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2010 Commission Summary

73 Red Willow

Residential Real Property - Current

Number of Sales	333	Median	97
Total Sales Price	\$24,470,496	Mean	99
Total Adj. Sales Price	\$24,480,146	Wgt. Mean	95
Total Assessed Value	\$23,264,900	Average Assessed Value of the Base	\$55,604
Avg. Adj. Sales Price	\$73,514	Avg. Assessed Value	\$69,865

Confidence Interval - Current

95% Median C.I	95.75 to 98.12
95% Mean C.I	96.59 to 100.69
95% Wgt. Mean C.I	93.39 to 96.68

% of Value of the Class of all Real Property Value in the County	41.84
% of Records Sold in the Study Period	6.85
% of Value Sold in the Study Period	8.61

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	369	98	98
2008	375	95	95
2007	379	94	94
2006	411	96	96

2010 Commission Summary

73 Red Willow

Commercial Real Property - Current

Number of Sales	40	Median	98
Total Sales Price	\$6,435,900	Mean	90
Total Adj. Sales Price	\$5,802,900	Wgt. Mean	83
Total Assessed Value	\$4,788,672	Average Assessed Value of the Base	\$138,169
Avg. Adj. Sales Price	\$145,073	Avg. Assessed Value	\$119,717

Confidence Interval - Current

95% Median C.I	93.56 to 99.13
95% Mean C.I	82.59 to 97.32
95% Wgt. Mean C.I	71.35 to 93.70

% of Value of the Class of all Real Property Value in the County	15.29
% of Records Sold in the Study Period	5.59
% of Value Sold in the Study Period	4.85

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	29	99	99
2008	31	96	96
2007	25	97	97
2006	27	96	96

2010 Opinions of the Property Tax Administrator for Red Willow 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 Red Willow County is 97% of market value. The quality of assessment for the class of residential real property in Red Willow 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 Red Willow County is 98% of market value. The quality of assessment for the class of commercial real property in Red Willow 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 Red Willow County is 72% of market value. The quality of assessment for the class of agricultural land in Red Willow 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 Red Willow County

taken to address the following property classes/subclasses:

Residential

The assessor made changes to the valuation groupings and neighborhoods that have shown a changing market to equalize the residential property class for 2010. A new reappraisal for residential properties in McCook, or valuation grouping no. 01 was implemented with new Marshall and Swift costing dated June/2008. This valuation grouping contains the majority of the residential base in the county.

All parcels within neighborhood 8500, the Suburban and area surrounding the City of McCook had increased site values over one acre and up to the 20 acre size. These were valued at \$1,000 per acre.

Lot values in the Country Side Estates subdivision, which is within neighborhood 8500, increased from .24 cents to .26 cents per square foot for the first 1.5 acre tracts.

Other valuation grouping updates included revised depreciation tables on homes with effective ages 13-31 yrs. within the Village of Indianola. The single wide mobile home depreciation tables were also reviewed within the City of McCook based on the current market studies.

2010 Assessment Survey for Red Willow County

Residential Appraisal Information

1	Valuation data collection done by:	
	The assessor and staff	
2	List the valuation groupings used by the County:	
	01	McCook
	02	Indianola
	03	Bartley
	04	Lebanon
	05	Danbury
	06	Suburban and neighborhood 8500
	07	Rural (neighborhood 8000)
a	Describe the specific characteristics of the valuation groupings that make them unique.	
	01	The City of McCook is the largest commercial based community with one of the most unique golf courses in Nebraska located on the west edge of the City.
	02	Indianola is a smaller Village located east of McCook on Hwy 6 & 34 where people enjoy commuting into McCook for employment.
	03	Bartley sits east of Indianola and is smaller with little commercial base
	04	Lebanon has unique Village characteristics and is located southeast of the main corridor of McCook and only contains 35 residential parcels with some of those being vacant lots.
	05	Danbury is on Hwy 89 near Lebanon but varies with a larger residential community compared to Lebanon with 105 residential parcels.
	06	Contains the suburban areas around McCook including the neighborhood 8500 which extends out to the west and north of the Suburban boundary.
	07	Rural residential parcels outside of the City and Villages located with their own water wells and utility services.
3	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost approach and sales comparison approach	
4	When was the last lot value study completed?	
	2008	
a	What methodology was used to determine the residential lot values?	
	Market Value 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 vendor?	
	The depreciation tables are developed based on the local market information	

a	How often does the County update depreciation tables?																																																																																																																							
.	At the time reappraisals are implemented or a review of valuation groupings																																																																																																																							
7	Pickup work:																																																																																																																							
a	Is pickup work done annually and is it completed by March 19th?																																																																																																																							
.	Yes																																																																																																																							
b	By Whom?																																																																																																																							
	The assessor and 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)																																																																																																																							
	See table under 8b for the progress notes and tracking																																																																																																																							
a	Does the County maintain a tracking process? If yes describe.																																																																																																																							
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	In 2008 the neighborhoods list are in inside the City of McCook.																																																																																																																							
b	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?																																																																																																																							

<p>The valuation grouping is reviewed at the same time and no percentage adjustments are applied to the balance of the county. The properties are inspected based on the six year cyclical plan and the market conditions that arise.</p>

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	333	MEDIAN:	97	COV:	19.33	95% Median C.I.:	95.75 to 98.12
TOTAL Sales Price:	24,470,496	WGT. MEAN:	95	STD:	19.06	95% Wgt. Mean C.I.:	93.39 to 96.68
TOTAL Adj.Sales Price:	24,480,146	MEAN:	99	AVG.ABS.DEV:	12.06	95% Mean C.I.:	96.59 to 100.69
TOTAL Assessed Value:	23,264,900						
AVG. Adj. Sales Price:	73,513	COD:	12.44	MAX Sales Ratio:	200.96		
AVG. Assessed Value:	69,864	PRD:	103.79	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>											
07/01/07 TO 09/30/07	54	96.40	99.80	95.88	11.71	104.09	51.72	157.97	92.98 to 99.97	78,486	75,251
10/01/07 TO 12/31/07	39	96.32	100.96	99.09	10.83	101.89	72.97	159.05	94.61 to 101.03	59,561	59,018
01/01/08 TO 03/31/08	31	98.24	97.91	94.45	12.34	103.67	57.73	135.19	93.16 to 104.11	76,750	72,490
04/01/08 TO 06/30/08	48	98.05	99.61	96.81	11.63	102.89	60.56	144.55	93.60 to 104.11	72,541	70,229
07/01/08 TO 09/30/08	53	99.52	96.88	93.72	12.82	103.37	38.68	138.95	93.36 to 101.77	85,514	80,139
10/01/08 TO 12/31/08	42	96.42	100.26	95.14	12.40	105.38	67.24	200.96	93.62 to 101.60	67,460	64,182
01/01/09 TO 03/31/09	25	98.02	99.99	92.26	12.91	108.38	59.51	170.78	93.16 to 102.70	66,204	61,081
04/01/09 TO 06/30/09	41	93.39	94.13	92.57	14.30	101.68	35.00	199.86	89.46 to 97.06	74,073	68,568
<u>Study Years</u>											
07/01/07 TO 06/30/08	172	97.49	99.67	96.47	11.61	103.32	51.72	159.05	95.75 to 99.52	72,223	69,671
07/01/08 TO 06/30/09	161	96.58	97.54	93.56	13.29	104.25	35.00	200.96	94.94 to 98.34	74,892	70,070
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	174	97.78	98.63	94.97	12.38	103.86	38.68	200.96	95.46 to 100.01	76,016	72,191
<u>ALL</u>											
	333	96.93	98.64	95.04	12.44	103.79	35.00	200.96	95.75 to 98.12	73,513	69,864

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	262	97.69	100.41	96.77	10.39	103.77	71.36	200.96	96.32 to 99.52	69,933	67,672
02	19	94.94	95.86	90.86	19.51	105.51	55.59	158.72	77.35 to 109.51	46,513	42,259
03	9	99.58	99.24	83.20	23.91	119.27	63.11	145.00	63.31 to 135.19	43,375	36,090
04	4	63.46	66.44	74.78	29.02	88.85	35.00	103.84	N/A	20,150	15,068
05	3	51.72	68.19	79.16	48.65	86.14	38.68	114.16	N/A	12,366	9,789
06	27	92.53	94.54	92.35	12.70	102.37	71.35	199.86	84.78 to 98.54	146,453	135,254
07	9	92.78	89.11	82.00	21.09	108.68	57.73	132.36	59.51 to 121.15	90,166	73,935
<u>ALL</u>											
	333	96.93	98.64	95.04	12.44	103.79	35.00	200.96	95.75 to 98.12	73,513	69,864

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	322	97.12	99.12	95.10	12.32	104.23	38.68	200.96	95.90 to 98.44	75,127	71,443
2	11	90.00	84.75	89.96	12.80	94.20	35.00	106.87	77.13 to 100.45	26,268	23,632
<u>ALL</u>											
	333	96.93	98.64	95.04	12.44	103.79	35.00	200.96	95.75 to 98.12	73,513	69,864

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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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	310	96.70	97.95	94.87	11.55	103.24	35.00	199.86	95.50 to 98.02	77,349	73,382
06											
07	23	99.85	107.97	102.89	23.69	104.93	38.68	200.96	90.91 to 116.05	21,818	22,449
ALL											
	333	96.93	98.64	95.04	12.44	103.79	35.00	200.96	95.75 to 98.12	73,513	69,864

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	6	98.44	102.75	125.82	48.96	81.66	35.00	200.96	35.00 to 200.96	2,741	3,449
5000 TO 9999	5	92.97	107.45	109.63	22.07	98.01	78.66	158.72	N/A	6,950	7,619
Total \$											
1 TO 9999	11	92.97	104.89	114.83	38.31	91.34	35.00	200.96	38.68 to 158.72	4,654	5,344
10000 TO 29999	62	100.02	105.90	105.74	16.79	100.15	51.72	170.78	95.46 to 106.05	17,573	18,582
30000 TO 59999	81	99.85	101.38	100.50	12.87	100.87	60.56	199.86	96.36 to 103.84	43,107	43,324
60000 TO 99999	92	96.82	96.85	96.66	8.73	100.20	55.59	138.11	94.61 to 99.52	77,890	75,290
100000 TO 149999	55	93.36	92.47	92.33	8.53	100.15	67.24	114.32	91.31 to 97.38	120,964	111,692
150000 TO 249999	28	92.19	91.41	90.96	7.44	100.50	59.51	104.26	89.11 to 96.95	175,773	159,880
250000 TO 499999	4	91.37	90.15	90.17	11.81	99.97	74.41	103.43	N/A	276,750	249,547
ALL											
	333	96.93	98.64	95.04	12.44	103.79	35.00	200.96	95.75 to 98.12	73,513	69,864

**2010 Correlation Section
for Red Willow County**

Residential Real Property

I. Correlation

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

RESIDENTIAL: The Red Willow County Assessor implemented a new residential appraisal within valuation grouping 01, McCook with June/2008 costing tables and depreciation tables. This valuation grouping contains 79% of the total residential sales file. Other changes were made as the assessor took actions to increase site values for neighborhood 8500 based on market data. The other subclasses were updated such as the mobile home depreciation tables and the residential homes in Indianola with effective ages of 13-31 years. The county has addressed the property class with changes that met a reliable sample excluding one mobile home sale. The level of value is supported through the representative sample and reliable central tendency measures. 97 best represents the level of value through the recommended IAAO standards for direct equalization. The outlier was extracted to show a new PRD of 103.49 which brings both qualitative calculations within acceptable measures. The Red Willow County Assessor has met assessment equality which is supported through the COD and PRD. There are no nonbinding recommendations for the residential property class in Red Willow County.

**2010 Correlation Section
for Red Willow 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 sales review procedure was completed. The assessor and staff have developed specific questions in regards to a residential property and they are sent to the buyer and the seller. Any amount of personal property is determined and the qualification of an arm's length sale. Red Willow County has approximately a 54% return rate on the data requested. A review of the non-qualified sales included 17 substantially changed properties that if they could be used for measurement purposes the county would use 69% of the total file. There are no signs of excessive trimming or bias qualifications. The qualified residential sample fairly represents reliable statistical results.

**2010 Correlation Section
for Red Willow 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	97	95	99

**2010 Correlation Section
for Red Willow 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 Red Willow 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 Red Willow County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	12.44	103.79

RESIDENTIAL:After the residential sample was reviewed, it appeared that one sale was an outlier. Further review of the sale in book 2008 page 1621 explained that the sold property was a 1977, 924 square foot mobile home on a small lot with metal siding and galvanized roof covering. The real estate transfer statement showed an adjusted purchase price of \$1200 and the assessor did properly adjust the amount of \$2650 back for excessive personal property to end up with a total adjusted sale price of \$3850. This sale is not representing an average residential property in McCook or Red Willow County. Excluding this sale from the qualified statistics calculates a representative COD of 12.17 and a reliable PRD of 103.49. Both of the measures are reliable and represent the fair and uniform assessment practices used by the Red Willow County Assessor.

2010 Assessment Actions for Red Willow County

taken to address the following property classes/subclasses:

Commercial

A new appraisal in the Commercial class of property was completed and put on the assessment rolls for the 2009 assessment year. For 2010 all pickup work was completed and the current sales were analyzed for market information. The assessor contracts an appraiser to assist with the commercial appraisals as needed.

2010 Assessment Survey for Red Willow County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	The assessor and staff	
2.	List the valuation groupings used by the County:	
	01	McCook
	02	Indianola
	03	Bartley
	04	Lebanon
	05	Danbury
	06	Suburban McCook
	07	Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	01	The City of McCook is the largest commercial based community with one of the most unique golf courses in Nebraska located on the west edge of the City.
	02	Indianola is a smaller Village located east of McCook on Hwy 6 & 34 where people enjoy commuting into McCook for employment.
	03	Bartley sits east of Indianola and is smaller with little commercial base
	04	Lebanon has unique Village characteristics and is located southeast of the main corridor of McCook.
	05	Danbury is on Hwy 89 near Lebanon but has unique characteristics.
	06	Contains the suburban areas around McCook including neighborhood 8500 which extends to the west and north of the suburban area.
	07	Rural commercial parcels outside of the City and Villages located with their own water wells and utility services.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	All three approaches to value are used where applicable. Income data is not always available. There are not always enough sales within each occupancy code to use the sales comparison approach.	
4	When was the last lot value study completed?	
	2008	
a.	What methodology was used to determine the commercial lot values?	
	Market Value	
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?	
	The contracted appraiser, Jerry Knoche develops the depreciation tables for the	

	assessor.
a.	How often does the County update the depreciation tables?
	At the time a new reappraisal is implemented.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor, office staff and Knoche Appraisal
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)
	The county was complete in 2009 with a new reappraisal.
a.	Does the County maintain a tracking process? If yes describe.
	The assessor maintains the tracking process by neighborhood as listed in the commercial survey. The commercial class of property is reviewed and inspected by each occupancy type within the valuation grouping.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	No percentage adjustments are given. The parcels included in the same occupancy code are treated equally within the valuation grouping.

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	40	MEDIAN:	98	COV:	26.42	95% Median C.I.:	93.56 to 99.13
TOTAL Sales Price:	6,435,900	WGT. MEAN:	83	STD:	23.77	95% Wgt. Mean C.I.:	71.35 to 93.70
TOTAL Adj.Sales Price:	5,802,900	MEAN:	90	AVG.ABS.DEV:	13.54	95% Mean C.I.:	82.59 to 97.32
TOTAL Assessed Value:	4,788,672						
AVG. Adj. Sales Price:	145,072	COD:	13.77	MAX Sales Ratio:	149.33		
AVG. Assessed Value:	119,716	PRD:	109.01	MIN Sales Ratio:	17.78		

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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	3	97.88	96.78	97.19	1.98	99.57	93.33	99.13	N/A	68,166	66,253
10/01/06 TO 12/31/06	3	98.67	72.51	64.00	27.41	113.29	18.85	100.00	N/A	125,833	80,536
01/01/07 TO 03/31/07	2	99.15	99.15	99.32	0.70	99.83	98.46	99.84	N/A	100,000	99,322
04/01/07 TO 06/30/07	3	98.09	97.22	98.25	2.19	98.95	93.56	100.00	N/A	36,466	35,829
07/01/07 TO 09/30/07	4	96.84	100.77	95.72	8.17	105.27	91.22	118.18	N/A	81,000	77,535
10/01/07 TO 12/31/07	5	98.28	97.96	98.05	1.73	99.90	93.60	100.00	N/A	66,200	64,910
01/01/08 TO 03/31/08	2	99.29	99.29	99.15	0.16	100.14	99.13	99.45	N/A	293,250	290,770
04/01/08 TO 06/30/08	3	100.20	116.04	139.22	16.88	83.35	98.58	149.33	N/A	78,000	108,588
07/01/08 TO 09/30/08	2	85.52	85.52	71.66	17.06	119.34	70.93	100.10	N/A	1,000,000	716,578
10/01/08 TO 12/31/08	5	98.52	85.91	83.08	13.24	103.40	62.83	99.60	N/A	74,400	61,813
01/01/09 TO 03/31/09	2	55.56	55.56	56.07	1.81	99.08	54.55	56.56	N/A	91,000	51,025
04/01/09 TO 06/30/09	6	84.81	74.86	74.36	27.61	100.66	17.78	113.10	17.78 to 113.10	147,000	109,315
<u>Study Years</u>											
07/01/06 TO 06/30/07	11	98.46	90.71	83.75	8.86	108.32	18.85	100.00	93.33 to 100.00	81,036	67,863
07/01/07 TO 06/30/08	14	99.15	102.82	104.51	6.71	98.39	91.22	149.33	94.50 to 100.20	105,392	110,143
07/01/08 TO 06/30/09	15	79.90	77.39	72.76	25.21	106.36	17.78	113.10	56.65 to 98.52	229,066	166,677
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	14	98.37	98.77	97.56	3.52	101.25	91.22	118.18	93.60 to 100.00	68,885	67,202
01/01/08 TO 12/31/08	12	98.85	95.61	82.99	12.51	115.20	62.83	149.33	70.93 to 100.10	266,041	220,794
<u>ALL</u>											
	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	33	98.52	91.52	83.00	12.34	110.26	17.78	149.33	93.56 to 99.45	169,812	140,946
02	4	77.28	80.55	75.48	32.29	106.71	54.55	113.10	N/A	20,500	15,474
03	1	62.83	62.83	62.83			62.83	62.83	N/A	111,500	70,052
04	2	96.54	96.54	98.14	2.11	98.37	94.50	98.58	N/A	2,800	2,748
<u>ALL</u>											
	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

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	35	98.52	94.62	86.48	9.67	109.41	54.55	149.33	94.50 to 99.17	155,354	134,356
2	5	56.65	57.29	23.58	55.26	242.95	17.78	99.60	N/A	73,100	17,237
<u>ALL</u>											
	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	93.60	93.60	93.60			93.60	93.60	N/A	25,000	23,400
03	39	98.46	89.86	82.47	13.98	108.96	17.78	149.33	93.33 to 99.17	148,151	122,186
04											
ALL	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

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	2	75.58	75.58	65.38	25.04	115.59	56.65	94.50	N/A	1,300	850
5000 TO 9999	4	96.07	96.04	95.75	3.39	100.29	92.00	100.00	N/A	6,375	6,104
Total \$											
1 TO 9999	6	94.03	89.21	92.94	9.02	95.99	56.65	100.00	56.65 to 100.00	4,683	4,352
10000 TO 29999	6	99.80	103.73	103.25	6.71	100.47	93.60	118.18	93.60 to 118.18	21,083	21,768
30000 TO 59999	7	99.45	92.39	92.56	7.65	99.82	54.55	100.20	54.55 to 100.20	45,285	41,914
60000 TO 99999	7	98.52	94.69	95.45	4.51	99.20	70.07	100.00	70.07 to 100.00	77,414	73,895
100000 TO 149999	5	79.90	79.40	78.74	19.61	100.83	56.56	99.84	N/A	119,500	94,100
150000 TO 249999	5	91.22	75.17	76.63	46.34	98.10	17.78	149.33	N/A	176,380	135,159
250000 TO 499999	1	98.28	98.28	98.28			98.28	98.28	N/A	250,000	245,700
500000 +	3	89.71	86.59	79.39	10.48	109.07	70.93	99.13	N/A	1,020,000	809,759
ALL	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	93.60	86.34	78.10	29.14	110.55	17.78	149.33	18.85 to 118.18	84,354	65,880
343	2	85.03	85.03	77.00	16.58	110.43	70.93	99.13	N/A	1,242,500	956,716
344	4	89.00	83.64	78.00	17.31	107.23	56.56	100.00	N/A	95,850	74,760
349	1	70.07	70.07	70.07			70.07	70.07	N/A	62,500	43,792
350	1	98.58	98.58	98.58			98.58	98.58	N/A	5,000	4,929
353	9	98.67	93.57	92.31	6.21	101.37	62.83	100.20	89.71 to 100.10	159,944	147,642
384	1	99.45	99.45	99.45			99.45	99.45	N/A	51,500	51,216
386	1	54.55	54.55	54.55			54.55	54.55	N/A	44,000	24,000
406	5	99.13	97.13	98.99	2.72	98.12	92.00	100.00	N/A	17,420	17,243
426	1	98.46	98.46	98.46			98.46	98.46	N/A	75,000	73,845
528	4	98.52	98.74	98.65	0.53	100.09	97.90	100.00	N/A	60,500	59,683
ALL	40	98.37	89.95	82.52	13.77	109.01	17.78	149.33	93.56 to 99.13	145,072	119,716

**2010 Correlation Section
for Red Willow County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Red Willow County, as determined by the PTA is 98%. The mathematically calculated median is 98%.

COMMERCIAL:A review of the commercial sold property in Red Willow County supports the level of value at 98. Two outliers were extracted for the determination of a representative sample. The mean measure of central tendency moved to 94, and the median remained at 98 which is supported by IAAO recommendations that the median ratio is the most appropriate statistical measure for the use in determining the level of value for direct equalization. A test was conducted to determine if the entire sample is a fair representation of the sold properties versus the population. The county sample is representative with the average assessed value of the commercial properties based on the abstract figures at \$138,169 and the average assessed value of the sales at \$124,380 and the average sale price is \$143,760. The differences are minor ranging from 4-10% apart. The individual valuation groupings appear to be a variety of occupancy codes, although McCook contains a representative sample. The assessor implemented a new reappraisal in this property class in 2009 and it is apparent the level of value has support through the analysis completed at 98%. The COD and known assessment practices in Red Willow County support uniformity and proportional assessments.

**2010 Correlation Section
for Red Willow 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.

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**2010 Correlation Section
for Red Willow 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.

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	Median	Wgt. Mean	Mean
R&O Statistics	98	83	90

**2010 Correlation Section
for Red Willow 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 Red Willow 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 Red Willow County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	13.77	109.01

COMMERCIAL: The calculated COD and PRD for the commercial property in Red Willow County is influenced by two outliers. A review of the sample determined that the same property sold twice; once in book 2006 page 1733 and then again in book 2009-1091. This property is vacant land along Highway 83 in McCook where the original buyers intended on building a travel center for trucks and motorists located with access right off of the highway. No development took place. The first purchase price was \$165,000 and then in 2009 it sold to a new buyer for \$175,000. As of this date, no development has begun. Hypothetically if these two sales were excluded from the sample, the mean measure of central tendency improved to 94; the COD is 10.19 and the PRD did improve to 108.33. The assessor has valued the property like other vacant land in that neighborhood. The coefficient of dispersion is well within the parameters for a high degree of uniformity and accuracy in the assessments. Excluding the outliers improved the PRD, but looking at the diversity of the occupancy codes within the 40 sales there is no sign that higher valued properties are under assessed. Based on the known assessment practices in Red Willow County and the review of the sample data it is determined the assessments of commercial property are uniform and meet qualitative standards.

2010 Assessment Actions for Red Willow County

taken to address the following property classes/subclasses:

Agricultural

The Red Willow County Assessor analyzed the county agricultural sales and the recent market factors compared to 2009. Every land classification group experienced substantial increases for 2010. Water availability and surrounding county values were taken into consideration with the higher land values for 2010. The table below represents the 2010 increased agricultural values:

<u>Irrigated:</u>	2009	2010
1A1	980	1125
1A	850	1015
2A1	790	910
2A	710	815
3A1	630	725
3A	550	635
4A1	445	545
4A	315	455

<u>Dry land:</u>	2009	2010
1D1	610	685
1D	610	685
2D1	520	580
2D	475	530
3D1	435	485
3D	375	420
4D1	325	365
4D	260	290

<u>Grass:</u>	2009	2010
All Grass subclasses	220	250

2010 Assessment Survey for Red Willow County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The assessor and office staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
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.
	A market study with geographic characteristics
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The entire County is one market area and no apparent differences are shown throughout the County.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Agricultural land is defined by soil classification and land use.
b.	When is it agricultural land, when is it residential, when is it recreational?
	The primary use of the parcel determines the classification.
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	The assessor uses certification maps from the FSA office, and inspection of the property.
e.	How are rural home sites valued?
	The first acre is higher due to the amenities and the remaining acres are at the residential site value throughout the county.
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?
	They are valued according to the valuation grouping market data.
h.	What are the recognized differences?
	The location or distance from the main job market, medical facilities, shopping and schools.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	This was completed in 2008.
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?

	The land use is the dominate issue with the irrigated land being in the Republican River basin.
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and FSA maps
6.	Is there agricultural land in the County that has a non-agricultural influence?
	A very limited amount
a.	How is the County developing the value for non-agricultural influences?
	The assessor keeps a separate study to determine if a class for recreational land needs to be developed.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	N/A
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The Assessor and 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?
	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)
	See Table in residential survey; this is complete for all property types
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?
	No percentage adjustments are given, the valuation grouping is completed at one time.



Red Willow County 73

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
07/01/06 - 06/30/07	23	23
07/01/07 - 06/30/08	12	12
07/01/08 - 06/30/09	18	18
Totals	53	53

Added Sales:

Study Year	Total	Mkt 1
7/1/06 - 6/30/07	0	0
7/1/07 - 6/30/08	9	9
7/1/08 - 6/30/09	2	2
	11	11

Final Results:

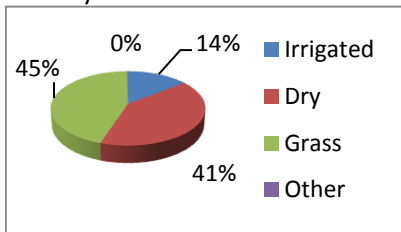
Study Year	County	Area 1
07/01/06 - 06/30/07	23	23
07/01/07 - 06/30/08	21	21
07/01/08 - 06/30/09	20	20
Totals	64	64

Representativeness by Majority Land Use

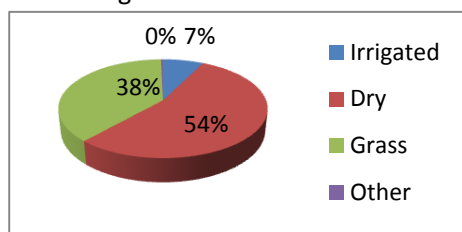
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	14%	7%	6%
Dry	41%	54%	48%
Grass	45%	38%	46%
Other	0%	0%	0%

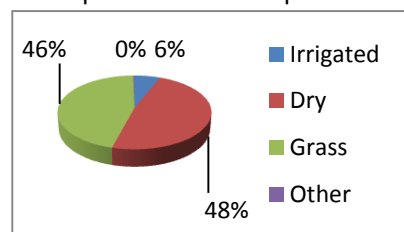
County



Original Sales File

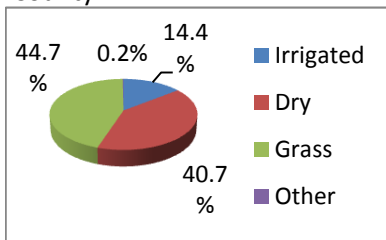


Representative Sample

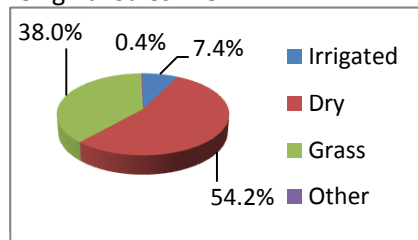


	Mkt Area 1		
	county	sales file	sample
Irrigated	14%	7%	6%
Dry	41%	54%	48%
Grass	45%	38%	46%
Other	0%	0%	0%

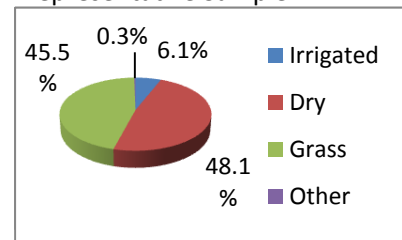
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	53	53
Number of Sales - Expanded Sample	64	64
Total Number of Acres Added	4891	4891

Ratio Study

Final Statistics

		Median	72%	AAD	14.01%
County					
# sales	64	Mean	72%	COD	19.56%
		W. Mean	65%	PRD	110.79%

Preliminary Statistics

Median	63%	AAD	12.15%
Mean	63%	COD	19.15%
W. Mean	57%	PRD	110.63%

		Median	72%	AAD	14.01%
Market Area 1					
# sales	64	Mean	72%	COD	19.56%
		W. Mean	65%	PRD	110.79%

Median	63%	AAD	12.15%
Mean	63%	COD	19.15%
W. Mean	57%	PRD	110.63%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	3	93.84%	6	75.06%	1	69.81%
Mkt Area 1	3	93.84%	6	75.06%	1	69.81%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	4	74.83%	20	70.48%	3	69.81%
Mkt Area 1	4	74.83%	20	70.48%	3	69.81%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Red Willow County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Red Willow County, as determined by the PTA is 72%. The mathematically calculated median is 72%.

AGRICULTURAL LAND:

A detailed and thorough analysis of the agricultural land in Red Willow County was conducted. The distribution of the sales among the three year period was reviewed for proportionality and equalization. From with oldest study year to the middle year the number of sales declined by nearly 50%. For the most recent year the number increased some leaving the skew to the middle study year. To achieve a uniform and proportionate analysis for measurement purposes, every comparable sale was used to achieve the highest reliability on the level of value for the sample. The expanded sample corrects the time skew and the makeup of the land use in the sample versus the population. A total of 11 comparable sales were utilized for the sample content.

Red Willow County sits on the Kansas border in southwest Nebraska where the Republican River runs across the County. Only 14% of the land use is irrigated where the wells are located along the River and to the northwest corner of the county, bordering Hitchcock and Frontier. The silty soils in this area connect with the same physical and soil characteristics as Hitchcock County. Nearly half of Red Willow County is 4G grass subclasses.

The assessor considered the market of neighboring counties with comparable sales to equalize the subclasses in a uniform manner across county lines. All subclasses of agricultural land experienced increased values set by the assessor. The County has achieved equalization within the County and surrounding counties for 2010. The grass values in Red Willow are \$250, Hitchcock to the West- \$245, Hayes to the Northwest-\$245, Frontier- \$305, and Furnas to the East-\$290.

After a final review of the 2010 Red Willow County agricultural land analysis it is determined the level of value is 72 and is supported by the mean measure of central tendency. There is no nonbinding recommendation for this property class in Red Willow County. The County has achieved uniform and proportionate assessment practices as shown through the assessor's actions.

2010 Correlation Section

For Red Willow 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:

Every agricultural sale is reviewed by the Red Willow County Assessor and staff. A review of the sales verification process was conducted. The office sends a list of questions to the buyers and sellers of any agricultural sale. The assessor also sends the buyer a request form to be signed for permission to obtain the FSA information on the property. Currently the county has used 51% of the total agricultural sales file for measurement purposes. Looking at the non-qualified list, there are six substantially changed sales that if they could be used would increase the qualified sales to 57%. The returned information is used within the office for assessment purposes. When necessary the county also conducts a follow up review or physical inspection to verify information provided. Based on the assessment practices used and a review of the non-qualified sales it is determined the assessor has used all available sales for the measurement of the property class.

2010 Correlation Section

For Red Willow 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	72	65	72

2010 Correlation Section

For Red Willow 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:

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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.

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

	COD	PRD
R&O Statistics	19.56	110.79

AGRICULTURAL LAND:

The coefficient of dispersion is within the acceptable range for agricultural land and reflects an equitable assessment of the property class. The price related differential is above the acceptable IAAO parameters by 7.79 points. There is no indication of a biased sample when reviewing the makeup of the sold properties. The grass or lower valued properties are represented by only three sales; whereas dry has 20 with over 8,800 acres. This measure may be misleading due to the dollar value of the records in the sales file versus the base.

Total Real Property Sum Lines 17, 25, & 30	Records : 8,173	Value : 646,059,505	Growth 2,607,731	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	441	1,802,687	110	803,384	73	228,799	624	2,834,870	
02. Res Improve Land	3,515	19,619,792	261	2,493,108	289	2,606,993	4,065	24,719,893	
03. Res Improvements	3,638	195,824,455	279	25,851,487	320	21,057,897	4,237	242,733,839	
04. Res Total	4,079	217,246,934	389	29,147,979	393	23,893,689	4,861	270,288,602	1,668,107
% of Res Total	83.91	80.38	8.00	10.78	8.08	8.84	59.48	41.84	63.97
05. Com UnImp Land	126	1,510,265	4	10,800	0	0	130	1,521,065	
06. Com Improve Land	500	10,776,289	26	300,278	10	422,505	536	11,499,072	
07. Com Improvements	524	77,988,610	30	4,046,670	31	3,735,542	585	85,770,822	
08. Com Total	650	90,275,164	34	4,357,748	31	4,158,047	715	98,790,959	633,368
% of Com Total	90.91	91.38	4.76	4.41	4.34	4.21	8.75	15.29	24.29
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	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,079	217,246,934	389	29,147,979	393	23,893,689	4,861	270,288,602	1,668,107
% of Res & Rec Total	83.91	80.38	8.00	10.78	8.08	8.84	59.48	41.84	63.97
Com & Ind Total	650	90,275,164	34	4,357,748	31	4,158,047	715	98,790,959	633,368
% of Com & Ind Total	90.91	91.38	4.76	4.41	4.34	4.21	8.75	15.29	24.29
17. Taxable Total	4,729	307,522,098	423	33,505,727	424	28,051,736	5,576	369,079,561	2,301,475
% of Taxable Total	84.81	83.32	7.59	9.08	7.60	7.60	68.22	57.13	88.26

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	3	180,510	8,961,427	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	3	180,510	8,961,427
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	180,510	8,961,427

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	50	22,539,690	50	22,539,690	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	50	22,539,690	50	22,539,690	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	470	126	197	793

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	24	227,212	326	20,638,723	1,563	139,609,884	1,913	160,475,819
28. Ag-Improved Land	3	65,511	157	13,387,041	444	49,963,055	604	63,415,607
29. Ag Improvements	3	48,879	159	7,952,087	472	22,547,862	634	30,548,828
30. Ag Total							2,547	254,440,254

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	7,000	
32. HomeSite Improv Land	1	1.00	7,000	89	89.00	545,000	
33. HomeSite Improvements	2	1.00	48,225	92	85.00	5,841,708	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	8	100.18	25,588	
36. FarmSite Improv Land	2	2.63	2,630	135	639.11	490,437	
37. FarmSite Improvements	1	0.00	654	134	0.00	2,110,379	
38. FarmSite Total							
39. Road & Ditches	0	4.56	0	0	987.71	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	7	7.00	39,000	8	8.00	46,000	
32. HomeSite Improv Land	300	300.00	1,540,000	390	390.00	2,092,000	
33. HomeSite Improvements	301	291.00	16,373,190	395	377.00	22,263,123	306,256
34. HomeSite Total				403	398.00	24,401,123	
35. FarmSite UnImp Land	23	429.67	136,060	31	529.85	161,648	
36. FarmSite Improv Land	383	1,421.98	1,409,213	520	2,063.72	1,902,280	
37. FarmSite Improvements	437	0.00	6,174,672	572	0.00	8,285,705	0
38. FarmSite Total				603	2,593.57	10,349,633	
39. Road & Ditches	0	5,877.66	0	0	6,869.93	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,006	9,861.50	34,750,756	306,256

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	4,163.55	6.60%	4,683,707	7.75%	1,124.93
46. 1A	44,450.02	70.41%	45,116,007	74.61%	1,014.98
47. 2A1	5,326.34	8.44%	4,813,626	7.96%	903.74
48. 2A	2,391.33	3.79%	1,936,741	3.20%	809.90
49. 3A1	2,239.07	3.55%	1,622,503	2.68%	724.63
50. 3A	224.33	0.36%	139,838	0.23%	623.36
51. 4A1	2,223.56	3.52%	1,208,656	2.00%	543.57
52. 4A	2,109.71	3.34%	951,845	1.57%	451.17
53. Total	63,127.91	100.00%	60,472,923	100.00%	957.94
Dry					
54. 1D1	1,144.36	0.64%	783,886	0.71%	685.00
55. 1D	129,553.19	72.78%	88,744,015	80.39%	685.00
56. 2D1	4,550.56	2.56%	2,639,331	2.39%	580.00
57. 2D	1,225.13	0.69%	649,334	0.59%	530.01
58. 3D1	23,691.31	13.31%	11,490,331	10.41%	485.00
59. 3D	127.99	0.07%	53,754	0.05%	419.99
60. 4D1	11,860.00	6.66%	4,328,972	3.92%	365.01
61. 4D	5,851.08	3.29%	1,696,910	1.54%	290.02
62. Total	178,003.62	100.00%	110,386,533	100.00%	620.14
Grass					
63. 1G1	995.37	0.00%	248,885	0.51%	250.04
64. 1G	20,732.69	10.62%	5,184,096	10.62%	250.04
65. 2G1	6,092.59	3.12%	1,523,302	3.12%	250.03
66. 2G	3,742.35	1.92%	935,716	1.92%	250.03
67. 3G1	6,051.02	3.10%	1,513,014	3.10%	250.04
68. 3G	296.45	0.15%	74,124	0.15%	250.04
69. 4G1	30,022.96	15.38%	7,506,293	15.38%	250.02
70. 4G	127,286.97	65.20%	31,822,468	65.20%	250.01
71. Total	195,220.40	100.00%	48,807,898	100.00%	250.01
Irrigated Total					
Irrigated Total	63,127.91	14.44%	60,472,923	27.53%	957.94
Dry Total					
Dry Total	178,003.62	40.71%	110,386,533	50.25%	620.14
Grass Total					
Grass Total	195,220.40	44.65%	48,807,898	22.22%	250.01
Waste					
Waste	883.95	0.20%	22,144	0.01%	25.05
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	437,235.88	100.00%	219,689,498	100.00%	502.45

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	164.74	170,927	18,519.26	17,763,259	44,443.91	42,538,737	63,127.91	60,472,923
77. Dry Land	137.10	85,135	16,603.94	10,067,902	161,262.58	100,233,496	178,003.62	110,386,533
78. Grass	107.97	27,004	20,485.88	5,121,954	174,626.55	43,658,940	195,220.40	48,807,898
79. Waste	1.08	27	184.58	4,624	698.29	17,493	883.95	22,144
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	410.89	283,093	55,793.66	32,957,739	381,031.33	186,448,666	437,235.88	219,689,498

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	63,127.91	14.44%	60,472,923	27.53%	957.94
Dry Land	178,003.62	40.71%	110,386,533	50.25%	620.14
Grass	195,220.40	44.65%	48,807,898	22.22%	250.01
Waste	883.95	0.20%	22,144	0.01%	25.05
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	437,235.88	100.00%	219,689,498	100.00%	502.45

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

73 Red Willow

	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	258,640,954	270,288,602	11,647,648	4.50%	1,668,107	3.86%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	24,500,763	24,401,123	-99,640	-0.41%	306,256	-1.66%
04. Total Residential (sum lines 1-3)	283,141,717	294,689,725	11,548,008	4.08%	1,974,363	3.38%
05. Commercial	98,469,133	98,790,959	321,826	0.33%	633,368	-0.32%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	10,175,695	10,349,633	173,938	1.71%	0	1.71%
08. Minerals	24,867,540	22,539,690	-2,327,850	-9.36	0	-9.36
09. Total Commercial (sum lines 5-8)	133,512,368	131,680,282	-1,832,086	-1.37%	633,368	-1.85%
10. Total Non-Agland Real Property	416,654,085	426,370,007	9,715,922	2.33%	2,607,731	1.71%
11. Irrigated	50,934,720	60,472,923	9,538,203	18.73%		
12. Dryland	98,349,206	110,386,533	12,037,327	12.24%		
13. Grassland	42,965,763	48,807,898	5,842,135	13.60%		
14. Wasteland	22,128	22,144	16	0.07%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	192,271,817	219,689,498	27,417,681	14.26%		
17. Total Value of all Real Property (Locally Assessed)	608,925,902	646,059,505	37,133,603	6.10%	2,607,731	5.67%

2009 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2010, 2011 AND 2012
DATE: JUNE 15, 2009

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,870	59.56%	42.42%
Commercial	722	08.83%	16.29%
Agricultural	2,534	30.99%	37.21%
Mineral Interest	51	00.62%	04.08%

Agricultural Land – taxable acres:

Irrigated	63,163.51	14.45%
Dry	177,886.78	40.68%
Grass	195,295.32	44.67%
Waste	885.60	00.20%

For more information see 2009 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor is a registered appraiser and supervises all reappraisals in the county. Reviews of all properties that have sold are completed and a questionnaire is mailed to both buyer and seller. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor's office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals done by Pritchard & Abbott, preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy checking all data entry and any changes in value because of appraisals or corrections. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor.

The assistant assessor handles the real estate transfers including changing the record cards, rolodex files, computer records, and completes the green sheets. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the assistant which would include splitting the parcel on GIS and keeping all maps current. She is also responsible for mailing the questionnaires on the sold property. Her job is to prepare spreadsheets for the agland properties and work with the county assessor on the ag what-if program in determining the agland values. The assistant prepares leased land letters for the signatures of the land owner and improvement owner. She will assist the assessor with the 2010 reappraisal. New costing, spreadsheets and depreciation tables will be developed.

The assessor's clerk updates record cards and copies information to the current records. Her duties include updating the inventory report. The clerk collects information for the certification of trusts owning agland to the Secretary of State. The annual tax exempt applications are prepared by the clerk.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the Marshall-Swift costing. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor, deputy assessor and assistant assessor all hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new

legislation and the latest information. Our budget includes funds so the assistant assessor will be able to get the required hours to retain her assessor's certificate.

Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

The 2009 budget for the Red Willow County Assessor's office is \$ 203,036.00

B. Cadastral Maps

The Red Willow County Assessor's office has identified all parcels and land classifications on GIS. The new soil conversion was completed for 2009. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys or questions about the cadastral maps.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

D. Software for CAMA, Assessment Administration, GIS

We are currently using Terra Scan software for our CAMA as well as our administrative package. We have a contract with GIS Workshop Inc. for our GIS software & website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County, reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. The interior of our commercial property was inspected in 2007 by the county assessor and data collector.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Terra Scan system so we can study the statistics annually.

Red Willow County uses the income analysis on commercial property only. An outside appraisal company is hired to assist us with our commercial appraisals. Knoche Appraisal is hired on an hourly basis at the determination of the County Assessor. A market analysis is completed on a yearly basis.

Level of Value, Quality and Uniformity for assessment year 2009

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.00	20.07	107.23
Commercial	99.00	7.84	101.32
Agricultural	71.00	24.12	108.27

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2009 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the personal property abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor's office prepares the real estate and personal property tax statements for the county treasurer.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1st of each year.

Personal property schedules are to be filed with our office between January 1st and May

1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1st deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits. The personal property abstract is filed by June 15th.

Our real estate transfers are completed and sent to the department once a month. The assistant assessor works the 521's, changes all the necessary records, completes the green sheets and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

Assessment Actions Planned for Assessment Year 2010

Residential (and/or subclasses):

We are in the process of completing the physical inspection of the McCook residential properties. The sales information will be gathered and studied to develop new depreciation tables for each neighborhood. We plan to complete the physical inspections in 2010. Statistics for all residential neighborhoods will be generated and sales information will be studied. If time permits we will begin the inspections of our small villages.

Commercial (and/or subclasses):

We will review the sales and the statistics for areas that may need looked at since completing the commercial reappraisal in 2009. We plan to review the grain elevators for 2010.

Agricultural Land (and/or subclasses):

We will continue to update GIS using recorded surveys to assure the accuracy of our mapping system. We completed the new soil conversion on GIS and updated information in terrascan. New GIS maps have been made to replace our 1985 cadastral maps for the rural properties. A study of all land sales will be completed and values will be determined annually.

Assessment Actions Planned for Assessment Year 2011

For 2011 we plan to proceed with the inspections of the village properties. All statistics will be reviewed to aid us in determining which neighborhood we should focus on.

Assessment Actions Planned for Assessment Year 2012

A portion of the county will be physically inspected based on future statistics. Our office will continue to review each class of property to determine problem areas. We plan to review the new aerial maps on GIS workshop.

Detailed Breakdown of functions performed by the assessor's office, but not limited to:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 971 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property; annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 447 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing-management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review

of tax rates used for tax billing process.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization-attend county board of equalization meetings for valuation protests-assemble and provide information.
13. TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education-attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Deputy Assessor and Assistant Assessor are required to obtain 15 hours per year of continued education to maintain the assessor's certification.

Conclusion:

The current budget includes salary for staff to complete in-house appraisals for all residential and ag appraisals.

The standard expenses budgeted including telephone, postage, equipment and supplies increase as the cost of these items inflates.

Our current budget includes a line item for reappraisal. This covers expenses for oil and gas appraisal, Knoche Appraisal for commercial updates and guidance on depreciation tables for other classes of property. This line also includes expenses for fuel costs for sales reviews and on-site inspections for all appraisals.

Our budget also contains a line item for the geographical information system. The annual costs for maintenance of GIS is included in our budget.

Respectfully submitted,

Sandra K. Kotschwar
Red Willow County Assessor

Date

PRIOR YEAR'S STATISTICAL CORRELATION

ASSESSMENT YEAR	R & O MEDIAN	WGT. MEAN	COD	PRD
RESIDENTIAL				
2001	95	93	18.78	101.72
2002	94	92	17.01	103.62
2003	95	93	18	104.00
2004	97.22	95.74	19.70	107.19
2005	97.42	95.18	15.14	106.19
2006	95.98	93.17	17.25	106.94
2007	93.71	91.46	16.86	105.81
2008	95.37	92.36	18.21	107.54
COMMERCIAL				
2001	100	105	21.43	107.09
2002	98	97	17.54	102.80
2003	96	95	17.00	94.00
2004	96	97.08	24.31	99.09
2005	96.09	97.01	25.75	99.38
2006	96.09	95.96	20.11	95.57
2007	97.38	92.13	20.97	106.64
2008	96.00	91.76	23.41	103.07
AG-LAND				
2001	75	73	14.83	101.29
2002	75	74	15.78	100.43
2003	76	75	15.00	102.00
2004	74	74.95	19.24	103.65
2005	76.33	76.38	15.56	102.21
2006	75.82	73.70	18.79	103.26
2007	71.69	66.35	26.81	108.15
2008	71.59	68.25	24.70	109.43

2010 Assessment Survey for Red Willow County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	The Red Willow County Assessor is a registered appraiser.
3.	Other full-time employees
	4
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$205,942
7.	Adopted budget, or granted budget if different from above
	\$203,036
8.	Amount of the total budget set aside for appraisal work
	\$18,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	0
10.	Part of the budget that is dedicated to the computer system
	\$9,000 is dedicated to the GIS system. The County Treasurer and County Assessor share a computer budget out of the general fund for the TerraScan contract and equipment.
11.	Amount of the total budget set aside for education/workshops
	\$1,800
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes, \$5,068.43

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes, cadastral maps are utilized for the City of McCook and the Villages; GIS is

	maintained for the agricultural parcels.
4.	Who maintains the Cadastral Maps?
	The office staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	The assessor and staff
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, excluding the Villages
3.	What municipalities in the county are zoned?
	The City of McCook
4.	When was zoning implemented?
	October of 2001

D. Contracted Services

1.	Appraisal Services
	An appraiser is contracted on a as needed basis for real property as Pritchard & Abbott is contracted for the Mineral Appraisals.
2.	Other services
	None

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 Red Willow 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