90.92	11.45	104.43	52.10	129.48	92.27 to 99.31	60,497	55,006
01/01/08 TO 03/31/08	21	96.64	96.23	94.87	11.38	101.44	73.85	127.30	88.46 to 103.30	37,660	35,727
04/01/08 TO 06/30/08	26	87.03	84.64	78.35	17.43	108.02	54.93	113.44	70.85 to 97.86	64,800	50,774
07/01/08 TO 09/30/08	34	87.50	92.57	84.64	19.19	109.37	59.14	157.60	80.71 to 100.04	63,335	53,604
10/01/08 TO 12/31/08	14	99.72	101.94	98.38	14.82	103.62	72.57	136.69	81.37 to 123.05	26,607	26,176
01/01/09 TO 03/31/09	18	93.22	91.38	87.35	14.93	104.62	55.80	116.32	75.43 to 102.41	46,925	40,988
04/01/09 TO 06/30/09	23	83.66	93.14	79.88	27.78	116.60	43.71	313.33	75.00 to 97.30	52,110	41,625
_____Study Years_____	_____										
07/01/07 TO 06/30/08	121	94.72	91.94	86.58	13.67	106.18	52.10	200.00	91.63 to 96.64	63,212	54,731
07/01/08 TO 06/30/09	89	91.66	93.95	85.01	19.81	110.52	43.71	313.33	83.66 to 95.18	51,338	43,642
_____Calendar Yrs_____	_____										
01/01/08 TO 12/31/08	95	93.75	92.59	85.16	16.39	108.72	54.93	157.60	86.93 to 96.64	52,648	44,836
_____ALL_____	_____										
	210	93.34	92.79	86.00	16.29	107.90	43.71	313.33	90.57 to 95.10	58,179	50,031

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	37	95.55	94.70	86.73	14.48	109.19	59.14	135.80	86.09 to 98.95	45,004	39,032
05	7	99.15	100.30	96.08	13.81	104.39	77.40	122.20	77.40 to 122.20	34,457	33,105
10	36	95.55	95.60	83.49	17.07	114.50	52.10	157.60	84.03 to 99.55	36,333	30,335
15	11	94.11	87.27	83.48	13.22	104.54	54.93	110.66	73.34 to 100.05	66,909	55,855
20	41	91.56	86.50	85.88	15.10	100.72	52.35	126.03	75.24 to 94.54	134,621	115,617
26	12	95.53	96.29	86.36	20.39	111.50	61.11	200.00	75.00 to 100.00	6,416	5,541
30	7	94.90	84.12	88.01	18.09	95.57	43.71	110.85	43.71 to 110.85	48,607	42,780
35	7	92.27	92.60	86.97	8.39	106.47	81.69	116.67	81.69 to 116.67	71,357	62,060
45	23	92.57	98.39	81.83	27.66	120.24	55.60	313.33	76.52 to 100.04	36,832	30,139
50	24	94.28	93.06	90.48	9.61	102.85	62.44	127.30	83.92 to 98.53	37,625	34,043
55	5	92.88	88.60	90.49	9.39	97.91	76.57	101.45	N/A	16,200	14,659
_____ALL_____	_____										
	210	93.34	92.79	86.00	16.29	107.90	43.71	313.33	90.57 to 95.10	58,179	50,031

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	179	93.25	91.71	86.36	14.50	106.20	43.71	157.60	90.45 to 95.10	64,339	55,561
2	31	93.75	99.04	80.07	26.61	123.70	61.11	313.33	75.00 to 100.00	22,611	18,104
_____ALL_____	_____										
	210	93.34	92.79	86.00	16.29	107.90	43.71	313.33	90.57 to 95.10	58,179	50,031

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	10,506,690						
AVG. Adj. Sales Price:	58,179	COD:	16.29	MAX Sales Ratio:	313.33		
AVG. Assessed Value:	50,031	PRD:	107.90	MIN Sales Ratio:	43.71		

(!: Derived)

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	150	94.24	94.55	86.29	15.75	109.58	52.10	313.33	90.57 to 96.05	43,085	37,178
06	51	91.56	88.45	85.68	17.07	103.23	52.35	200.00	76.49 to 94.54	107,137	91,797
07	9	95.09	87.99	85.28	18.22	103.18	43.71	127.30	62.38 to 101.00	32,333	27,573
ALL	210	93.34	92.79	86.00	16.29	107.90	43.71	313.33	90.57 to 95.10	58,179	50,031

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low $											
1 TO 4999	10	100.00	130.41	104.84	37.21	124.39	75.00	313.33	93.75 to 200.00	1,840	1,929
5000 TO 9999	16	99.69	103.31	99.45	21.71	103.88	61.11	157.60	84.62 to 127.30	6,910	6,872
Total $											
1 TO 9999	26	100.00	113.73	100.22	27.63	113.48	61.11	313.33	93.75 to 122.20	4,960	4,971
10000 TO 29999	60	97.30	97.06	96.42	12.97	100.67	43.71	135.80	94.72 to 99.55	18,865	18,190
30000 TO 59999	58	91.07	89.57	89.56	12.84	100.01	62.38	136.69	82.37 to 95.18	41,711	37,356
60000 TO 99999	36	85.47	84.40	83.80	14.31	100.72	54.93	114.81	77.21 to 94.36	75,377	63,165
100000 TO 149999	10	72.87	76.79	75.60	18.45	101.58	52.10	109.76	52.35 to 99.58	124,700	94,271
150000 TO 249999	13	91.66	86.27	86.47	12.00	99.76	59.14	105.89	69.95 to 99.12	183,653	158,812
250000 TO 499999	7	80.71	83.20	83.95	15.01	99.11	61.14	99.61	61.14 to 99.61	312,785	262,589
ALL	210	93.34	92.79	86.00	16.29	107.90	43.71	313.33	90.57 to 95.10	58,179	50,031

Residential Correlation

Residential Real Property

I. Correlation

The level of value for the residential real property in Knox County, as determined by the PTA is 93%. The mathematically calculated median is 93%.

RESIDENTIAL:Knox County reported that the residential review was completed and implemented for 2010. The review consisted of visiting each parcel for updates and changes. The ongoing appraisal maintenance for all towns and lake properties was completed including the pickup work. The sale review includes a physical inspection of the property.
Knox County has been consistent in the appraisal process of the residential class and there is no reason to suggest a recommendation for adjustment to the residential class of property.

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:On every sale transaction the county makes a telephone call to either the buyer &/or seller of the property and asks a series of questions relating to the sale of the property. All sales are verified with a physical inspection of the parcel.

If unable to contact the buyer, contact may be made to another person involved with the transaction, i.e. the seller, realtor. A questionnaire will be mailed out if unable to reach a person by telephone. This process is completed on all three classes of property.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels and a few foreclosures.

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	**93**	**86**	**93**

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,

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 Knox County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	**16.29**	**107.90**

RESIDENTIAL:The coefficient of dispersion and the price related differential are both reasonably acceptable for the residential class of property. However, the diversity of the vacant residential properties has a slight impact on the statistics.

2010 Assessment Actions for Knox County

taken to address the following property classes/subclasses:

Commercial

Minimal changes were made to the commercial class of property other than valuation changes for newly constructed parcels or remodeled parcels.
Sales review continues.

2010 Assessment Survey for Knox County

Commercial / Industrial Appraisal Information

1.	**Valuation data collection done by:**
	Staff
2.	**List the valuation groupings used by the County:**
	Valuation Group 1 – Bloomfield Group 5 – Center Group 10 – Creighton Group 15 – Crofton Group 20 – Lake Group 26 – Devils Nest Group 30 – Niobrara Group 35 – Rural Group 40 – Verdel Group 45 – Verdigre Group 50 – Wausa Group 55 - Winnetoon
a.	**Describe the specific characteristics of the valuation groupings that make them unique.**
	Group 1 – Bloomfield, located in the eastern side of the county, school, active businesses, large commercial chicken facility, and call center for employment, well maintained Group 5 – Center, county seat, small population, no gas or grocery, only a post office Group 10 – Creighton, located in the central area of the county, has school, hospital, care center, active business community, well maintained Group 15 – Crofton, located in the northeast part of the county, closer to the Yankton community. Has two schools, typical business community Group 20 – Residences located on the northern portion of the county along the Lewis and Clark lake, occupied either full or part time Group 26 – Devil's Nest, is a subdivided area that has been in existence for a long time. A developer has started to revitalize the area. Group 30 – Located in the northwestern, central portion of the county. Medical clinic and typical business community Group 35 – Rural, residential property located outside the boundaries of the villages Group 40 - Verdel, located in the northwestern part of the county and has nothing to offer in the way of business or schools. Group 45 – Verdigre, located in the western portion of the county, has school, medical clinic and typical business activity Group 50 – Wausa, located in the southeastern portion of the county, has school, typical small business community Group 55 – Winnetoon, small community, not far from Center, has minimal business facilities, bank and café

3.	**What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.**
	Sales Comparison
4	**When was the last lot value study completed?**
	2009
a.	**What methodology was used to determine the commercial lot values?**
	Sales/Market square foot
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 vender?**
	Local market as compared to CAMA depreciation
a.	**How often does the County update the depreciation tables?**
	Every so many years at our discretion with an analysis of the market
7.	**Pickup work:**
a.	**Is pickup work done annually and is it completed by March 19th?**
	Yes
b.	**By Whom?**
	Staff
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)**
	Current
a.	**Does the County maintain a tracking process? If yes describe.**
	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?**
	The cycle is all done for now.

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:	36	**MEDIAN:**	**97**	COV:	23.19	95% Median C.I.:	92.01 to 102.55
TOTAL Sales Price:	1,809,075	WGT. MEAN:	91	STD:	22.57	95% Wgt. Mean C.I.:	82.16 to 99.24
TOTAL Adj.Sales Price:	1,354,721	MEAN:	97	AVG.ABS.DEV:	14.97	95% Mean C.I.:	89.99 to 104.74
TOTAL Assessed Value:	1,228,770						
AVG. Adj. Sales Price:	37,631	COD:	15.47	MAX Sales Ratio:	153.75		
AVG. Assessed Value:	34,132	PRD:	107.34	MIN Sales Ratio:	43.08		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____	_____										
07/01/06 TO 09/30/06	3	112.56	107.79	101.40	8.36	106.30	91.29	119.53	N/A	44,633	45,258
10/01/06 TO 12/31/06	3	96.18	93.64	88.11	6.93	106.28	82.37	102.38	N/A	29,333	25,846
01/01/07 TO 03/31/07	2	93.65	93.65	93.70	0.09	99.94	93.56	93.73	N/A	15,000	14,055
04/01/07 TO 06/30/07	8	96.35	91.33	78.69	9.14	116.07	63.71	103.80	63.71 to 103.80	43,750	34,425
07/01/07 TO 09/30/07	3	123.67	128.21	112.04	12.36	114.43	107.56	153.40	N/A	18,833	21,101
10/01/07 TO 12/31/07	2	94.97	94.97	83.64	19.83	113.54	76.14	113.80	N/A	53,073	44,392
01/01/08 TO 03/31/08	2	85.22	85.22	107.40	49.16	79.35	43.33	127.12	N/A	5,100	5,477
04/01/08 TO 06/30/08	2	89.74	89.74	90.45	1.88	99.21	88.05	91.43	N/A	63,287	57,245
07/01/08 TO 09/30/08	2	93.19	93.19	93.34	1.27	99.84	92.01	94.38	N/A	40,000	37,337
10/01/08 TO 12/31/08	1	99.73	99.73	99.72			99.73	99.73	N/A	80,000	79,780
01/01/09 TO 03/31/09	6	99.96	97.67	96.80	22.22	100.91	43.08	153.75	43.08 to 153.75	42,733	41,364
04/01/09 TO 06/30/09	2	93.06	93.06	85.86	12.44	108.38	81.48	104.64	N/A	18,500	15,885
_____Study Years_____	_____										
07/01/06 TO 06/30/07	16	95.63	95.14	85.87	9.16	110.80	63.71	119.53	91.29 to 102.38	37,618	32,301
07/01/07 TO 06/30/08	9	107.56	102.72	92.69	22.63	110.82	43.33	153.40	76.14 to 127.12	33,269	30,837
07/01/08 TO 06/30/09	11	97.36	96.21	95.81	15.60	100.41	43.08	153.75	81.48 to 104.64	41,218	39,491
_____Calendar Yrs_____	_____										
01/01/07 TO 12/31/07	15	97.64	99.50	83.96	14.19	118.51	63.71	153.40	92.14 to 107.56	36,176	30,373
01/01/08 TO 12/31/08	7	92.01	90.86	94.31	15.28	96.34	43.33	127.12	43.33 to 127.12	42,396	39,985
_____ALL_____	_____										
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	9	99.73	100.91	101.45	8.08	99.47	85.95	119.53	92.14 to 113.80	32,516	32,986
05	1	112.56	112.56	112.56			112.56	112.56	N/A	3,900	4,390
10	5	93.56	85.02	69.70	25.22	121.98	43.08	127.12	N/A	51,060	35,589
15	5	92.01	115.73	97.70	27.75	118.45	88.05	153.75	N/A	36,305	35,470
30	3	99.60	99.84	98.58	1.74	101.27	97.36	102.55	N/A	66,816	65,870
35	2	83.72	83.72	83.71	9.05	100.00	76.14	91.29	N/A	85,000	71,157
40	1	123.67	123.67	123.67			123.67	123.67	N/A	1,500	1,855
45	8	94.72	87.86	94.88	14.01	92.60	43.33	107.56	43.33 to 107.56	23,425	22,225
50	2	93.51	93.51	84.89	11.91	110.15	82.37	104.64	N/A	31,000	26,315
_____ALL_____	_____										
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

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:	36	**MEDIAN:**	**97**	COV:	23.19	95% Median C.I.:	92.01 to 102.55
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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	32	96.77	98.17	91.16	11.24	107.69	63.71	153.75	92.01 to 102.55	41,494	37,826
2	4	83.50	90.87	68.10	57.08	133.43	43.08	153.40	N/A	6,725	4,580
_____ALL_____											
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132
04											
_____ALL_____											
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Low $_____											
1 TO 4999	4	103.06	93.28	93.46	24.10	99.81	43.33	123.67	N/A	3,075	2,873
5000 TO 9999	4	115.88	121.89	119.06	15.86	102.37	102.38	153.40	N/A	6,950	8,275
_____Total $_____											
1 TO 9999	8	108.60	107.58	111.21	19.89	96.74	43.33	153.40	43.33 to 153.40	5,012	5,574
10000 TO 29999	13	96.18	96.86	96.12	14.77	100.77	43.08	153.75	85.95 to 103.80	21,353	20,524
30000 TO 59999	9	94.38	96.17	96.67	9.81	99.48	81.48	119.53	82.37 to 107.56	41,175	39,805
60000 TO 99999	4	91.36	89.65	89.52	6.49	100.14	76.14	99.73	N/A	85,000	76,095
100000 TO 149999	1	97.36	97.36	97.36			97.36	97.36	N/A	138,950	135,280
150000 TO 249999	1	63.71	63.71	63.71			63.71	63.71	N/A	187,500	119,450
_____ALL_____											
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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(!: Derived)

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	83.50	90.87	68.10	57.08	133.43	43.08	153.40	N/A	6,725	4,580
297	1	119.53	119.53	119.53			119.53	119.53	N/A	45,000	53,790
336	1	102.55	102.55	102.55			102.55	102.55	N/A	36,500	37,430
344	3	97.64	98.33	99.33	3.50	99.00	93.56	103.80	N/A	20,666	20,528
350	1	91.29	91.29	91.29			91.29	91.29	N/A	85,000	77,595
353	7	99.50	109.61	101.49	13.38	108.00	93.73	153.75	93.73 to 153.75	36,028	36,564
386	2	87.94	87.94	87.58	13.41	100.41	76.14	99.73	N/A	82,500	72,250
406	5	102.38	98.76	99.37	9.53	99.39	79.18	112.56	N/A	20,780	20,649
442	5	88.05	92.26	90.89	8.72	101.51	81.48	113.80	N/A	30,144	27,397
472	1	103.35	103.35	103.35			103.35	103.35	N/A	20,000	20,670
528	2	99.85	99.85	97.30	4.79	102.63	95.07	104.64	N/A	15,000	14,595
531	3	82.37	79.17	74.30	11.22	106.56	63.71	91.43	N/A	110,833	82,346
594	1	94.38	94.38	94.38			94.38	94.38	N/A	45,000	42,470
_____ALL_____	_____										
	36	96.77	97.36	90.70	15.47	107.34	43.08	153.75	92.01 to 102.55	37,631	34,132

Commercial Correlation

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Knox County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

COMMERCIAL:The county reported in the assessment actions that they would review the sales file and adjust accordingly. It appears that minimal adjustment to the commercial class was needed. The pickup work was completed and added.
There is no need to make a recommendation for adjustment to the commercial class of property in Knox 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:On every sale transaction the county makes a telephone call to either the buyer &/or seller of the property and asks a series of questions relating to the sale of the property. All sales are verified with a physical inspection of the parcel.

If unable to contact the buyer, contact may be made to another person involved with the transaction, i.e. the seller, realtor. A questionnaire will be mailed out if unable to reach a person by telephone. This process is completed on all three classes of property.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels and a few foreclosures.

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	**97**	**91**	**97**

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,

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 Knox County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	**15.47**	**107.34**

COMMERCIAL:The coefficient of dispersion and the price related differential are both reasonably acceptable for the commercial class of property.

Agricultural or Special Valuation Reports

2010 Assessment Actions for Knox County

taken to address the following property classes/subclasses:

Agricultural

Continue updating GIS land usage, identifying spot adjustments and waste areas per Resolution # -2009 as adopted by the County Board of Equalization.

Analysis continues of the current sales data to determine any possible adjustments to comply with statistical measurement.

A change was made to Market Area 1; it was split diagonally into two areas, Market Area 1 and Area 3.

I again did extensive work on the agricultural sales file to show all of the different scenarios with the different geo codes and concluded that it was the best for the county to split map area 1. The topography has a definite influence and this needs to be acknowledged. Area 2 remains unchanged.

2010 Assessment Survey for Knox County

Agricultural Appraisal Information

1.	**Valuation data collection done by:**
	Staff
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.
	Knox County is divided into three market areas, the east is divided into two areas. The northern area is Area 3 and the southern area is Area 1. The western area is Area 2. The diversity of the land characteristics is evident in both the parcel type and the geographic characteristics of the two areas. Area 1 has the potential for irrigation and is not as hilly.
b.	**Describe the specific characteristics of the market area / valuation groupings that make them unique?**
	Area 1 is the south eastern portion of the county with borders of Cedar and Pierce Counties, Area 2 is the western portion of the county with borders of Holt and Antelope Counties. Area 3 is the north eastern portion of the county with the north border as the Missouri River and the eastern border Cedar County. The south eastern portion has the same characteristics as the bordering counties and tends to have more tillable acres. The western portion of the county is utilized more for the grassland characteristics. The north eastern portion tends to have a mixture of characteristics.
3.	**Agricultural Land**
a.	**How is agricultural land defined in this county?**
	Follow the statutes and regulations as written.
b.	**When is it agricultural land, when is it residential, when is it is recreational?**
	Residential = 20 acres or less, Ag = defined ag use, Recreational = having lake influence
c.	**Are these definitions in writing?**
	Yes
d.	**What are the recognized differences?**
	Assessor determines using sales information, statutes and regulations
e.	**How are rural home sites valued?**
	$4,000 for an acre
f.	**Are rural home sites valued the same as rural residential home sites?**
	Identified as the same
g.	**Are all rural home sites valued the same or are market differences recognized?**
	All the same

h.	**What are the recognized differences?**
	None
4.	**What is the status of the soil conversion from the alpha to numeric notation?**
	Completed March 2009
a.	**Are land capability groupings (LCG) used to determine assessed value?**
	Yes
b.	**What other land characteristics or analysis are/is used to determine assessed values?**
	Sales file information
5.	**Is land use updated annually?**
	GIS is new, we will check periodically as new government aerials are available. Currently only 2007 available. Always update any changes that we know about. 2009 just available in February.
a.	**By what method? (Physical inspection, FSA maps, etc.)**
	Physical inspection and FSA maps
6.	**Is there agricultural land in the County that has a non-agricultural influence?**
	No
a.	**How is the County developing the value for non-agricultural influences?**
	Not applicable
b.	**Has the County received applications for special valuation?**
	Never
c.	**Describe special value methodology**
	None
7	**Pickup work:**
a.	**Is pickup work done annually and is it completed by March 19th?**
	Yes
b.	**By Whom?**
	All staff
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?**
	Of course
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)**
	On target – rural land and improvement are being reviewed now
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?**
	We will put on approximately ½ of the county improved parcels update for 2010 and as time allows, should apply the other ½ for 2011. The entire rural update will be implemented for 2011.

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
07/01/06 - 06/30/07	43	10	22	11
07/01/07 - 06/30/08	30	7	19	4
07/01/08 - 06/30/09	20	1	15	4
Totals	93	18	56	19

Added Sales:

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

Final Results:

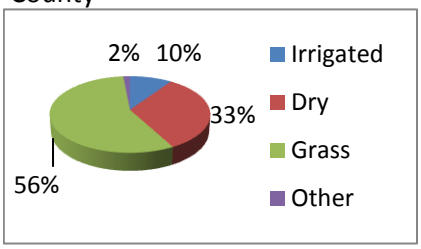
Study Year	County	Area 1	Area 2	Area 3
07/01/06 - 06/30/07	43	10	22	11
07/01/07 - 06/30/08	32	7	19	6
07/01/08 - 06/30/09	25	5	15	5
Totals	100	22	56	22

Representativeness by Majority Land Use

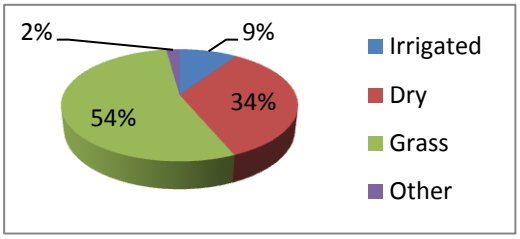
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	10%	9%	9%
Dry	33%	34%	35%
Grass	56%	54%	54%
Other	2%	2%	2%

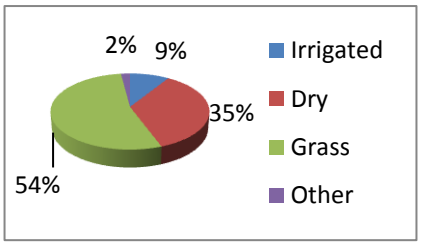
County



Original Sales File

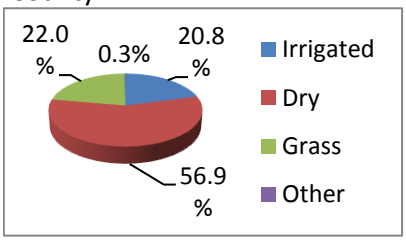


Representative Sample

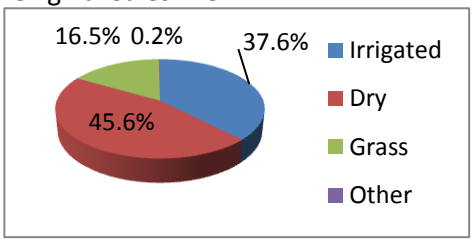


	Mkt Area 1		
	county	sales file	sample
Irrigated	21%	38%	34%
Dry	57%	46%	47%
Grass	22%	17%	18%
Other	0%	0%	0%

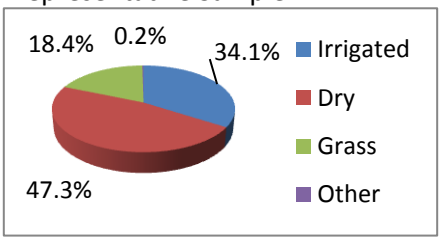
County



Original Sales File

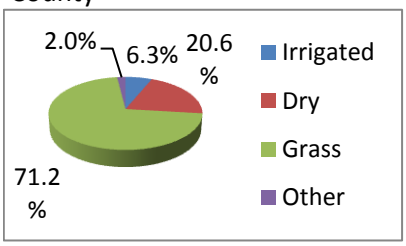


Representative Sample

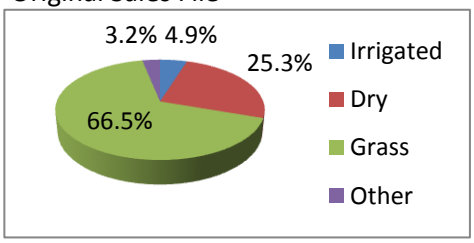


	Mkt Area 2		
	county	sales file	sample
Irrigated	6%	5%	5%
Dry	21%	25%	25%
Grass	71%	67%	67%
Other	2%	3%	3%

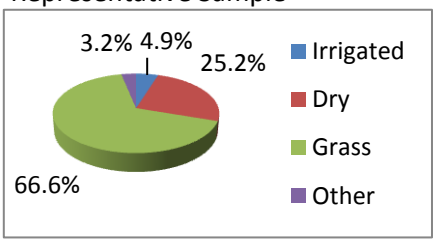
County



Original Sales File

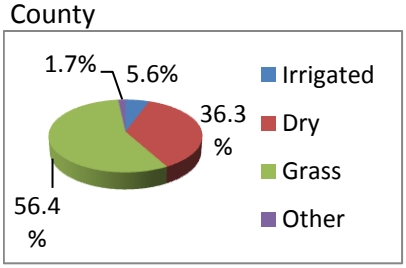


Representative Sample

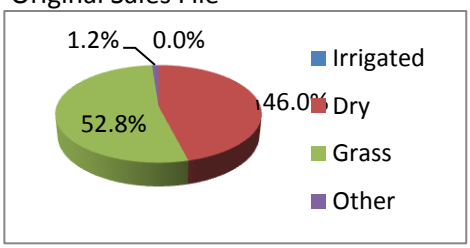


	Mkt Area 3		
	county	sales file	sample
Irrigated	6%	0%	0%
Dry	36%	46%	47%
Grass	56%	53%	52%
Other	2%	1%	1%

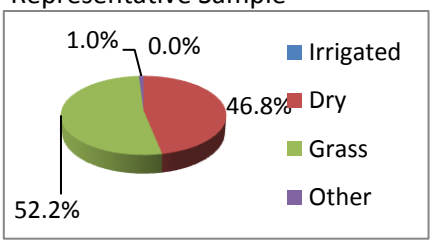
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3
Number of Sales - Original Sales File	93	18	56	19
Number of Sales - Expanded Sample	100	22	56	22
Total Number of Acres Added	745	250	0	495

Ratio Study

		Final Statistics				Preliminary Statistics			
County		Median	70%	AAD	13.39%	Median	62%	AAD	11.86%
# sales	100	Mean	71%	COD	19.10%	Mean	63%	COD	19.06%
		W. Mean	71%	PRD	100.36%	W. Mean	60%	PRD	105.89%
Market Area 1		Median	70%	AAD	10.74%	Median	57%	AAD	10.56%
# sales	22	Mean	69%	COD	15.37%	Mean	60%	COD	18.51%
		W. Mean	69%	PRD	100.16%	W. Mean	58%	PRD	102.61%
Market Area 2		Median	71%	AAD	14.41%	Median	63%	AAD	12.77%
# sales	56	Mean	72%	COD	20.28%	Mean	63%	COD	20.27%
		W. Mean	70%	PRD	103.58%	W. Mean	61%	PRD	103.51%
Market Area 3		Median	70%	AAD	13.44%	Median	68%	AAD	10.85%
# sales	22	Mean	71%	COD	19.10%	Mean	66%	COD	15.85%
		W. Mean	61%	PRD	115.06%	W. Mean	60%	PRD	110.77%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	13	69.64%	27	70.32%
Mkt Area 1	0	N/A	5	65.01%	1	70.78%
Mkt Area 2	0	N/A	3	69.64%	21	68.58%
Mkt Area 3	0	N/A	5	70.40%	5	70.32%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	9	63.46%	23	67.22%	37	72.82%
Mkt Area 1	6	79.02%	10	66.04%	1	70.78%
Mkt Area 2	3	61.23%	5	69.64%	30	74.34%
Mkt Area 3	0	N/A	8	68.81%	6	69.24%

Agricultural or Special
Valuation Correlation

Agricultural Land

I. Correlation

The level of value for the agricultural real property in Knox County, as determined by the PTA is 70%. The mathematically calculated median is 70%.

AGRICULTURAL LAND:

An analysis of the sales file was prepared for Knox County. The county assessor studied the file and came to the conclusion that a third market area needed to be developed. The prior market area one was divided into north and south areas. The southern portion is influenced more by the fact that there is more dry and irrigated cropland. The northern area terrain is substantially different and the land use is more dry land and grassland.

The proportionality of the sales file over the three year study period was addressed. The most recent study period was lacking in sales. In order to be proportionate the sales base was expanded to include sales from neighboring counties with similar land use characteristics. The expanded analysis was discussed with the county assessor and the conclusion supported the efforts of the county in establishing the 2010 agricultural land values which are equalized both within the County and with the adjoining counties.

The county has achieved a uniform and proportionate level of value for the agricultural class and there will not be a non-binding recommendation for this class.

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:

On every sale transaction the county makes a telephone call to either the buyer &/or seller of the property and asks a series of questions relating to the sale of the property. All sales are verified with a physical inspection of the parcel.

If unable to contact the buyer, contact may be made to another person involved with the transaction, i.e. the seller, realtor. A questionnaire will be mailed out if unable to reach a person by telephone.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions, partial interests or substantially changed parcels.

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	**70**	**71**	**71**

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, 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 Knox County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	**18.27**	**99.57**

AGRICULTURAL LAND:

The coefficient of dispersion and the price related differential are both well within the acceptable parameters and support the valuation for the 2010 assessment year.

County Reports

Total Real Property (Sum Lines 17, 25, & 30) **Records :** 10,842 **Value :** 894,982,070 **Growth** 5,761,553 (Sum Lines 17, 25, & 41)

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	306	986,575	16	59,755	11	83,365	333	1,129,695	
02. Res Improve Land	2,243	7,098,805	64	1,148,635	279	4,875,875	2,586	13,123,315	
03. Res Improvements	2,294	79,132,650	69	4,173,665	311	16,067,505	2,674	99,373,820	
04. Res Total	2,600	87,218,030	85	5,382,055	322	21,026,745	3,007	113,626,830	1,187,258
% of Res Total	86.46	76.76	2.83	4.74	10.71	18.51	27.73	12.70	20.61
05. Com UnImp Land	62	177,790	6	10,050	29	343,590	97	531,430	
06. Com Improve Land	453	1,645,480	24	251,045	21	906,495	498	2,803,020	
07. Com Improvements	461	17,175,760	25	1,945,845	30	7,135,985	516	26,257,590	
08. Com Total	523	18,999,030	31	2,206,940	59	8,386,070	613	29,592,040	1,072,005
% of Com Total	85.32	64.20	5.06	7.46	9.62	28.34	5.65	3.31	18.61
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	1,185	8,426,875	1,185	8,426,875	
14. Rec Improve Land	0	0	0	0	481	9,594,730	481	9,594,730	
15. Rec Improvements	0	0	1	10,310	638	51,397,990	639	51,408,300	
16. Rec Total	0	0	1	10,310	1,823	69,419,595	1,824	69,429,905	1,753,625
% of Rec Total	0.00	0.00	0.05	0.01	99.95	99.99	16.82	7.76	30.44
Res & Rec Total	2,600	87,218,030	86	5,392,365	2,145	90,446,340	4,831	183,056,735	2,940,883
% of Res & Rec Total	53.82	47.65	1.78	2.95	44.40	49.41	44.56	20.45	51.04
Com & Ind Total	523	18,999,030	31	2,206,940	59	8,386,070	613	29,592,040	1,072,005
% of Com & Ind Total	85.32	64.20	5.06	7.46	9.62	28.34	5.65	3.31	18.61
17. Taxable Total	3,123	106,217,060	117	7,599,305	2,204	98,832,410	5,444	212,648,775	4,012,888
% of Taxable Total	57.37	49.95	2.15	3.57	40.48	46.48	50.21	23.76	69.65

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	1	11,380	808,570	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	1	11,380	808,570
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				**1**	**11,380**	**808,570**

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Producing	408	76	703	1,187

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	210	12,858,205	3,705	389,852,265	3,915	402,710,470
28. Ag-Improved Land	0	0	119	14,667,950	1,315	203,526,315	1,434	218,194,265
29. Ag Improvements	0	0	121	5,479,030	1,362	55,949,530	1,483	61,428,560
30. Ag Total							**5,398**	**682,333,295**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	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	94	99.00	403,200	
33. HomeSite Improvements	0	0.00	0	96	97.00	4,632,370	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	12	26.49	42,765	
36. FarmSite Improv Land	0	0.00	0	113	480.75	504,350	
37. FarmSite Improvements	0	0.00	0	93	0.00	846,660	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	426.16	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.00	56,000	14	14.00	56,000	
32. HomeSite Improv Land	957	1,010.02	4,070,280	1,051	1,109.02	4,473,480	
33. HomeSite Improvements	1,066	1,004.02	40,812,730	1,162	1,101.02	45,445,100	1,748,665
34. HomeSite Total				**1,176**	**1,123.02**	**49,974,580**	
35. FarmSite UnImp Land	193	397.74	423,850	205	424.23	466,615	
36. FarmSite Improv Land	1,266	6,867.90	6,995,095	1,379	7,348.65	7,499,445	
37. FarmSite Improvements	1,057	0.00	15,136,800	1,150	0.00	15,983,460	0
38. FarmSite Total				**1,355**	**7,772.88**	**23,949,520**	
39. Road & Ditches	0	10,096.70	0	0	10,522.86	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				**2,531**	**19,418.76**	**73,924,100**	**1,748,665**

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	7	888.00	531,415	7	888.00	531,415

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	2,646.40	8.25%	5,478,045	9.58%	2,070.00
46. 1A	9,103.23	28.39%	18,834,480	32.93%	2,068.99
47. 2A1	2,168.26	6.76%	4,270,655	7.47%	1,969.62
48. 2A	1,636.96	5.10%	3,061,125	5.35%	1,870.01
49. 3A1	3,146.22	9.81%	5,362,555	9.38%	1,704.44
50. 3A	995.25	3.10%	1,642,020	2.87%	1,649.86
51. 4A1	11,958.04	37.29%	17,919,040	31.33%	1,498.49
52. 4A	414.71	1.29%	621,510	1.09%	1,498.66
53. Total	32,069.07	100.00%	57,189,430	100.00%	1,783.32
Dry					
54. 1D1	5,244.90	6.10%	9,650,610	7.09%	1,840.00
55. 1D	28,329.18	32.96%	51,984,155	38.21%	1,835.00
56. 2D1	4,104.74	4.78%	7,327,045	5.39%	1,785.02
57. 2D	3,309.18	3.85%	5,657,575	4.16%	1,709.66
58. 3D1	8,785.30	10.22%	14,232,235	10.46%	1,620.01
59. 3D	1,578.84	1.84%	2,407,850	1.77%	1,525.08
60. 4D1	33,929.25	39.47%	44,108,040	32.42%	1,300.00
61. 4D	679.08	0.79%	679,080	0.50%	1,000.00
62. Total	85,960.47	100.00%	136,046,590	100.00%	1,582.66
Grass					
63. 1G1	523.97	0.00%	324,865	1.76%	620.01
64. 1G	4,805.22	14.43%	2,979,315	16.14%	620.02
65. 2G1	1,864.26	5.60%	1,118,515	6.06%	599.98
66. 2G	2,043.45	6.14%	1,226,080	6.64%	600.00
67. 3G1	2,156.05	6.47%	1,164,300	6.31%	540.02
68. 3G	3,316.12	9.96%	1,790,675	9.70%	539.99
69. 4G1	12,797.57	38.43%	6,782,775	36.75%	530.00
70. 4G	5,792.97	17.40%	3,070,335	16.64%	530.01
71. Total	33,299.61	100.00%	18,456,860	100.00%	554.27

Irrigated Total	32,069.07	21.12%	57,189,430	26.99%	1,783.32
Dry Total	85,960.47	56.62%	136,046,590	64.20%	1,582.66
Grass Total	33,299.61	21.93%	18,456,860	8.71%	554.27
Waste	71.49	0.05%	3,575	0.00%	50.01
Other	420.77	0.28%	229,390	0.11%	545.17
Exempt	1,039.60	0.68%	0	0.00%	0.00
Market Area Total	151,821.41	100.00%	211,925,845	100.00%	1,395.89

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 2**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,043.60	13.52%	4,717,615	15.55%	1,550.01
46. 1A	2,356.48	10.47%	3,499,355	11.53%	1,484.99
47. 2A1	3,342.08	14.84%	4,745,760	15.64%	1,420.00
48. 2A	4,749.16	21.09%	6,268,905	20.66%	1,320.00
49. 3A1	2,857.22	12.69%	3,614,390	11.91%	1,265.00
50. 3A	2,630.83	11.69%	3,262,260	10.75%	1,240.01
51. 4A1	3,105.60	13.79%	3,757,785	12.39%	1,210.00
52. 4A	428.29	1.90%	471,125	1.55%	1,100.01
53. Total	22,513.26	100.00%	30,337,195	100.00%	1,347.53
Dry					
54. 1D1	11,166.80	15.25%	11,221,870	20.05%	1,004.93
55. 1D	11,944.15	16.31%	11,164,200	19.94%	934.70
56. 2D1	7,136.85	9.75%	6,279,760	11.22%	879.91
57. 2D	15,695.72	21.43%	11,222,490	20.05%	715.00
58. 3D1	5,851.36	7.99%	3,773,775	6.74%	644.94
59. 3D	2,733.27	3.73%	1,612,650	2.88%	590.01
60. 4D1	17,096.31	23.35%	10,001,435	17.87%	585.01
61. 4D	1,602.24	2.19%	704,945	1.26%	439.97
62. Total	73,226.70	100.00%	55,981,125	100.00%	764.49
Grass					
63. 1G1	2,532.75	0.00%	1,760,235	1.01%	694.99
64. 1G	8,187.36	3.26%	5,690,870	3.26%	695.08
65. 2G1	6,083.00	2.43%	4,237,580	2.43%	696.63
66. 2G	16,300.13	6.50%	11,353,455	6.50%	696.53
67. 3G1	8,809.34	3.51%	6,134,510	3.51%	696.36
68. 3G	16,992.48	6.78%	11,866,815	6.80%	698.36
69. 4G1	74,866.52	29.85%	52,114,705	29.86%	696.10
70. 4G	117,011.16	46.66%	81,380,530	46.63%	695.49
71. Total	250,782.74	100.00%	174,538,700	100.00%	695.98
Irrigated Total	22,513.26	6.20%	30,337,195	11.59%	1,347.53
Dry Total	73,226.70	20.15%	55,981,125	21.39%	764.49
Grass Total	250,782.74	69.02%	174,538,700	66.68%	695.98
Waste	7,542.86	2.08%	383,310	0.15%	50.82
Other	9,274.77	2.55%	519,020	0.20%	55.96
Exempt	11,052.18	3.04%	0	0.00%	0.00
Market Area Total	363,340.33	100.00%	261,759,350	100.00%	720.42

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 3**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	374.19	4.54%	664,185	5.72%	1,774.99
46. 1A	1,782.24	21.62%	3,077,495	26.50%	1,726.76
47. 2A1	582.44	7.07%	972,675	8.37%	1,670.00
48. 2A	1,200.49	14.57%	1,835,510	15.80%	1,528.97
49. 3A1	454.00	5.51%	631,175	5.43%	1,390.25
50. 3A	200.24	2.43%	253,060	2.18%	1,263.78
51. 4A1	3,453.55	41.90%	3,966,500	34.15%	1,148.53
52. 4A	194.59	2.36%	213,805	1.84%	1,098.75
53. Total	8,241.74	100.00%	11,614,405	100.00%	1,409.22
Dry					
54. 1D1	4,352.53	8.63%	6,201,080	9.77%	1,424.71
55. 1D	12,604.13	24.99%	17,330,825	27.29%	1,375.01
56. 2D1	3,653.83	7.25%	4,987,280	7.85%	1,364.95
57. 2D	5,794.34	11.49%	7,820,185	12.31%	1,349.62
58. 3D1	2,695.07	5.34%	3,501,410	5.51%	1,299.19
59. 3D	555.03	1.10%	666,035	1.05%	1,200.00
60. 4D1	19,889.65	39.44%	22,177,040	34.92%	1,115.00
61. 4D	885.61	1.76%	819,190	1.29%	925.00
62. Total	50,430.19	100.00%	63,503,045	100.00%	1,259.23
Grass					
63. 1G1	558.92	0.00%	438,680	0.74%	784.87
64. 1G	5,265.04	6.79%	4,132,930	6.98%	784.98
65. 2G1	2,980.04	3.84%	2,294,650	3.88%	770.01
66. 2G	2,658.49	3.43%	2,047,030	3.46%	770.00
67. 3G1	2,594.34	3.34%	1,997,630	3.37%	770.00
68. 3G	1,338.05	1.72%	1,030,285	1.74%	769.99
69. 4G1	28,063.13	36.18%	21,328,005	36.03%	760.00
70. 4G	34,113.90	43.98%	25,926,575	43.80%	760.00
71. Total	77,571.91	100.00%	59,195,785	100.00%	763.11

Irrigated Total	8,241.74	5.85%	11,614,405	8.62%	1,409.22
Dry Total	50,430.19	35.79%	63,503,045	47.14%	1,259.23
Grass Total	77,571.91	55.05%	59,195,785	43.94%	763.11
Waste	1,486.92	1.06%	74,395	0.06%	50.03
Other	3,189.05	2.26%	336,370	0.25%	105.48
Exempt	11,248.09	7.98%	0	0.00%	0.00
Market Area Total	140,919.81	100.00%	134,724,000	100.00%	956.03

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,702.96	4,304,435	60,121.11	94,836,595	62,824.07	99,141,030
77. Dry Land	0.00	0	12,833.25	14,935,045	196,784.11	240,595,715	209,617.36	255,530,760
78. Grass	0.00	0	10,626.50	7,284,370	351,027.76	244,906,975	361,654.26	252,191,345
79. Waste	0.00	0	404.74	20,250	8,696.53	441,030	9,101.27	461,280
80. Other	0.00	0	468.29	31,740	12,416.30	1,053,040	12,884.59	1,084,780
81. Exempt	0.00	0	1,898.93	0	21,440.94	0	23,339.87	0
82. Total	**0.00**	**0**	**27,035.74**	**26,575,840**	**629,045.81**	**581,833,355**	**656,081.55**	**608,409,195**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	62,824.07	9.58%	99,141,030	16.30%	1,578.07
Dry Land	209,617.36	31.95%	255,530,760	42.00%	1,219.03
Grass	361,654.26	55.12%	252,191,345	41.45%	697.33
Waste	9,101.27	1.39%	461,280	0.08%	50.68
Other	12,884.59	1.96%	1,084,780	0.18%	84.19
Exempt	23,339.87	3.56%	0	0.00%	0.00
Total	**656,081.55**	100.00%	**608,409,195**	100.00%	927.34

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

54 Knox

	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	111,380,520	113,626,830	2,246,310	2.02%	1,187,258	0.95%
02. Recreational	64,536,890	69,429,905	4,893,015	7.58%	1,753,625	4.86%
03. Ag-Homesite Land, Ag-Res Dwelling	49,131,480	49,974,580	843,100	1.72%	1,748,665	-1.84%
04. Total Residential (sum lines 1-3)	**225,048,890**	**233,031,315**	**7,982,425**	**3.55%**	**4,689,548**	**1.46%**
05. Commercial	28,468,440	29,592,040	1,123,600	3.95%	1,072,005	0.18%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	23,187,785	23,949,520	761,735	3.29%	0	3.29%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	**51,656,225**	**53,541,560**	**1,885,335**	**3.65%**	**1,072,005**	**1.57%**
10. Total Non-Agland Real Property	**276,705,115**	**286,572,875**	**9,867,760**	**3.57%**	**5,761,553**	**1.48%**
11. Irrigated	82,180,670	99,141,030	16,960,360	20.64%		
12. Dryland	230,109,885	255,530,760	25,420,875	11.05%		
13. Grassland	229,077,340	252,191,345	23,114,005	10.09%		
14. Wasteland	446,920	461,280	14,360	3.21%		
15. Other Agland	340,200	1,084,780	744,580	218.87%		
16. Total Agricultural Land	**542,155,015**	**608,409,195**	**66,254,180**	**12.22%**		
17. Total Value of all Real Property	**818,860,130**	**894,982,070**	**76,121,940**	**9.30%**	**5,761,553**	**8.59%**
(Locally Assessed)						

2009 Knox County 3 year Plan of Assessment

County Description	Parcels		Valuation
Residential/Recreational	4826	21.47%	176,175,625
Commercial	616	3.48%	28,626,090
Agricultural	5384	75.05%	615,983,935
Totals	10,826	100%	$820,785,650

Budget, Staffing and Training
2008 Budget-$ 145,729.46
Appraisal Budget-$ 41,720.26

Staff
1 Assessor
1 Deputy Assessor
2 Full Time Clerks/Appraisers

All staff functions are performed by everyone in the office. This makes all help accessible at all times to any customer. The Assessor does all of the reports.

Contract Appraiser-none

Training

As the Assessor, I have attended all workshops and completed my educational hours needed to maintain my Assessor Certificate. The Deputy Assessor, Assessor Assistant and the office clerks all try to attend school on a regular basis-however many have been cancelled over the past few years. The GoToMeeting training is a good idea for education for hours that are so hard to find otherwise.

2009 R & O Statistics

Property Class	Median	COD	PRD
Residential	94.00%	13.38	106.66
Commercial	100.00%	10.97	106.08
Agricultural	70.00%	20.36	106.33

3 Year Appraisal Plan

2010

Residential

City property review will be completed and implemented for 2010 tax year. There will be appraisal maintenance for all of the towns and the lake area, all previously implemented. Appraisal maintenance includes review and pickup work. Sale review includes a physical inspection of the property. We make all efforts to talk to either the buyer or the seller. Pickup work includes physical inspection of all building permits and information statements. We will continually review each file for accuracy and correct statistics.

Commercial

Commercial review and data entry has all been completed last year in the 2009 assessment. Knox County generally has a small number of sales in commercial property. A market analysis will continue to be done as in the past. Sales review and pickup work will continue.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. As in the past, all sales will be plotted on a county map showing market areas and the price paid. The market analysis is conducted in house, by me the Assessor, using all the information collected and with the advice of the state liaison. Sales review and pickup work will also be completed for agricultural properties. We shall continue reviewing the ag land for land use updates. Farm site review should have begun, with the hiring of a contractual body. This will include a total sight review of the home and the outbuildings. All data entry will be done by my office help. A two year time span to complete the project is planned. GIS updates will be continuing.

Other

Personnel will continue with entering land use into the GIS system. I shall possibly order property record cards and transfer all information, gather personal property, file homestead exemptions, work within the sales rosters and set the yearly values, file abstract, handle all 521 transfer statements and get the required original into the state department one and one-half months after the sale date, implement 521sale transfers, change property names, handle the splits, maintain property record cards, generate yearly records, review all sales, keep mapping up to date, generate the valuation change notices,

prepare omitted and undervalued notices, hear protests, review and visit each protest sight, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, generate trust land reports, combine and balance levies, prepare Certified Tax List, prepare school aid reports, generate tax roles, tax list corrections, prepare update with FSA records and update CRP records and prepare for TERC.

2011

Residential

There will be appraisal maintenance for the city and lake areas for 2011. Appraisal maintenance includes sales review and pickup work. Sale review generally includes a physical inspection of the property. We try to contact either the buyer or the seller. Pickup work includes physical inspection of all building permits. We will continually review each file for accuracy and correct statistics.

Commercial

Maintenance will be the agenda for 2011. A market analysis will continue to be done as in the past. Sales review and pickup work will continue as before.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. As in the past, all sales will be plotted on a county map showing market areas and the price paid. The market analysis is conducted in house, by me, using all the information collected and with the advice of the state liaison. Sales review and pickup work will also be completed for agricultural properties. We shall continue reviewing the ag land for land use updates. Farm site review will continue with the hiring of an appraisal company or part time reviewers. This will include reviewing the home and the outbuildings. GIS updates will be continuing.

Other

Personnel will continue updating and entering land use into the GIS system. I shall possibly order property record cards and transfer all information, gather personal property, file homestead exemptions, work within the sales rosters and set the yearly values, file abstract, handle all 521 transfer statements and get the required original into the state one and one half months after the sale date, implement 521's sale transfers, change property names, handle the splits, maintain property record cards, generate yearly records, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, review and visit each protest sight, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, generate trust land reports, combine and balance levies, prepare Certified Tax List, prepare school aid reports, generate tax roles, tax list corrections, prepare update with FSA records and update CRP records and prepare for TERC.

2012

Residential

There will be appraisal maintenance for the city and lake areas for 2012. Appraisal maintenance includes sales review and pickup work. Sale review includes a physical inspection of the property. We try to contact either the buyer or the seller. Pickup work includes physical inspection of all building permits. We will continually review each file for accuracy and correct statistics. A total lake review shall begin with door to door review.

Commercial

Commercial maintenance will be conducted for 2011. Knox County normally does not have a large number of sales in commercial property. A market analysis will continue to be done as in the past. Sales review and pickup work will continue as before

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. As in the past, all sales will be plotted on a county map showing market areas and the price paid. The market analysis is conducted in house, by me, using all the information collected and with the advice of the state liaison. Sales review and pickup work will also be completed for agricultural properties. Personnel will continue to update ag land properties. Farm site review will continue with plans to implement in 2013.

Other

Personnel will continue with entering land use into the GIS system. I shall possibly order property record cards and transfer all information, gather personal property, file homestead exemptions, work within the sales rosters and set the yearly values, file abstract, implement 521's sale transfers, change property names, handle the splits, maintain property record cards, generate yearly records, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, review and visit each protest sight, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, generate trust land reports, combine and

balance levies, prepare Certified Tax List, prepare school aid reports, generate tax roles, tax list corrections, prepare update with FSA records and update CRP records and prepare for TERC.

Class	**2010**	**2011**	**2012**
Residential	Implement Final Town Review	Market Analysis	Begin lake Review
Commercial	Market Analysis	Market Analysis	Market Analysis
Agricultural	Begin Farm Site Review GIS Updates Market Analysis	Continue Farm Site Review Continue Upgrading Ag Land Files GIS Updates Market Analysis	Continue Farm Site Review Continue Upgrading Ag Land Files GIS Updates Market Analysis

2010 Assessment Survey for Knox County

I. General Information

A. Staffing and Funding Information

1.	**Deputy(ies) on staff**
	1
2.	**Appraiser(s) on staff**
	0
3.	**Other full-time employees**
	2
4.	**Other part-time employees**
	1
5.	**Number of shared employees**
	0
6.	**Assessor's requested budget for current fiscal year**
	$148,233.52
7.	**Adopted budget, or granted budget if different from above**
	$148,233.52
8.	**Amount of the total budget set aside for appraisal work**
	$0
9.	**Appraisal/Reappraisal budget, if not part of the total budget**
	$63,190
10.	**Part of the budget that is dedicated to the computer system**
	$22,500
11.	**Amount of the total budget set aside for education/workshops**
	$1,500
12.	**Other miscellaneous funds**
	$0
13.	**Was any of last year's budget not used:**
	$9,218.00 returned

B. Computer, Automation Information and GIS

1.	**Administrative software**
	Terra Scan
2.	**CAMA software**
	Terra Scan
3.	**Cadastral maps: Are they currently being used?**
	Using GIS but still mark cadastrals
4.	**Who maintains the Cadastral Maps?**
	All help/specifically Connie since she does sales

5.	**Does the county have GIS software?**
	GIS Workshop
6.	**Who maintains the GIS software and maps?**
	Christa
7.	**Personal Property software:**
	Terra Scan

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?**
	Bazile Mills, Bloomfield, Center, Creighton, Crofton, Niobrara, Santee, Verdel, Wausa, Winetoon and Verdigree
4.	**When was zoning implemented?**
	7/1995

D. Contracted Services

1.	**Appraisal Services**
	In House
2.	**Other services**
	None

Certification

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 Knox County Assessor.

Dated this 7th day of April, 2010.

Ruth A. Sorensen
Property Tax Administrator

Map Section

Valuation History Charts