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2011 Commission Summary for Dodge County

Residential Real Property - Current

Number of Sales	789	Median	98.23
Total Sales Price	\$90,219,994	Mean	99.31
Total Adj. Sales Price	\$90,217,994	Wgt. Mean	97.05
Total Assessed Value	\$87,552,135	Average Assessed Value of the Base	\$98,777
Avg. Adj. Sales Price	\$114,345	Avg. Assessed Value	\$110,966

Confidence Interval - Current

95% Median C.I	98.00 to 98.91
95% Mean C.I	96.10 to 97.99
95% Wgt. Mean C.I	98.24 to 100.38
% of Value of the Class of all Real Property Value in the County	50.75
% of Records Sold in the Study Period	5.65
% of Value Sold in the Study Period	6.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	810	98	98
2009	995	97	97
2008	1,144	97	97
2007	1,083	94	94

2011 Commission Summary for Dodge County

Commercial Real Property - Current

Number of Sales	79	Median	96.92
Total Sales Price	\$20,627,070	Mean	100.64
Total Adj. Sales Price	\$20,627,070	Wgt. Mean	101.34
Total Assessed Value	\$20,902,730	Average Assessed Value of the Base	\$254,748
Avg. Adj. Sales Price	\$261,102	Avg. Assessed Value	\$264,592

Confidence Interval - Current

95% Median C.I	92.28 to 102.67
95% Mean C.I	91.25 to 110.03
95% Wgt. Mean C.I	93.76 to 108.91
% of Value of the Class of all Real Property Value in the County	14.91
% of Records Sold in the Study Period	4.96
% of Value Sold in the Study Period	5.15

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	94	95	95
2009	109	96	96
2008	100	100	97
2007	98	96	96

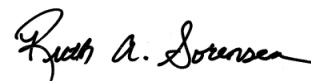
2011 Opinions of the Property Tax Administrator for Dodge County

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.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	The qualitative measures calculated in the random include sample best reflect the dispersion of the assessed values within the population. The quality of assessment meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	72	The qualitative measures calculated in the random include sample best reflect the dispersion of the assessed values within the population. The quality of assessment meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI, not enough information, represents a class of property with insufficient information to determine a level of value.*

Dated this 11th day of April, 2011.



Ruth A. Sorensen
Property Tax Administrator



2011 Residential Assessment Actions for Dodge County

For 2011 the county conducted a market analysis of the residential properties in the county. The county studied the statistics and made adjustments to subclasses in which the statistics suggested values were outside the acceptable range. The county also reviewed and revalued areas as part of their cyclical review cycle. The following areas highlight major assessment actions for 2011:

- Physical inspections were conducted in Valuation Group 7 which resulted in revalued lots in the Lakes B area. A new neighborhood was created for Woodland Lakes and the county revalued the lots.
- Other areas in the county were physically reviewed and inspected which did not result in valuation changes for 2011. These efforts of the county will be reflected in the 2012 valuation process when the areas are reviewed in their entirety.

In addition to the assessment actions to subclasses of properties, the county also completed the pick-up work of new and omitted construction in the residential class.

2011 Residential Assessment Survey for Dodge County

1.	Valuation data collection done by:	
	Appraiser and Assistants	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Parcels within the town of Fremont and Inglewood. The Market in this area tends to be driven off the availability of K-12 schools. Large community closest to Omaha metro area. This area has the largest selection of goods and services.
	2	Parcels within the town of North Bend. The market in this area tends to be driven off the availability of a K-12 schools. This area is influenced more by the local economies of Columbus and Fremont.
	3	Parcels within the town of Hooper. The market in this area tends to be driven off the availability of a K-12 schools.
	4	Parcels within the towns of Dodge and Scribner. The Market in this area tends to be driven off the availability of a K-12 schools. These towns are located between West Point and Fremont and are influenced by those local economies.
	5	Parcels within the towns of Snyder and Uehling. This area does not have a school but tends to be a stronger market than Ames, Nickerson, and Winslow.
	6	Parcels located outside the corporate boundaries of any city. These rural residential properties are primarily acreages or rural subdivisions.
	7	Parcels located within Lakes A, B, and C. Contrary to the other lake properties, the lots in this area are owned with the dwellings.
	8	Parcels located within Lake D and other IOLs located throughout the county. These are all improvements on leased lands.
	9	Parcels located within the towns of Ames, Nickerson, Winslow. This area does not have a school and tends to be an area of lower quality dwellings.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost approach with depreciation from the market.	
4.	When was the last lot value study completed?	
	Lot value studies have not been completed in the past two valuation seasons under the direction of the current appraiser.	
5.	Describe the methodology used to determine the residential lot values.	
	The county considers the sales of vacant lots and has used the abstraction method in the past.	
6.	What costing year for the cost approach is being used for each valuation grouping?	

	June, 2007.
7.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation schedules are developed using local market information.
8.	Are individual depreciation tables developed for each valuation grouping?
	Yes. Depreciation schedules are also developed for neighborhoods within many of the valuation groupings.
9.	How often does the County update the depreciation tables?
	The county updates depreciation tables in conjunction with neighborhood revaluations.
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?
	Yes
11.	Describe the method used to determine whether a sold parcel is substantially changed.
	The county considers the overall change to market value in making the substantially changed determination rather than considering just the cost of the changes made. Substantial changes in market value result in the sale being removed from the qualified roster in the state sales file.
12.	Please provide any documents related to the policies or procedures used for the residential class of property.

27 Dodge
RESIDENTIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 789
Total Sales Price : 90,219,994
Total Adj. Sales Price : 90,217,994
Total Assessed Value : 87,552,135
Avg. Adj. Sales Price : 114,345
Avg. Assessed Value : 110,966

MEDIAN : 98
WGT. MEAN : 97
MEAN : 99
COD : 10.74
PRD : 102.33

COV : 15.49
STD : 15.38
Avg. Abs. Dev : 10.55
MAX Sales Ratio : 185.17
MIN Sales Ratio : 44.46

95% Median C.I. : 98.00 to 98.91
95% Wgt. Mean C.I. : 96.10 to 97.99
95% Mean C.I. : 98.24 to 100.38

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08	121	98.97	100.29	97.28	10.98	103.09	65.62	161.46	96.45 to 100.66	117,365	114,179
01-OCT-08 To 31-DEC-08	77	99.66	99.91	99.27	11.03	100.64	63.57	142.57	96.26 to 102.12	110,396	109,587
01-JAN-09 To 31-MAR-09	61	100.64	102.52	99.25	11.44	103.29	44.46	152.58	97.95 to 103.21	115,461	114,595
01-APR-09 To 30-JUN-09	127	99.64	99.26	97.60	10.81	101.70	61.25	184.37	97.00 to 102.19	110,928	108,271
01-JUL-09 To 30-SEP-09	116	97.81	99.26	97.00	10.23	102.33	70.60	174.42	95.00 to 99.94	112,669	109,294
01-OCT-09 To 31-DEC-09	100	96.80	99.12	96.83	11.34	102.36	64.72	185.17	93.21 to 100.00	116,825	113,127
01-JAN-10 To 31-MAR-10	65	98.00	98.19	95.94	09.80	102.35	63.49	153.09	95.21 to 100.00	113,192	108,594
01-APR-10 To 30-JUN-10	122	98.00	97.20	94.62	09.81	102.73	66.66	156.75	95.52 to 98.70	117,014	110,722
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	386	99.38	100.23	98.09	11.04	102.18	44.46	184.37	98.08 to 100.34	113,556	111,385
01-JUL-09 To 30-JUN-10	403	97.93	98.43	96.06	10.28	102.47	63.49	185.17	96.33 to 98.52	115,100	110,565
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	404	98.32	99.72	97.49	10.94	102.29	44.46	185.17	97.30 to 99.72	113,572	110,722
<u>ALL</u>	789	98.23	99.31	97.05	10.74	102.33	44.46	185.17	98.00 to 98.91	114,345	110,966

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	606	98.35	99.30	97.44	09.84	101.91	64.72	185.17	97.96 to 99.17	116,980	113,985
02	24	99.72	95.75	93.62	13.44	102.28	63.49	122.53	83.83 to 104.89	68,844	64,449
03	29	100.00	102.60	96.81	16.15	105.98	58.18	173.97	92.67 to 104.76	86,821	84,051
04	28	97.50	97.35	95.57	18.37	101.86	44.46	184.37	84.74 to 104.27	56,214	53,726
05	11	97.77	103.03	102.61	14.58	100.41	73.80	152.58	84.33 to 123.23	59,764	61,323
06	45	98.00	99.00	96.90	08.61	102.17	61.25	146.15	95.85 to 100.86	141,664	137,271
07	33	97.35	95.88	92.34	11.68	103.83	66.66	131.31	89.09 to 100.00	174,701	161,327
08	8	98.07	98.19	94.20	10.21	104.24	71.10	123.95	71.10 to 123.95	66,663	62,798
09	5	130.64	127.82	122.72	12.03	104.16	92.17	156.75	N/A	50,680	62,194
<u>ALL</u>	789	98.23	99.31	97.05	10.74	102.33	44.46	185.17	98.00 to 98.91	114,345	110,966

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	788	98.27	99.34	97.05	10.71	102.36	44.46	185.17	98.00 to 98.97	114,471	111,093
06											
07	1	71.10	71.10	71.10	00.00	100.00	71.10	71.10	N/A	15,000	10,665
<u>ALL</u>	789	98.23	99.31	97.05	10.74	102.33	44.46	185.17	98.00 to 98.91	114,345	110,966

**27 Dodge
RESIDENTIAL**

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 789
 Total Sales Price : 90,219,994
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 Total Assessed Value : 87,552,135
 Avg. Adj. Sales Price : 114,345
 Avg. Assessed Value : 110,966

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 10.74
 PRD : 102.33

COV : 15.49
 STD : 15.38
 Avg. Abs. Dev : 10.55
 MAX Sales Ratio : 185.17
 MIN Sales Ratio : 44.46

95% Median C.I. : 98.00 to 98.91
 95% Wgt. Mean C.I. : 96.10 to 97.99
 95% Mean C.I. : 98.24 to 100.38

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$</u>												
1 TO 4999												
5000 TO 9999	1	76.14	76.14	76.14	00.00	100.00	76.14	76.14	N/A	7,000	5,330	
<u>Total \$</u>												
1 TO 9999	1	76.14	76.14	76.14	00.00	100.00	76.14	76.14	N/A	7,000	5,330	
10000 TO 29999	21	109.71	120.54	122.10	27.81	98.72	44.46	185.17	97.00 to 156.75	19,810	24,187	
30000 TO 59999	102	104.71	108.09	107.37	14.12	100.67	63.57	174.42	102.58 to 108.82	47,583	51,090	
60000 TO 99999	277	98.55	99.17	99.24	10.88	99.93	63.49	153.09	97.53 to 100.00	82,179	81,557	
100000 TO 149999	226	98.00	96.91	96.91	08.06	100.00	58.18	125.58	96.21 to 98.97	121,617	117,860	
150000 TO 249999	133	96.35	95.70	95.64	06.89	100.06	61.25	126.48	93.80 to 98.00	182,567	174,598	
250000 TO 499999	26	91.12	90.50	90.14	07.91	100.40	66.66	108.07	85.03 to 95.30	328,528	296,144	
500000 +	3	89.09	89.74	89.79	11.24	99.94	75.05	105.07	N/A	623,167	559,560	
<u>ALL</u>	789	98.23	99.31	97.05	10.74	102.33	44.46	185.17	98.00 to 98.91	114,345	110,966	

**2011 Correlation Section
for Dodge County**

A. Residential Real Property

The residential market in Dodge County is comprised of 9 valuation groupings that represent areas with different economic influences in the county. The influences in the residential market primarily involve location relative to education centers. The residential market in general has remained flat, as the change in the Form 45 of the Abstract of Assessment suggests.

In correlating the analyses regarding the residential property in Dodge County, the opinion of the PTA is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population.

The assessment practices in Dodge County are determined by the Division to be in compliance with professionally acceptable mass appraisal practices because of the assessment efforts of the County. The coefficient of dispersion and price related differential also confirm this determination. Review of the subclass statistics indicates all valuation groupings sufficiently represented by sales are valued within the acceptable range. By virtue of the fact that all groupings sufficiently represented by sales have median ratios within the acceptable range, it is assumed that equalization exists within the residential class.

**2011 Correlation Section
for Dodge County**

B. 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.

2011 Correlation Section for Dodge County

C. 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.

2011 Correlation Section for Dodge County

D. 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,

**2011 Correlation Section
for Dodge County**

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.

2011 Commercial Assessment Actions for Dodge County

No changes to the commercial and industrial class of property were reported for 2011. The County conducted a market analysis and determined the level of value was within the acceptable range for the class and that no individual valuation groupings had sufficient information to indicate an adjustment was necessary.

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2011 Commercial Assessment Survey for Dodge County

1.	Valuation data collection done by:	
	Appraiser and Assistants	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	All commercial parcels within the town of Fremont and within the suburban area of Fremont
	2	All commercial parcels in the small towns and rural areas
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost approach is primarily used with depreciation established from sale information, although income information is used when sufficient data is available.	
4.	When was the last lot value study completed?	
	Lot values were last changed for assessment year 2008.	
5.	Describe the methodology used to determine the commercial lot values.	
	Vacant sales analysis primarily.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	June, 2007.	
7.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	Depreciation tables are determined using local market information.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
9.	How often does the County update the depreciation tables?	
	Tables are updated in conjunction with neighborhood revaluations.	
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?	
	Yes	
11.	Describe the method used to determine whether a sold parcel is substantially changed.	
	The county considers the overall change to market value in making the substantially changed determination rather than considering just the cost of the changes made. Substantial changes in market value result in the sale being removed from the qualified roster in the state sales file.	
12.	Please provide any documents related to the policies or procedures used for the commercial class of property.	

27 Dodge
COMMERCIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 79
Total Sales Price : 20,627,070
Total Adj. Sales Price : 20,627,070
Total Assessed Value : 20,902,730
Avg. Adj. Sales Price : 261,102
Avg. Assessed Value : 264,592

MEDIAN : 97
WGT. MEAN : 101
MEAN : 101
COD : 25.56
PRD : 99.31

COV : 42.32
STD : 42.59
Avg. Abs. Dev : 24.77
MAX Sales Ratio : 340.95
MIN Sales Ratio : 30.84

95% Median C.I. : 92.28 to 102.67
95% Wgt. Mean C.I. : 93.76 to 108.91
95% Mean C.I. : 91.25 to 110.03

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	10	80.32	78.90	86.56	30.12	91.15	37.04	135.18	42.26 to 102.67	97,762	84,618
01-OCT-07 To 31-DEC-07	8	104.54	100.35	108.34	20.83	92.63	56.26	158.28	56.26 to 158.28	159,254	172,539
01-JAN-08 To 31-MAR-08	4	95.99	113.06	99.03	25.52	114.17	85.62	174.64	N/A	148,156	146,724
01-APR-08 To 30-JUN-08	9	98.69	102.68	99.55	16.83	103.14	60.47	135.35	84.87 to 127.32	116,444	115,926
01-JUL-08 To 30-SEP-08	4	98.10	100.07	101.14	11.34	98.94	87.16	116.92	N/A	80,225	81,139
01-OCT-08 To 31-DEC-08	5	100.11	103.24	97.19	19.62	106.22	66.67	137.50	N/A	74,200	72,112
01-JAN-09 To 31-MAR-09	6	82.10	85.15	85.86	18.94	99.17	56.51	111.55	56.51 to 111.55	185,167	158,978
01-APR-09 To 30-JUN-09	7	80.79	83.64	88.32	29.95	94.70	34.17	142.34	34.17 to 142.34	218,571	193,042
01-JUL-09 To 30-SEP-09	4	116.60	104.06	120.90	13.09	86.07	61.60	121.44	N/A	278,125	336,263
01-OCT-09 To 31-DEC-09	7	89.98	103.70	88.60	44.49	117.04	30.84	255.59	30.84 to 255.59	370,714	328,441
01-JAN-10 To 31-MAR-10	4	95.80	107.15	105.25	15.97	101.81	88.68	148.33	N/A	60,750	63,938
01-APR-10 To 30-JUN-10	11	104.37	127.19	107.45	29.15	118.37	88.04	340.95	93.89 to 131.05	859,217	923,259
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	31	96.92	95.75	99.09	23.52	96.63	37.04	174.64	84.87 to 106.66	125,557	124,410
01-JUL-08 To 30-JUN-09	22	91.51	91.49	89.72	21.55	101.97	34.17	142.34	75.86 to 105.46	151,495	135,922
01-JUL-09 To 30-JUN-10	26	101.07	114.23	104.88	30.37	108.91	30.84	340.95	93.89 to 116.00	515,457	540,605
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	22	99.40	104.22	99.26	17.91	105.00	60.47	174.64	90.73 to 116.92	106,024	105,243
01-JAN-09 To 31-DEC-09	24	88.87	93.27	93.71	31.39	99.53	30.84	255.59	72.30 to 103.66	264,521	247,888
<u>ALL</u>	79	96.92	100.64	101.34	25.56	99.31	30.84	340.95	92.28 to 102.67	261,102	264,592

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	53	98.84	106.56	103.00	23.60	103.46	30.84	340.95	93.89 to 105.46	348,425	358,882
02	26	92.88	88.59	87.11	29.52	101.70	34.17	174.64	60.47 to 102.75	83,097	72,384
<u>ALL</u>	79	96.92	100.64	101.34	25.56	99.31	30.84	340.95	92.28 to 102.67	261,102	264,592

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	103.59	103.59	101.85	07.69	101.71	95.62	111.55	N/A	161,000	163,983
03	61	98.00	100.98	93.91	24.60	107.53	34.17	340.95	90.73 to 102.75	152,224	142,961
04	16	96.63	99.00	107.58	30.32	92.02	30.84	255.59	66.67 to 114.98	688,712	740,886
<u>ALL</u>	79	96.92	100.64	101.34	25.56	99.31	30.84	340.95	92.28 to 102.67	261,102	264,592

**27 Dodge
COMMERCIAL**

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 79
 Total Sales Price : 20,627,070
 Total Adj. Sales Price : 20,627,070
 Total Assessed Value : 20,902,730
 Avg. Adj. Sales Price : 261,102
 Avg. Assessed Value : 264,592

MEDIAN : 97
 WGT. MEAN : 101
 MEAN : 101
 COD : 25.56
 PRD : 99.31

COV : 42.32
 STD : 42.59
 Avg. Abs. Dev : 24.77
 MAX Sales Ratio : 340.95
 MIN Sales Ratio : 30.84

95% Median C.I. : 92.28 to 102.67
 95% Wgt. Mean C.I. : 93.76 to 108.91
 95% Mean C.I. : 91.25 to 110.03

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asd. Val	
<u>Low \$</u>												
1 TO 4999	1	137.50	137.50	137.50	00.00	100.00	137.50	137.50	N/A	1,000	1,375	
5000 TO 9999	1	61.60	61.60	61.60	00.00	100.00	61.60	61.60	N/A	7,500	4,620	
<u>Total \$</u>												
1 TO 9999	2	99.55	99.55	70.53	38.12	141.15	61.60	137.50	N/A	4,250	2,998	
10000 TO 29999	13	102.41	114.70	120.05	44.51	95.54	37.04	340.95	56.26 to 135.18	16,238	19,494	
30000 TO 59999	13	104.37	99.57	102.87	31.85	96.79	42.26	158.28	59.99 to 135.35	44,412	45,685	
60000 TO 99999	12	94.42	97.41	97.31	13.42	100.10	66.67	131.05	87.16 to 110.88	79,708	77,561	
100000 TO 149999	5	100.11	103.19	103.01	05.26	100.17	95.75	111.55	N/A	121,344	125,001	
150000 TO 249999	16	96.81	102.48	100.43	20.00	102.04	30.84	255.59	91.50 to 102.81	176,813	177,580	
250000 TO 499999	13	84.87	87.70	91.42	21.83	95.93	34.17	142.34	75.86 to 108.57	324,231	296,423	
500000 +	5	102.75	100.32	105.13	11.78	95.42	70.32	121.44	N/A	2,244,578	2,359,778	
<u>ALL</u>	79	96.92	100.64	101.34	25.56	99.31	30.84	340.95	92.28 to 102.67	261,102	264,592	

27 Dodge
COMMERCIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 79
Total Sales Price : 20,627,070
Total Adj. Sales Price : 20,627,070
Total Assessed Value : 20,902,730
Avg. Adj. Sales Price : 261,102
Avg. Assessed Value : 264,592

MEDIAN : 97
WGT. MEAN : 101
MEAN : 101
COD : 25.56
PRD : 99.31

COV : 42.32
STD : 42.59
Avg. Abs. Dev : 24.77
MAX Sales Ratio : 340.95
MIN Sales Ratio : 30.84

95% Median C.I. : 92.28 to 102.67
95% Wgt. Mean C.I. : 93.76 to 108.91
95% Mean C.I. : 91.25 to 110.03

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	15	87.76	96.32	77.36	46.96	124.51	30.84	340.95	56.26 to 113.94	143,755	111,211
306	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	775,000	765,990
330	1	100.48	100.48	100.48	00.00	100.00	100.48	100.48	N/A	348,625	350,285
332	1	124.86	124.86	124.86	00.00	100.00	124.86	124.86	N/A	40,000	49,945
340	1	174.64	174.64	174.64	00.00	100.00	174.64	174.64	N/A	21,000	36,675
341	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	250,000	189,660
344	9	102.81	104.05	105.10	11.74	99.00	80.79	131.05	85.62 to 119.65	167,778	176,341
346	1	60.47	60.47	60.47	00.00	100.00	60.47	60.47	N/A	37,000	22,375
349	1	99.00	99.00	99.00	00.00	100.00	99.00	99.00	N/A	110,000	108,900
352	4	96.81	97.01	94.27	08.03	102.91	82.85	111.55	N/A	208,500	196,561
353	11	103.66	103.61	95.27	10.77	108.75	76.70	135.35	92.28 to 116.92	99,764	95,048
391	2	82.92	82.92	81.80	06.19	101.37	77.79	88.04	N/A	123,250	100,820
405	1	93.89	93.89	93.89	00.00	100.00	93.89	93.89	N/A	330,000	309,840
406	17	99.39	111.33	109.40	23.57	101.76	69.73	255.59	88.68 to 127.32	534,664	584,931
412	1	108.57	108.57	108.57	00.00	100.00	108.57	108.57	N/A	459,375	498,735
419	3	76.43	84.31	89.95	47.18	93.73	34.17	142.34	N/A	321,667	289,353
459	1	59.99	59.99	59.99	00.00	100.00	59.99	59.99	N/A	49,900	29,935
470	1	104.37	104.37	104.37	00.00	100.00	104.37	104.37	N/A	42,000	43,835
471	1	158.28	158.28	158.28	00.00	100.00	158.28	158.28	N/A	57,660	91,265
494	2	112.10	112.10	114.07	08.34	98.27	102.75	121.44	N/A	887,500	1,012,358
528	3	61.17	63.53	65.74	24.47	96.64	42.26	87.16	N/A	127,667	83,932
554	1	56.51	56.51	56.51	00.00	100.00	56.51	56.51	N/A	50,000	28,255
<u>ALL</u>	<u>79</u>	<u>96.92</u>	<u>100.64</u>	<u>101.34</u>	<u>25.56</u>	<u>99.31</u>	<u>30.84</u>	<u>340.95</u>	<u>92.28 to 102.67</u>	<u>261,102</u>	<u>264,592</u>

2011 Correlation Section for Dodge County

A. Commerical Real Property

The commercial market in Dodge County is anchored primarily by the various manufacturing facilities in Fremont and the agricultural economy in general. The commercial markets in the smaller communities, which make up Valuation Group 2, are influenced by the proximity to the larger towns that serve as the area commercial hubs. The commercial and industrial market has generally remained steady in Dodge County. The county commercial tax base increased about 1 percent for 2011, while the industrial segment decreased 1 percent.

Diversity in the commercial sales file is indicated by the coefficient of dispersion. The range of ratios indicates a spread consistent with expectations in a county with a diverse nature of commercial properties. Although disparity exists, analysis of the commercial statistics suggests the level of value is within the acceptable range, as measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file appears to represent the level of value for the commercial class of property.

**2011 Correlation Section
for Dodge County**

B. 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.

2011 Correlation Section for Dodge County

C. 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.

2011 Correlation Section for Dodge County

D. 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,

**2011 Correlation Section
for Dodge County**

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.

2011 Agricultural Assessment Actions for Dodge County

For 2011 the County increased agricultural land values in both market areas based on sale information in the area.

Irrigated values were increased to the same dollar amount in both market areas. This resulted in a larger increase for Market Area 2. This increase ranged from 10 to 28 percent among the land capability groupings.

Dryland values increased in Market Area 1 an average of 17 percent, while Market Area 2 increased an average of 11 percent. Generally, Market Area 2 is 10 percent higher than Market Area 1.

Grass values increased slightly by individual LCG which resulted in the same dollar amount established for both market areas.

2011 Agricultural Assessment Survey for Dodge County

1.	Valuation data collection done by:	
	Appraiser and Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	1	Approximately the Southern half of the county which is made up of soils and productivity associated with the Platte River Valley. A majority of acres in this area are irrigated.
	2	Approximately the Northern half of the county which is primarily dryland and has little subsurface water available for irrigation.
3.	Describe the process that is used to determine and monitor market areas.	
	The county analyzes the sale prices and physically reviews the sold property. Similar sale prices are grouped together for further analysis. Sales questionnaires are also sent on each sale to determine whether non ag influences exist and to determine if the sale was arm's length.	
4.	Describe the process used to identify and value rural residential land and recreational land in the county.	
	Rural residential parcels are stratified by area and analyzed to determine if value differences exist. Recreational properties are mostly confined to areas adjoining the Platte and Elkhorn Rivers and Maple Creek. Values are determined using sales within those areas.	
5.	Do farm home sites carry the same value as rural residential home sites or are market differences recognized? If differences, what are the recognized market differences?	
	Yes	
6.	What land characteristics are used to assign differences in assessed values?	
	Land capability groupings are also value groupings in Dodge County.	
7.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	The county uses information gathered from physical inspection, FSA information, and other info brought forward by the land owner such as NRD certifications.	
8.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Sales are monitored and questionnaires are reviewed to determine if influencing factors exist.	
9.	Have special valuation applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	Applications have been filed and yes, there is a difference in valuation as defined in the special value methodology.	
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as was used for the general population of the class?	
	Yes	

11.	Describe the method used to determine whether a sold parcel is substantially changed.
	The county considers the overall change to market value in making the substantially changed determination rather than considering just the cost of the changes made. Substantial changes in market value result in the sale being removed from the qualified roster in the state sales file.
12.	Please provide any documents related to the policies or procedures used for the agricultural class of property.

27 Dodge
AGRICULTURAL - BASE STAT

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 76
Total Sales Price : 26,462,096
Total Adj. Sales Price : 26,462,096
Total Assessed Value : 18,016,035
Avg. Adj. Sales Price : 348,185
Avg. Assessed Value : 237,053

MEDIAN : 72
WGT. MEAN : 68
MEAN : 72
COD : 15.85
PRD : 106.43

COV : 21.69
STD : 15.72
Avg. Abs. Dev : 11.40
MAX Sales Ratio : 117.57
MIN Sales Ratio : 30.49

95% Median C.I. : 68.68 to 75.87
95% Wgt. Mean C.I. : 64.50 to 71.67
95% Mean C.I. : 68.93 to 75.99

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	10	70.71	74.73	71.66	11.10	104.28	59.89	107.46	67.67 to 83.80	307,345	220,250
01-JAN-08 To 31-MAR-08	12	75.62	76.35	72.08	12.76	105.92	50.93	101.10	68.30 to 82.37	338,674	244,120
01-APR-08 To 30-JUN-08	1	64.65	64.65	64.65	00.00	100.00	64.65	64.65	N/A	185,500	119,935
01-JUL-08 To 30-SEP-08	5	75.87	78.44	59.72	22.99	131.35	49.04	102.02	N/A	431,928	257,966
01-OCT-08 To 31-DEC-08	10	74.00	73.89	70.99	14.68	104.09	48.87	117.57	59.35 to 80.39	274,965	195,196
01-JAN-09 To 31-MAR-09	7	76.87	80.30	79.50	09.30	101.01	71.72	96.60	71.72 to 96.60	295,451	234,874
01-APR-09 To 30-JUN-09	6	71.63	74.21	69.93	10.05	106.12	60.99	94.66	60.99 to 94.66	535,386	374,384
01-JUL-09 To 30-SEP-09	4	60.46	55.55	49.99	22.28	111.12	30.49	70.79	N/A	393,531	196,726
01-OCT-09 To 31-DEC-09	9	76.77	74.94	66.62	14.19	112.49	56.69	97.09	59.44 to 86.25	446,000	297,137
01-JAN-10 To 31-MAR-10	6	56.47	59.72	58.56	15.71	101.98	49.24	79.85	49.24 to 79.85	251,512	147,293
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	26	72.41	74.13	72.23	14.42	102.63	32.60	107.46	68.30 to 79.01	320,236	231,321
01-JUL-08 To 30-JUN-09	28	74.31	76.37	69.99	14.29	109.12	48.87	117.57	71.72 to 77.30	363,920	254,722
01-JUL-09 To 30-JUN-10	22	64.02	65.52	61.28	18.63	106.92	30.49	97.09	56.47 to 76.77	361,191	221,340
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	28	74.66	75.43	68.69	15.47	109.81	48.87	117.57	68.30 to 76.99	327,103	224,684
01-JAN-09 To 31-DEC-09	26	72.14	73.23	67.64	14.44	108.26	30.49	97.09	69.04 to 78.83	418,023	282,753
<u>ALL</u>	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	45	71.72	71.90	66.41	18.61	108.27	30.49	117.57	65.52 to 76.99	376,604	250,116
2	31	72.03	73.27	71.06	11.90	103.11	48.87	107.46	68.68 to 76.47	306,933	218,091
<u>ALL</u>	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

27 Dodge
AGRICULTURAL - BASE STAT

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 76	MEDIAN : 72	COV : 21.69	95% Median C.I. : 68.68 to 75.87
Total Sales Price : 26,462,096	WGT. MEAN : 68	STD : 15.72	95% Wgt. Mean C.I. : 64.50 to 71.67
Total Adj. Sales Price : 26,462,096	MEAN : 72	Avg. Abs. Dev : 11.40	95% Mean C.I. : 68.93 to 75.99
Total Assessed Value : 18,016,035			
Avg. Adj. Sales Price : 348,185	COD : 15.85	MAX Sales Ratio : 117.57	
Avg. Assessed Value : 237,053	PRD : 106.43	MIN Sales Ratio : 30.49	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
_____Dry_____											
County	36	71.91	74.83	72.08	14.38	103.82	49.24	117.57	68.30 to 76.99	281,388	202,837
1	15	76.99	78.05	75.16	19.48	103.85	49.24	117.57	59.89 to 92.22	232,073	174,417
2	21	71.79	72.54	70.48	09.42	102.92	56.47	107.46	67.84 to 75.92	316,613	223,136
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	73.39	74.69	68.91	13.98	108.39	49.04	102.02	67.25 to 79.90	426,532	293,927
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	1	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	176,000	147,495
_____Dry_____											
County	44	72.14	74.57	72.06	14.14	103.48	49.24	117.57	68.41 to 76.81	288,044	207,564
1	18	74.36	75.75	72.53	20.09	104.44	49.24	117.57	59.58 to 86.63	242,949	176,221
2	26	72.14	73.76	71.81	09.59	102.72	56.47	107.46	68.68 to 76.47	319,264	229,263
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

27 Dodge

AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 82	MEDIAN : 72	COV : 21.33	95% Median C.I. : 69.04 to 75.34
Total Sales Price : 28,717,564	WGT. MEAN : 69	STD : 15.52	95% Wgt. Mean C.I. : 65.29 to 72.10
Total Adj. Sales Price : 28,717,564	MEAN : 73	Avg. Abs. Dev : 11.21	95% Mean C.I. : 69.39 to 76.11
Total Assessed Value : 19,727,634			
Avg. Adj. Sales Price : 350,214	COD : 15.56	MAX Sales Ratio : 117.57	
Avg. Assessed Value : 240,581	PRD : 105.90	MIN Sales Ratio : 30.49	

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	11	70.79	75.22	72.12	11.27	104.30	59.89	107.46	67.67 to 83.80	295,405	213,046
01-JAN-08 To 31-MAR-08	13	76.47	78.26	74.27	14.14	105.37	50.93	101.22	68.30 to 100.07	337,965	250,994
01-APR-08 To 30-JUN-08	1	64.65	64.65	64.65	00.00	100.00	64.65	64.65	N/A	185,500	119,935
01-JUL-08 To 30-SEP-08	6	71.22	76.46	60.25	22.59	126.90	49.04	102.02	49.04 to 102.02	389,940	234,943
01-OCT-08 To 31-DEC-08	10	74.00	73.89	70.99	14.68	104.09	48.87	117.57	59.35 to 80.39	274,965	195,196
01-JAN-09 To 31-MAR-09	7	76.87	80.30	79.50	09.30	101.01	71.72	96.60	71.72 to 96.60	295,451	234,874
01-APR-09 To 30-JUN-09	6	71.63	74.21	69.93	10.05	106.12	60.99	94.66	60.99 to 94.66	535,386	374,384
01-JUL-09 To 30-SEP-09	5	67.25	59.26	56.33	18.07	105.20	30.49	74.11	N/A	426,985	240,503
01-OCT-09 To 31-DEC-09	11	72.04	73.75	67.21	13.90	109.73	56.69	97.09	59.44 to 86.25	456,655	306,901
01-JAN-10 To 31-MAR-10	6	56.47	59.72	58.56	15.71	101.98	49.24	79.85	49.24 to 79.85	251,512	147,293
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	28	74.40	75.31	73.47	14.64	102.50	32.60	107.46	68.41 to 79.90	315,414	231,743
01-JUL-08 To 30-JUN-09	29	74.07	76.03	69.93	14.19	108.72	48.87	117.57	71.00 to 77.30	357,578	250,070
01-JUL-09 To 30-JUN-10	25	66.35	66.09	62.91	16.74	105.05	30.49	97.09	58.85 to 72.04	380,648	239,471
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	30	74.66	75.99	69.76	15.98	108.93	48.87	117.57	68.30 to 76.99	322,278	224,816
01-JAN-09 To 31-DEC-09	29	72.04	72.93	68.09	13.41	107.11	30.49	97.09	69.04 to 77.30	428,917	292,029
<u>ALL</u>	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	45	71.72	71.90	66.41	18.61	108.27	30.49	117.57	65.52 to 76.99	376,604	250,116
2	37	72.04	73.79	71.98	11.92	102.51	48.87	107.46	69.04 to 75.92	318,118	228,985
<u>ALL</u>	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

27 Dodge
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 82
 Total Sales Price : 28,717,564
 Total Adj. Sales Price : 28,717,564
 Total Assessed Value : 19,727,634
 Avg. Adj. Sales Price : 350,214
 Avg. Assessed Value : 240,581

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.56
 PRD : 105.90

COV : 21.33
 STD : 15.52
 Avg. Abs. Dev : 11.21
 MAX Sales Ratio : 117.57
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.04 to 75.34
 95% Wgt. Mean C.I. : 65.29 to 72.10
 95% Mean C.I. : 69.39 to 76.11

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	70.79	70.39	64.86	12.76	108.53	49.04	96.60	64.65 to 78.83	411,378	266,812
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
2	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	560,800	415,608
_____Dry_____											
County	36	71.91	74.83	72.08	14.38	103.82	49.24	117.57	68.30 to 76.99	281,388	202,837
1	15	76.99	78.05	75.16	19.48	103.85	49.24	117.57	59.89 to 92.22	232,073	174,417
2	21	71.79	72.54	70.48	09.42	102.92	56.47	107.46	67.84 to 75.92	316,613	223,136
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	26	73.39	75.10	70.37	13.49	106.72	49.04	102.02	67.25 to 79.90	414,851	291,928
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	7	74.11	77.51	76.46	11.91	101.37	64.70	101.22	64.70 to 101.22	347,353	265,585
_____Dry_____											
County	44	72.14	74.57	72.06	14.14	103.48	49.24	117.57	68.41 to 76.81	288,044	207,564
1	18	74.36	75.75	72.53	20.09	104.44	49.24	117.57	59.58 to 86.63	242,949	176,221
2	26	72.14	73.76	71.81	09.59	102.72	56.47	107.46	68.68 to 76.47	319,264	229,263
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

27 Dodge
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 102
 Total Sales Price : 36,290,843
 Total Adj. Sales Price : 36,290,843
 Total Assessed Value : 25,039,115
 Avg. Adj. Sales Price : 355,793
 Avg. Assessed Value : 245,482

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.39
 PRD : 105.83

COV : 22.54
 STD : 16.46
 Avg. Abs. Dev : 11.07
 MAX Sales Ratio : 152.53
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.54 to 74.19
 95% Wgt. Mean C.I. : 66.11 to 71.88
 95% Mean C.I. : 69.83 to 76.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	14	70.71	73.44	71.51	10.73	102.70	59.89	107.46	63.55 to 80.12	258,782	185,059
01-JAN-08 To 31-MAR-08	18	75.62	80.81	74.37	17.94	108.66	50.93	152.53	68.30 to 82.37	313,330	233,014
01-APR-08 To 30-JUN-08	2	65.43	65.43	65.93	01.19	99.24	64.65	66.21	N/A	505,250	333,100
01-JUL-08 To 30-SEP-08	6	71.22	76.46	60.25	22.59	126.90	49.04	102.02	49.04 to 102.02	389,940	234,943
01-OCT-08 To 31-DEC-08	11	73.46	73.49	70.84	13.93	103.74	48.87	117.57	59.35 to 80.39	279,059	197,681
01-JAN-09 To 31-MAR-09	8	77.85	80.60	80.42	08.98	100.22	71.72	96.60	71.72 to 96.60	362,390	291,440
01-APR-09 To 30-JUN-09	11	72.25	73.49	71.48	08.42	102.81	60.99	94.66	63.79 to 79.84	508,575	363,513
01-JUL-09 To 30-SEP-09	5	67.25	59.26	56.33	18.07	105.20	30.49	74.11	N/A	426,985	240,503
01-OCT-09 To 31-DEC-09	13	72.03	70.64	64.30	15.70	109.86	49.99	97.09	57.09 to 82.40	480,297	308,854
01-JAN-10 To 31-MAR-10	8	62.97	64.27	62.05	17.85	103.58	49.24	83.48	49.24 to 83.48	235,480	146,108
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	37	71.48	76.02	72.84	16.37	104.37	32.60	152.53	68.30 to 76.99	304,770	221,993
01-JUL-08 To 30-JUN-09	36	73.77	75.57	71.31	12.89	105.97	48.87	117.57	71.00 to 76.94	386,187	275,398
01-JUL-09 To 30-JUN-10	29	66.35	66.04	62.20	16.97	106.17	30.49	97.09	57.09 to 72.37	383,159	238,313
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	37	73.46	77.10	70.02	17.37	110.11	48.87	152.53	68.30 to 76.47	325,939	228,233
01-JAN-09 To 31-DEC-09	37	72.04	72.10	68.44	13.20	105.35	30.49	97.09	69.81 to 76.87	456,006	312,102
<u>ALL</u>	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	49	71.48	73.19	66.79	19.94	109.58	30.49	152.53	65.52 to 76.87	358,943	239,733
2	53	72.04	72.87	71.07	11.26	102.53	48.87	107.46	69.04 to 75.87	352,880	250,797
<u>ALL</u>	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

27 Dodge
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 102
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 Total Adj. Sales Price : 36,290,843
 Total Assessed Value : 25,039,115
 Avg. Adj. Sales Price : 355,793
 Avg. Assessed Value : 245,482

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.39
 PRD : 105.83

COV : 22.54
 STD : 16.46
 Avg. Abs. Dev : 11.07
 MAX Sales Ratio : 152.53
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.54 to 74.19
 95% Wgt. Mean C.I. : 66.11 to 71.88
 95% Mean C.I. : 69.83 to 76.21

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	70.79	70.39	64.86	12.76	108.53	49.04	96.60	64.65 to 78.83	411,378	266,812
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
2	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	560,800	415,608
_____Dry_____											
County	50	71.91	73.88	72.39	13.00	102.06	49.24	117.57	68.41 to 76.47	300,637	217,643
1	17	71.72	76.31	74.29	20.27	102.72	49.24	117.57	59.89 to 92.22	220,770	164,016
2	33	72.03	72.62	71.76	09.27	101.20	56.47	107.46	68.68 to 75.92	341,780	245,269
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	26	73.39	75.10	70.37	13.49	106.72	49.04	102.02	67.25 to 79.90	414,851	291,928
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	7	74.11	77.51	76.46	11.91	101.37	64.70	101.22	64.70 to 101.22	347,353	265,585
_____Dry_____											
County	62	71.91	74.83	72.22	14.24	103.61	49.24	152.53	68.68 to 76.47	311,834	225,211
1	22	71.60	77.91	73.07	23.28	106.62	49.24	152.53	59.89 to 86.63	227,913	166,531
2	40	72.14	73.13	71.93	09.27	101.67	56.47	107.46	69.04 to 75.92	357,991	257,485
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

2011

Methodology for Special Valuation

Dodge County

The State Assessment office for Dodge County submits this report pursuant to Title 350, Neb. R. & Regs., Reg-11-005.004. The following methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The following non-agricultural influences have been identified: Residential, Commercial, and Recreational. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the State Assessment office for Dodge County by any interested person.

A. Identification of the influenced area:

The land in market areas 1 and 2 have been identified as those areas least likely to be influenced by non-agricultural uses.

The land in market areas 5 through 9 has been identified as waste areas that are located along the rivers. These parcels do not necessarily have river frontage but are located in areas that are used primarily for recreational purposes.

Land in market areas 10 through 12 are located in sections where sales of farm property has sold substantially higher than in the surrounding agricultural markets. Trends along the east and northeast sections of Fremont have been toward residential usage, while trends along the south and west have been towards industrial and commercial usage.

B. Describe the highest and best use of the properties in the influenced area, and how this was determined:

Market areas 5, 7 and 9 are areas along the river corridors. For several years the areas along the Platte and Elkhorn Rivers have sold for uses other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment); these sales have been to private individuals, as well as to several commercial hunting enterprises. Based on sales in the area, it has been determined the highest and best use of the properties located in market areas 5 through 9 to be primarily recreational in nature.

Market areas 10, 11, and 12 are located in the area surrounding Fremont. Those properties most likely to be developed for residential use are in market areas 10 and 11. Those properties most likely to be developed for industrial development are in market area 12. Based on sales in the area, it has been determined the highest and best use of the properties located in market areas 10 and 11 to be residential in nature along the east-northeast and west-northwest corridors of Fremont, and in market area 12 to be industrial and commercial to the north-northeast and south of the city.

C. Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along both rivers in the county, the recreational value was set at a price reflective of the use as other than agricultural usage.

The areas surrounding Fremont are based on sales located in the sections defined as high-end residential (market area 10), low-end residential (market area 11) and commercial (market area 12).

D. Describe which market areas were analyzed, both in the County and in any county deemed comparable:

For 2011, non-influenced market areas 1 and 2 were analyzed and the sales supported that two market areas were sufficient.

Each of the special valuation market areas 5 through 12 were created in conjunction with the surrounding agricultural market areas. The following table shows these relationships:

Agricultural Market	Special Valuation Areas
1	7, 9, 10, 11, 12
2	5

To date, special valuation has values determined by the agricultural tables developed for the related market areas. These relationships were determined geographically and are considered to be the best indicators.

E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:

N/A

F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:

N/A

G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:

N/A

Page Three

H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:

N/A

I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:

Zoning has not been a consideration in the recreational river corridor of market areas 5 through 9; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Each parcel in market areas 10 through 12 must be looked at separately to determine the primary usage and commercial production, if any. However, the rural residential county zoning and the transitional agriculture county zoning, continues to list crop production as a primary use in these zones; therefore, special valuation for properties in these areas has been recommended and approved.

Cathy Gusman
State Assessment Manager for Dodge County

June Racely
State Appraiser I for Dodge County

27 Dodge
AGRICULTURAL - BASE STAT

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 76
Total Sales Price : 26,462,096
Total Adj. Sales Price : 26,462,096
Total Assessed Value : 18,016,035
Avg. Adj. Sales Price : 348,185
Avg. Assessed Value : 237,053

MEDIAN : 72
WGT. MEAN : 68
MEAN : 72
COD : 15.85
PRD : 106.43

COV : 21.69
STD : 15.72
Avg. Abs. Dev : 11.40
MAX Sales Ratio : 117.57
MIN Sales Ratio : 30.49

95% Median C.I. : 68.68 to 75.87
95% Wgt. Mean C.I. : 64.50 to 71.67
95% Mean C.I. : 68.93 to 75.99

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	10	70.71	74.73	71.66	11.10	104.28	59.89	107.46	67.67 to 83.80	307,345	220,250
01-JAN-08 To 31-MAR-08	12	75.62	76.35	72.08	12.76	105.92	50.93	101.10	68.30 to 82.37	338,674	244,120
01-APR-08 To 30-JUN-08	1	64.65	64.65	64.65	00.00	100.00	64.65	64.65	N/A	185,500	119,935
01-JUL-08 To 30-SEP-08	5	75.87	78.44	59.72	22.99	131.35	49.04	102.02	N/A	431,928	257,966
01-OCT-08 To 31-DEC-08	10	74.00	73.89	70.99	14.68	104.09	48.87	117.57	59.35 to 80.39	274,965	195,196
01-JAN-09 To 31-MAR-09	7	76.87	80.30	79.50	09.30	101.01	71.72	96.60	71.72 to 96.60	295,451	234,874
01-APR-09 To 30-JUN-09	6	71.63	74.21	69.93	10.05	106.12	60.99	94.66	60.99 to 94.66	535,386	374,384
01-JUL-09 To 30-SEP-09	4	60.46	55.55	49.99	22.28	111.12	30.49	70.79	N/A	393,531	196,726
01-OCT-09 To 31-DEC-09	9	76.77	74.94	66.62	14.19	112.49	56.69	97.09	59.44 to 86.25	446,000	297,137
01-JAN-10 To 31-MAR-10	6	56.47	59.72	58.56	15.71	101.98	49.24	79.85	49.24 to 79.85	251,512	147,293
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	26	72.41	74.13	72.23	14.42	102.63	32.60	107.46	68.30 to 79.01	320,236	231,321
01-JUL-08 To 30-JUN-09	28	74.31	76.37	69.99	14.29	109.12	48.87	117.57	71.72 to 77.30	363,920	254,722
01-JUL-09 To 30-JUN-10	22	64.02	65.52	61.28	18.63	106.92	30.49	97.09	56.47 to 76.77	361,191	221,340
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	28	74.66	75.43	68.69	15.47	109.81	48.87	117.57	68.30 to 76.99	327,103	224,684
01-JAN-09 To 31-DEC-09	26	72.14	73.23	67.64	14.44	108.26	30.49	97.09	69.04 to 78.83	418,023	282,753
<u>ALL</u>	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	45	71.72	71.90	66.41	18.61	108.27	30.49	117.57	65.52 to 76.99	376,604	250,116
2	31	72.03	73.27	71.06	11.90	103.11	48.87	107.46	68.68 to 76.47	306,933	218,091
<u>ALL</u>	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

27 Dodge
AGRICULTURAL - BASE STAT

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

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 Avg. Assessed Value : 237,053

MEDIAN : 72
 WGT. MEAN : 68
 MEAN : 72
 COD : 15.85
 PRD : 106.43

COV : 21.69
 STD : 15.72
 Avg. Abs. Dev : 11.40
 MAX Sales Ratio : 117.57
 MIN Sales Ratio : 30.49

95% Median C.I. : 68.68 to 75.87
 95% Wgt. Mean C.I. : 64.50 to 71.67
 95% Mean C.I. : 68.93 to 75.99

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
_____Dry_____											
County	36	71.91	74.83	72.08	14.38	103.82	49.24	117.57	68.30 to 76.99	281,388	202,837
1	15	76.99	78.05	75.16	19.48	103.85	49.24	117.57	59.89 to 92.22	232,073	174,417
2	21	71.79	72.54	70.48	09.42	102.92	56.47	107.46	67.84 to 75.92	316,613	223,136
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	73.39	74.69	68.91	13.98	108.39	49.04	102.02	67.25 to 79.90	426,532	293,927
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	1	83.80	83.80	83.80	00.00	100.00	83.80	83.80	N/A	176,000	147,495
_____Dry_____											
County	44	72.14	74.57	72.06	14.14	103.48	49.24	117.57	68.41 to 76.81	288,044	207,564
1	18	74.36	75.75	72.53	20.09	104.44	49.24	117.57	59.58 to 86.63	242,949	176,221
2	26	72.14	73.76	71.81	09.59	102.72	56.47	107.46	68.68 to 76.47	319,264	229,263
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	76	71.91	72.46	68.08	15.85	106.43	30.49	117.57	68.68 to 75.87	348,185	237,053

27 Dodge
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 82
 Total Sales Price : 28,717,564
 Total Adj. Sales Price : 28,717,564
 Total Assessed Value : 19,727,634
 Avg. Adj. Sales Price : 350,214
 Avg. Assessed Value : 240,581

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.56
 PRD : 105.90

COV : 21.33
 STD : 15.52
 Avg. Abs. Dev : 11.21
 MAX Sales Ratio : 117.57
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.04 to 75.34
 95% Wgt. Mean C.I. : 65.29 to 72.10
 95% Mean C.I. : 69.39 to 76.11

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	11	70.79	75.22	72.12	11.27	104.30	59.89	107.46	67.67 to 83.80	295,405	213,046
01-JAN-08 To 31-MAR-08	13	76.47	78.26	74.27	14.14	105.37	50.93	101.22	68.30 to 100.07	337,965	250,994
01-APR-08 To 30-JUN-08	1	64.65	64.65	64.65	00.00	100.00	64.65	64.65	N/A	185,500	119,935
01-JUL-08 To 30-SEP-08	6	71.22	76.46	60.25	22.59	126.90	49.04	102.02	49.04 to 102.02	389,940	234,943
01-OCT-08 To 31-DEC-08	10	74.00	73.89	70.99	14.68	104.09	48.87	117.57	59.35 to 80.39	274,965	195,196
01-JAN-09 To 31-MAR-09	7	76.87	80.30	79.50	09.30	101.01	71.72	96.60	71.72 to 96.60	295,451	234,874
01-APR-09 To 30-JUN-09	6	71.63	74.21	69.93	10.05	106.12	60.99	94.66	60.99 to 94.66	535,386	374,384
01-JUL-09 To 30-SEP-09	5	67.25	59.26	56.33	18.07	105.20	30.49	74.11	N/A	426,985	240,503
01-OCT-09 To 31-DEC-09	11	72.04	73.75	67.21	13.90	109.73	56.69	97.09	59.44 to 86.25	456,655	306,901
01-JAN-10 To 31-MAR-10	6	56.47	59.72	58.56	15.71	101.98	49.24	79.85	49.24 to 79.85	251,512	147,293
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	28	74.40	75.31	73.47	14.64	102.50	32.60	107.46	68.41 to 79.90	315,414	231,743
01-JUL-08 To 30-JUN-09	29	74.07	76.03	69.93	14.19	108.72	48.87	117.57	71.00 to 77.30	357,578	250,070
01-JUL-09 To 30-JUN-10	25	66.35	66.09	62.91	16.74	105.05	30.49	97.09	58.85 to 72.04	380,648	239,471
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	30	74.66	75.99	69.76	15.98	108.93	48.87	117.57	68.30 to 76.99	322,278	224,816
01-JAN-09 To 31-DEC-09	29	72.04	72.93	68.09	13.41	107.11	30.49	97.09	69.04 to 77.30	428,917	292,029
<u>ALL</u>	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	45	71.72	71.90	66.41	18.61	108.27	30.49	117.57	65.52 to 76.99	376,604	250,116
2	37	72.04	73.79	71.98	11.92	102.51	48.87	107.46	69.04 to 75.92	318,118	228,985
<u>ALL</u>	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

27 Dodge
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 82
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 Total Adj. Sales Price : 28,717,564
 Total Assessed Value : 19,727,634
 Avg. Adj. Sales Price : 350,214
 Avg. Assessed Value : 240,581

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.56
 PRD : 105.90

COV : 21.33
 STD : 15.52
 Avg. Abs. Dev : 11.21
 MAX Sales Ratio : 117.57
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.04 to 75.34
 95% Wgt. Mean C.I. : 65.29 to 72.10
 95% Mean C.I. : 69.39 to 76.11

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	70.79	70.39	64.86	12.76	108.53	49.04	96.60	64.65 to 78.83	411,378	266,812
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
2	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	560,800	415,608
_____Dry_____											
County	36	71.91	74.83	72.08	14.38	103.82	49.24	117.57	68.30 to 76.99	281,388	202,837
1	15	76.99	78.05	75.16	19.48	103.85	49.24	117.57	59.89 to 92.22	232,073	174,417
2	21	71.79	72.54	70.48	09.42	102.92	56.47	107.46	67.84 to 75.92	316,613	223,136
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	26	73.39	75.10	70.37	13.49	106.72	49.04	102.02	67.25 to 79.90	414,851	291,928
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	7	74.11	77.51	76.46	11.91	101.37	64.70	101.22	64.70 to 101.22	347,353	265,585
_____Dry_____											
County	44	72.14	74.57	72.06	14.14	103.48	49.24	117.57	68.41 to 76.81	288,044	207,564
1	18	74.36	75.75	72.53	20.09	104.44	49.24	117.57	59.58 to 86.63	242,949	176,221
2	26	72.14	73.76	71.81	09.59	102.72	56.47	107.46	68.68 to 76.47	319,264	229,263
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	82	72.04	72.75	68.70	15.56	105.90	30.49	117.57	69.04 to 75.34	350,214	240,581

27 Dodge
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 102
 Total Sales Price : 36,290,843
 Total Adj. Sales Price : 36,290,843
 Total Assessed Value : 25,039,115
 Avg. Adj. Sales Price : 355,793
 Avg. Assessed Value : 245,482

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.39
 PRD : 105.83

COV : 22.54
 STD : 16.46
 Avg. Abs. Dev : 11.07
 MAX Sales Ratio : 152.53
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.54 to 74.19
 95% Wgt. Mean C.I. : 66.11 to 71.88
 95% Mean C.I. : 69.83 to 76.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	79.90	66.38	76.01	22.54	87.33	32.60	86.63	N/A	334,367	254,152
01-OCT-07 To 31-DEC-07	14	70.71	73.44	71.51	10.73	102.70	59.89	107.46	63.55 to 80.12	258,782	185,059
01-JAN-08 To 31-MAR-08	18	75.62	80.81	74.37	17.94	108.66	50.93	152.53	68.30 to 82.37	313,330	233,014
01-APR-08 To 30-JUN-08	2	65.43	65.43	65.93	01.19	99.24	64.65	66.21	N/A	505,250	333,100
01-JUL-08 To 30-SEP-08	6	71.22	76.46	60.25	22.59	126.90	49.04	102.02	49.04 to 102.02	389,940	234,943
01-OCT-08 To 31-DEC-08	11	73.46	73.49	70.84	13.93	103.74	48.87	117.57	59.35 to 80.39	279,059	197,681
01-JAN-09 To 31-MAR-09	8	77.85	80.60	80.42	08.98	100.22	71.72	96.60	71.72 to 96.60	362,390	291,440
01-APR-09 To 30-JUN-09	11	72.25	73.49	71.48	08.42	102.81	60.99	94.66	63.79 to 79.84	508,575	363,513
01-JUL-09 To 30-SEP-09	5	67.25	59.26	56.33	18.07	105.20	30.49	74.11	N/A	426,985	240,503
01-OCT-09 To 31-DEC-09	13	72.03	70.64	64.30	15.70	109.86	49.99	97.09	57.09 to 82.40	480,297	308,854
01-JAN-10 To 31-MAR-10	8	62.97	64.27	62.05	17.85	103.58	49.24	83.48	49.24 to 83.48	235,480	146,108
01-APR-10 To 30-JUN-10	3	58.85	62.13	61.79	08.28	100.55	56.47	71.08	N/A	283,000	174,865
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	37	71.48	76.02	72.84	16.37	104.37	32.60	152.53	68.30 to 76.99	304,770	221,993
01-JUL-08 To 30-JUN-09	36	73.77	75.57	71.31	12.89	105.97	48.87	117.57	71.00 to 76.94	386,187	275,398
01-JUL-09 To 30-JUN-10	29	66.35	66.04	62.20	16.97	106.17	30.49	97.09	57.09 to 72.37	383,159	238,313
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	37	73.46	77.10	70.02	17.37	110.11	48.87	152.53	68.30 to 76.47	325,939	228,233
01-JAN-09 To 31-DEC-09	37	72.04	72.10	68.44	13.20	105.35	30.49	97.09	69.81 to 76.87	456,006	312,102
<u>ALL</u>	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	49	71.48	73.19	66.79	19.94	109.58	30.49	152.53	65.52 to 76.87	358,943	239,733
2	53	72.04	72.87	71.07	11.26	102.53	48.87	107.46	69.04 to 75.87	352,880	250,797
<u>ALL</u>	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

27 Dodge
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 Special Value Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 102
 Total Sales Price : 36,290,843
 Total Adj. Sales Price : 36,290,843
 Total Assessed Value : 25,039,115
 Avg. Adj. Sales Price : 355,793
 Avg. Assessed Value : 245,482

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 73
 COD : 15.39
 PRD : 105.83

COV : 22.54
 STD : 16.46
 Avg. Abs. Dev : 11.07
 MAX Sales Ratio : 152.53
 MIN Sales Ratio : 30.49

95% Median C.I. : 69.54 to 74.19
 95% Wgt. Mean C.I. : 66.11 to 71.88
 95% Mean C.I. : 69.83 to 76.21

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	70.79	70.39	64.86	12.76	108.53	49.04	96.60	64.65 to 78.83	411,378	266,812
1	11	70.79	70.05	63.67	13.48	110.02	49.04	96.60	50.93 to 82.12	397,794	253,285
2	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	560,800	415,608
_____Dry_____											
County	50	71.91	73.88	72.39	13.00	102.06	49.24	117.57	68.41 to 76.47	300,637	217,643
1	17	71.72	76.31	74.29	20.27	102.72	49.24	117.57	59.89 to 92.22	220,770	164,016
2	33	72.03	72.62	71.76	09.27	101.20	56.47	107.46	68.68 to 75.92	341,780	245,269
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	26	73.39	75.10	70.37	13.49	106.72	49.04	102.02	67.25 to 79.90	414,851	291,928
1	19	73.32	74.21	68.60	13.98	108.18	49.04	102.02	65.52 to 79.90	439,718	301,634
2	7	74.11	77.51	76.46	11.91	101.37	64.70	101.22	64.70 to 101.22	347,353	265,585
_____Dry_____											
County	62	71.91	74.83	72.22	14.24	103.61	49.24	152.53	68.68 to 76.47	311,834	225,211
1	22	71.60	77.91	73.07	23.28	106.62	49.24	152.53	59.89 to 86.63	227,913	166,531
2	40	72.14	73.13	71.93	09.27	101.67	56.47	107.46	69.04 to 75.92	357,991	257,485
_____Grass_____											
County	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
1	1	75.34	75.34	75.34	00.00	100.00	75.34	75.34	N/A	67,100	50,550
_____ALL_____	102	71.91	73.02	69.00	15.39	105.83	30.49	152.53	69.54 to 74.19	355,793	245,482

2011 Correlation Section for Dodge County

A. Agricultural Land

The agricultural land class of property in Dodge County is divided into two market areas. The southern market area in the county parallels the Platte River Valley, and is predominately irrigated crop land. The characteristics of this area only extend West to Colfax County. The remaining land in the county is primarily dryland and makes up Market Area two. For this area, comparability extends to the Counties to the East and North.

The sales within Dodge County are considered to be evenly distributed throughout the three year study period. Analysis of the representativeness by majority land use indicates that in Market Area 2 approximately 18 percent of the acres in the county are irrigated, but the sales file is made up of only 1 percent irrigated sales. This imbalance causes the statistical indicators to be weighted nearly exclusively by the dryland sales.

To correct the deficiencies identified in the Base Stat, sales were included at random to Market Area 2 from comparable areas. In total 6 irrigated sales were identified in a 6 mile proximity to Dodge County. These sales were determined to be reasonably similar to the parcels in Dodge County. While this still failed to produce a highly reliable sample to measure irrigated land, it provided a general indication of the irrigated market and created an overall sample with similar distribution to the population of parcels.

The third test, Random Elimination, involved adding all sales from within 6 miles of the comparable areas. This added 4 sales to Market Area 1 and added 16 sales to Market Area 2. The addition of sales resulted in a sample that was proportionate and adequate.

The statistics for all three samples suggest values are acceptable in both market areas, as well as the irrigated and dryland subclasses. With insufficient information to measure the grass values, a comparison was drawn to neighboring counties. This indicates that although grass is a relatively small portion of the agricultural base, the values are reasonably similar to surrounding counties. It is worthy to note that an increase of approximately 27 percent to grass land was implemented by the county to more closely parallel values in the broader area.

Analysis of the 2011 assessed values indicates the overall level of value to be 72 percent of market value. This is indicated by the median measure of central tendency for all three samples. Analysis of the irrigated, dry crop, and grass land using all available information suggests the values established are within the acceptable range, indicating this class is valued both uniformly and proportionately.

A1. Correlation for Special Valuation of Agricultural Land

A review of the agricultural land values in Dodge County in areas that have non-agricultural influences indicates the assessed values used are similar to areas in the County where no non agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for special valuation of agricultural land in Dodge County is 72 percent, as indicated by the agricultural statistics.

**2011 Correlation Section
for Dodge County**

B. 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.

2011 Correlation Section for Dodge County

C. 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.

2011 Correlation Section for Dodge County

D. 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,

**2011 Correlation Section
for Dodge County**

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.

Total Real Property Sum Lines 17, 25, & 30	Records : 19,663	Value : 2,720,414,820	Growth 26,368,610	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	522	9,421,235	217	15,395,230	103	3,686,210	842	28,502,675	
02. Res Improve Land	10,440	183,525,995	661	25,412,660	813	39,766,890	11,914	248,705,545	
03. Res Improvements	10,895	905,269,220	1,073	81,315,820	989	109,023,600	12,957	1,095,608,640	
04. Res Total	11,417	1,098,216,450	1,290	122,123,710	1,092	152,476,700	13,799	1,372,816,860	11,494,035
% of Res Total	82.74	80.00	9.35	8.90	7.91	11.11	70.18	50.46	43.59
05. Com UnImp Land	163	9,264,315	35	1,561,535	3	34,450	201	10,860,300	
06. Com Improve Land	968	60,497,055	81	4,291,790	21	231,335	1,070	65,020,180	
07. Com Improvements	978	196,932,100	87	20,361,480	23	1,851,590	1,088	219,145,170	
08. Com Total	1,141	266,693,470	122	26,214,805	26	2,117,375	1,289	295,025,650	8,785,430
% of Com Total	88.52	90.40	9.46	8.89	2.02	0.72	6.56	10.84	33.32
09. Ind UnImp Land	51	2,694,620	35	1,800,770	0	0	86	4,495,390	
10. Ind Improve Land	112	5,341,395	90	4,766,605	2	73,235	204	10,181,235	
11. Ind Improvements	123	47,953,015	92	47,525,645	2	377,210	217	95,855,870	
12. Ind Total	174	55,989,030	127	54,093,020	2	450,445	303	110,532,495	3,100,835
% of Ind Total	57.43	50.65	41.91	48.94	0.66	0.41	1.54	4.06	11.76
13. Rec UnImp Land	0	0	35	1,511,670	116	4,217,910	151	5,729,580	
14. Rec Improve Land	0	0	6	488,985	16	896,105	22	1,385,090	
15. Rec Improvements	0	0	6	137,670	20	435,660	26	573,330	
16. Rec Total	0	0	41	2,138,325	136	5,549,675	177	7,688,000	48,605
% of Rec Total	0.00	0.00	23.16	27.81	76.84	72.19	0.90	0.28	0.18
Res & Rec Total	11,417	1,098,216,450	1,331	124,262,035	1,228	158,026,375	13,976	1,380,504,860	11,542,640
% of Res & Rec Total	81.69	79.55	9.52	9.00	8.79	11.45	71.08	50.75	43.77
Com & Ind Total	1,315	322,682,500	249	80,307,825	28	2,567,820	1,592	405,558,145	11,886,265
% of Com & Ind Total	82.60	79.57	15.64	19.80	1.76	0.63	8.10	14.91	45.08
17. Taxable Total	12,732	1,420,898,950	1,580	204,569,860	1,256	160,594,195	15,568	1,786,063,005	23,428,905
% of Taxable Total	81.78	79.55	10.15	11.45	8.07	8.99	79.17	65.65	88.85

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	221,085	2,183,905	0	0	0
20. Industrial	3	1,720,540	8,907,895	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	221,085	2,183,905
20. Industrial	0	0	0	3	1,720,540	8,907,895
21. Other	0	0	0	0	0	0
22. Total Sch II				6	1,941,625	11,091,800

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	478	153	200	831

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	292,255	368	59,025,385	2,802	569,907,240	3,177	629,224,880
28. Ag-Improved Land	0	0	94	20,255,495	770	209,086,580	864	229,342,075
29. Ag Improvements	0	0	106	7,725,935	812	68,058,925	918	75,784,860
30. Ag Total							4,095	934,351,815

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	15,000	
32. HomeSite Improv Land	0	0.00	0	64	67.00	1,428,000	
33. HomeSite Improvements	0	0.00	0	65	65.00	6,043,600	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	13	159.21	345,725	
36. FarmSite Improv Land	0	0.00	0	85	219.85	793,555	
37. FarmSite Improvements	0	0.00	0	95	0.00	1,682,335	
38. FarmSite Total							
39. Road & Ditches	0	1.36	0	0	575.89	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	12	13.00	212,500	13	14.00	227,500	
32. HomeSite Improv Land	582	622.54	10,323,140	646	689.54	11,751,140	
33. HomeSite Improvements	591	617.54	46,999,885	656	682.54	53,043,485	2,939,705
34. HomeSite Total				669	703.54	65,022,125	
35. FarmSite UnImp Land	58	234.77	393,680	71	393.98	739,405	
36. FarmSite Improv Land	724	1,752.39	4,619,700	809	1,972.24	5,413,255	
37. FarmSite Improvements	733	0.00	21,059,040	828	0.00	22,741,375	0
38. FarmSite Total				899	2,366.22	28,894,035	
39. Road & Ditches	0	6,241.18	0	0	6,818.43	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,568	9,888.19	93,916,160	2,939,705

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	3	286.99	261,125	3	286.99	261,125

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	1.30	3,990	364	25,054.22	65,402,885
44. Recapture Value N/A	1	1.30	3,990	364	25,054.22	88,999,325
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,620	210,062.88	580,644,490	2,985	235,118.40	646,051,365
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	24,833.62	31.03%	95,956,685	36.78%	3,863.98
46. 1A	6,577.25	8.22%	23,756,065	9.11%	3,611.85
47. 2A1	770.47	0.96%	2,588,950	0.99%	3,360.22
48. 2A	22,718.41	28.39%	70,878,500	27.17%	3,119.87
49. 3A1	17,644.82	22.05%	48,337,460	18.53%	2,739.47
50. 3A	3,177.85	3.97%	8,568,550	3.28%	2,696.34
51. 4A1	4,073.64	5.09%	10,265,575	3.93%	2,520.00
52. 4A	232.20	0.29%	544,545	0.21%	2,345.16
53. Total	80,028.26	100.00%	260,896,330	100.00%	3,260.05
Dry					
54. 1D1	14,707.34	29.90%	48,113,285	36.05%	3,271.38
55. 1D	7,538.42	15.33%	23,080,285	17.29%	3,061.69
56. 2D1	680.42	1.38%	1,932,640	1.45%	2,840.36
57. 2D	7,516.34	15.28%	19,836,110	14.86%	2,639.07
58. 3D1	12,665.38	25.75%	28,146,610	21.09%	2,222.33
59. 3D	3,636.13	7.39%	7,743,985	5.80%	2,129.73
60. 4D1	1,984.43	4.03%	3,867,550	2.90%	1,948.95
61. 4D	460.27	0.94%	736,435	0.55%	1,600.01
62. Total	49,188.73	100.00%	133,456,900	100.00%	2,713.16
Grass					
63. 1G1	362.39	6.18%	404,220	7.00%	1,115.43
64. 1G	699.12	11.92%	865,735	14.98%	1,238.32
65. 2G1	52.09	0.89%	47,150	0.82%	905.16
66. 2G	1,110.78	18.94%	1,106,045	19.14%	995.74
67. 3G1	651.36	11.11%	780,780	13.51%	1,198.69
68. 3G	1,165.65	19.88%	1,083,250	18.75%	929.31
69. 4G1	1,044.94	17.82%	933,870	16.16%	893.71
70. 4G	776.97	13.25%	557,380	9.65%	717.38
71. Total	5,863.30	100.00%	5,778,430	100.00%	985.53
Irrigated Total					
	80,028.26	57.77%	260,896,330	65.11%	3,260.05
Dry Total					
	49,188.73	35.51%	133,456,900	33.30%	2,713.16
Grass Total					
	5,863.30	4.23%	5,778,430	1.44%	985.53
72. Waste	3,455.81	2.49%	583,645	0.15%	168.89
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	10.18	0.01%	0	0.00%	0.00
75. Market Area Total	138,536.10	100.00%	400,715,305	100.00%	2,892.50

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	8,095.07	32.28%	31,366,545	37.23%	3,874.77
46. 1A	5,599.79	22.33%	20,283,275	24.08%	3,622.15
47. 2A1	213.90	0.85%	720,840	0.86%	3,369.99
48. 2A	3,544.93	14.14%	11,100,065	13.18%	3,131.25
49. 3A1	2,461.34	9.82%	7,027,585	8.34%	2,855.19
50. 3A	4,229.42	16.87%	11,444,925	13.59%	2,706.03
51. 4A1	656.50	2.62%	1,654,375	1.96%	2,519.99
52. 4A	274.30	1.09%	643,270	0.76%	2,345.13
53. Total	25,075.25	100.00%	84,240,880	100.00%	3,359.52
Dry					
54. 1D1	13,780.95	14.27%	50,053,980	17.10%	3,632.11
55. 1D	30,354.10	31.43%	102,968,020	35.17%	3,392.23
56. 2D1	870.38	0.90%	2,746,060	0.94%	3,155.01
57. 2D	8,315.62	8.61%	24,353,365	8.32%	2,928.63
58. 3D1	9,156.05	9.48%	24,818,410	8.48%	2,710.60
59. 3D	30,561.88	31.64%	80,542,990	27.51%	2,635.41
60. 4D1	2,685.74	2.78%	5,903,840	2.02%	2,198.22
61. 4D	853.66	0.88%	1,365,855	0.47%	1,600.00
62. Total	96,578.38	100.00%	292,752,520	100.00%	3,031.24
Grass					
63. 1G1	411.59	5.77%	584,740	8.27%	1,420.69
64. 1G	1,427.44	20.02%	1,518,500	21.47%	1,063.79
65. 2G1	111.32	1.56%	127,435	1.80%	1,144.76
66. 2G	1,842.06	25.84%	1,854,240	26.22%	1,006.61
67. 3G1	579.16	8.12%	523,860	7.41%	904.52
68. 3G	1,313.30	18.42%	1,267,150	17.92%	964.86
69. 4G1	554.85	7.78%	479,465	6.78%	864.13
70. 4G	889.03	12.47%	717,005	10.14%	806.50
71. Total	7,128.75	100.00%	7,072,395	100.00%	992.09
Irrigated Total					
	25,075.25	18.85%	84,240,880	21.89%	3,359.52
Dry Total					
	96,578.38	72.59%	292,752,520	76.06%	3,031.24
Grass Total					
	7,128.75	5.36%	7,072,395	1.84%	992.09
72. Waste	4,266.59	3.21%	816,450	0.21%	191.36
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1.00	0.00%	0	0.00%	0.00
75. Market Area Total	133,048.97	100.00%	384,882,245	100.00%	2,892.79

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	253.00	29.72%	983,520	35.04%	3,887.43
46. 1A	12.50	1.47%	45,315	1.61%	3,625.20
47. 2A1	103.00	12.10%	347,110	12.37%	3,370.00
48. 2A	306.00	35.95%	958,060	34.13%	3,130.92
49. 3A1	83.50	9.81%	226,285	8.06%	2,710.00
50. 3A	66.00	7.75%	178,860	6.37%	2,710.00
51. 4A1	21.70	2.55%	54,685	1.95%	2,520.05
52. 4A	5.50	0.65%	12,905	0.46%	2,346.36
53. Total	851.20	100.00%	2,806,740	100.00%	3,297.39
Dry					
54. 1D1	586.28	25.87%	2,122,495	31.31%	3,620.28
55. 1D	122.60	5.41%	413,410	6.10%	3,372.02
56. 2D1	74.50	3.29%	235,065	3.47%	3,155.23
57. 2D	722.22	31.87%	2,107,875	31.10%	2,918.61
58. 3D1	358.00	15.80%	949,550	14.01%	2,652.37
59. 3D	212.78	9.39%	563,870	8.32%	2,650.01
60. 4D1	138.00	6.09%	303,600	4.48%	2,200.00
61. 4D	51.80	2.29%	82,880	1.22%	1,600.00
62. Total	2,266.18	100.00%	6,778,745	100.00%	2,991.27
Grass					
63. 1G1	47.61	6.49%	53,020	7.60%	1,113.63
64. 1G	15.90	2.17%	27,830	3.99%	1,750.31
65. 2G1	2.00	0.27%	1,810	0.26%	905.00
66. 2G	182.17	24.84%	207,750	29.78%	1,140.42
67. 3G1	25.00	3.41%	22,230	3.19%	889.20
68. 3G	230.05	31.36%	188,555	27.03%	819.63
69. 4G1	90.19	12.30%	77,995	11.18%	864.79
70. 4G	140.60	19.17%	118,310	16.96%	841.47
71. Total	733.52	100.00%	697,500	100.00%	950.89
Irrigated Total					
	851.20	13.87%	2,806,740	25.73%	3,297.39
Dry Total					
	2,266.18	36.94%	6,778,745	62.14%	2,991.27
Grass Total					
	733.52	11.96%	697,500	6.39%	950.89
72. Waste	2,284.09	37.23%	625,605	5.73%	273.90
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	6,134.99	100.00%	10,908,590	100.00%	1,778.09

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	499.98	30.45%	1,928,525	36.89%	3,857.20
46. 1A	4.50	0.27%	16,315	0.31%	3,625.56
47. 2A1	95.00	5.79%	316,625	6.06%	3,332.89
48. 2A	577.38	35.17%	1,728,165	33.05%	2,993.12
49. 3A1	378.91	23.08%	1,016,710	19.45%	2,683.25
50. 3A	43.00	2.62%	116,530	2.23%	2,710.00
51. 4A1	26.50	1.61%	66,780	1.28%	2,520.00
52. 4A	16.50	1.01%	38,695	0.74%	2,345.15
53. Total	1,641.77	100.00%	5,228,345	100.00%	3,184.58
Dry					
54. 1D1	683.42	21.07%	2,243,330	26.25%	3,282.51
55. 1D	121.80	3.76%	373,925	4.38%	3,069.99
56. 2D1	282.65	8.71%	797,395	9.33%	2,821.14
57. 2D	1,147.45	35.38%	3,006,490	35.18%	2,620.15
58. 3D1	712.78	21.97%	1,526,875	17.87%	2,142.14
59. 3D	175.36	5.41%	377,025	4.41%	2,150.01
60. 4D1	79.30	2.44%	154,635	1.81%	1,950.00
61. 4D	40.90	1.26%	65,440	0.77%	1,600.00
62. Total	3,243.66	100.00%	8,545,115	100.00%	2,634.41
Grass					
63. 1G1	108.34	13.15%	163,090	20.57%	1,505.35
64. 1G	23.58	2.86%	37,450	4.72%	1,588.21
65. 2G1	21.80	2.65%	20,280	2.56%	930.28
66. 2G	174.65	21.19%	161,770	20.40%	926.25
67. 3G1	66.50	8.07%	70,070	8.84%	1,053.68
68. 3G	202.21	24.54%	175,220	22.10%	866.52
69. 4G1	82.50	10.01%	60,810	7.67%	737.09
70. 4G	144.50	17.53%	104,210	13.14%	721.18
71. Total	824.08	100.00%	792,900	100.00%	962.16
Irrigated Total					
	1,641.77	17.31%	5,228,345	33.95%	3,184.58
Dry Total					
	3,243.66	34.19%	8,545,115	55.48%	2,634.41
Grass Total					
	824.08	8.69%	792,900	5.15%	962.16
72. Waste	3,776.54	39.81%	835,640	5.43%	221.27
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	5.18	0.05%	0	0.00%	0.00
75. Market Area Total	9,486.05	100.00%	15,402,000	100.00%	1,623.65

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 9

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	219.09	11.02%	854,450	14.14%	3,900.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	171.00	8.60%	574,905	9.52%	3,362.02
48. 2A	731.41	36.80%	2,269,625	37.57%	3,103.08
49. 3A1	21.00	1.06%	56,910	0.94%	2,710.00
50. 3A	838.70	42.20%	2,269,960	37.57%	2,706.52
51. 4A1	5.00	0.25%	12,600	0.21%	2,520.00
52. 4A	1.40	0.07%	3,285	0.05%	2,346.43
53. Total	1,987.60	100.00%	6,041,735	100.00%	3,039.71
Dry					
54. 1D1	108.81	11.52%	357,735	14.95%	3,287.70
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	7.50	0.79%	21,415	0.90%	2,855.33
57. 2D	506.20	53.57%	1,334,370	55.78%	2,636.05
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	319.88	33.85%	674,820	28.21%	2,109.60
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	2.50	0.26%	4,000	0.17%	1,600.00
62. Total	944.89	100.00%	2,392,340	100.00%	2,531.87
Grass					
63. 1G1	7.00	0.85%	9,000	1.07%	1,285.71
64. 1G	22.72	2.76%	69,750	8.27%	3,069.98
65. 2G1	2.00	0.24%	1,810	0.21%	905.00
66. 2G	174.89	21.21%	198,345	23.53%	1,134.11
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	315.12	38.22%	316,285	37.52%	1,003.70
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	302.66	36.71%	247,780	29.39%	818.67
71. Total	824.39	100.00%	842,970	100.00%	1,022.54
Irrigated Total					
	1,987.60	29.28%	6,041,735	61.80%	3,039.71
Dry Total					
	944.89	13.92%	2,392,340	24.47%	2,531.87
Grass Total					
	824.39	12.14%	842,970	8.62%	1,022.54
72. Waste	2,920.94	43.03%	389,230	3.98%	133.26
73. Other	110.67	1.63%	109,975	1.12%	993.72
74. Exempt	17.00	0.25%	0	0.00%	0.00
75. Market Area Total	6,788.49	100.00%	9,776,250	100.00%	1,440.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 10

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	83.79	100.00%	262,680	100.00%	3,134.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	83.79	100.00%	262,680	100.00%	3,134.98
Dry					
54. 1D1	0.50	0.45%	1,650	0.56%	3,300.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	110.00	99.55%	292,045	99.44%	2,654.95
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	110.50	100.00%	293,695	100.00%	2,657.87
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2.12	100.00%	1,825	100.00%	860.85
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	2.12	100.00%	1,825	100.00%	860.85
Irrigated Total					
Irrigated Total	83.79	42.44%	262,680	47.04%	3,134.98
Dry Total					
Dry Total	110.50	55.97%	293,695	52.60%	2,657.87
Grass Total					
Grass Total	2.12	1.07%	1,825	0.33%	860.85
72. Waste	1.00	0.51%	200	0.04%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	27.10	13.73%	0	0.00%	0.00
75. Market Area Total	197.41	100.00%	558,400	100.00%	2,828.63

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 11

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	239.73	8.32%	936,610	10.44%	3,906.94
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	13.73	0.48%	46,270	0.52%	3,369.99
48. 2A	1,953.51	67.77%	6,133,385	68.38%	3,139.67
49. 3A1	629.46	21.84%	1,729,050	19.28%	2,746.88
50. 3A	46.00	1.60%	124,660	1.39%	2,710.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	2,882.43	100.00%	8,969,975	100.00%	3,111.95
Dry					
54. 1D1	104.78	6.45%	346,250	8.93%	3,304.54
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	11.40	0.70%	32,550	0.84%	2,855.26
57. 2D	500.73	30.80%	1,329,495	34.29%	2,655.11
58. 3D1	960.25	59.07%	2,066,400	53.29%	2,151.94
59. 3D	46.27	2.85%	99,480	2.57%	2,149.99
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	2.12	0.13%	3,390	0.09%	1,599.06
62. Total	1,625.55	100.00%	3,877,565	100.00%	2,385.39
Grass					
63. 1G1	4.00	10.20%	4,000	12.59%	1,000.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	12.00	30.60%	10,320	32.47%	860.00
67. 3G1	10.24	26.12%	7,935	24.97%	774.90
68. 3G	5.97	15.23%	4,625	14.55%	774.71
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	7.00	17.85%	4,900	15.42%	700.00
71. Total	39.21	100.00%	31,780	100.00%	810.51
Irrigated Total	2,882.43	62.58%	8,969,975	69.58%	3,111.95
Dry Total	1,625.55	35.29%	3,877,565	30.08%	2,385.39
Grass Total	39.21	0.85%	31,780	0.25%	810.51
72. Waste	58.58	1.27%	11,700	0.09%	199.73
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	4,605.77	100.00%	12,891,020	100.00%	2,798.88

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 12

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	13.50	1.41%	52,650	1.84%	3,900.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	566.73	59.08%	1,774,570	62.17%	3,131.24
49. 3A1	379.05	39.51%	1,027,225	35.99%	2,710.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	959.28	100.00%	2,854,445	100.00%	2,975.61
Dry					
54. 1D1	121.02	13.86%	399,365	16.93%	3,299.99
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	341.63	39.12%	907,025	38.45%	2,654.99
58. 3D1	407.72	46.68%	1,047,730	44.42%	2,569.73
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	3.00	0.34%	4,800	0.20%	1,600.00
62. Total	873.37	100.00%	2,358,920	100.00%	2,700.94
Grass					
63. 1G1	24.50	33.70%	31,400	42.46%	1,281.63
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	26.20	36.04%	25,585	34.59%	976.53
67. 3G1	21.00	28.89%	16,275	22.01%	775.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	1.00	1.38%	700	0.95%	700.00
71. Total	72.70	100.00%	73,960	100.00%	1,017.33
Irrigated Total					
Irrigated Total	959.28	48.50%	2,854,445	53.84%	2,975.61
Dry Total					
Dry Total	873.37	44.16%	2,358,920	44.49%	2,700.94
Grass Total					
Grass Total	72.70	3.68%	73,960	1.39%	1,017.33
72. Waste	72.59	3.67%	14,520	0.27%	200.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,977.94	100.00%	5,301,845	100.00%	2,680.49

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	49.23	186,745	12,511.45	39,458,845	100,948.90	331,655,540	113,509.58	371,301,130
77. Dry Land	30.96	98,510	12,559.09	35,200,195	142,241.21	415,157,095	154,831.26	450,455,800
78. Grass	5.00	4,750	1,777.88	1,625,765	13,705.19	13,661,245	15,488.07	15,291,760
79. Waste	11.24	2,250	2,025.47	413,795	14,799.43	2,860,945	16,836.14	3,276,990
80. Other	0.00	0	0.00	0	110.67	109,975	110.67	109,975
81. Exempt	0.00	0	4.51	0	55.95	0	60.46	0
82. Total	96.43	292,255	28,873.89	76,698,600	271,805.40	763,444,800	300,775.72	840,435,655

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	113,509.58	37.74%	371,301,130	44.18%	3,271.10
Dry Land	154,831.26	51.48%	450,455,800	53.60%	2,909.33
Grass	15,488.07	5.15%	15,291,760	1.82%	987.33
Waste	16,836.14	5.60%	3,276,990	0.39%	194.64
Other	110.67	0.04%	109,975	0.01%	993.72
Exempt	60.46	0.02%	0	0.00%	0.00
Total	300,775.72	100.00%	840,435,655	100.00%	2,794.23

2011 County Abstract of Assessment for Real Property, Form 45 Compared with the 2010 Certificate of Taxes Levied (CTL)

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	2010 CTL County Total	2011 Form 45 County Total	Value Difference (2011 form 45 - 2010 CTL)	Percent Change	2011 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,359,424,115	1,372,816,860	13,392,745	0.99%	11,494,035	0.14%
02. Recreational	7,054,555	7,688,000	633,445	8.98%	48,605	8.29%
03. Ag-Homesite Land, Ag-Res Dwelling	64,888,205	65,022,125	133,920	0.21%	2,939,705	-4.32%
04. Total Residential (sum lines 1-3)	1,431,366,875	1,445,526,985	14,160,110	0.99%	14,482,345	-0.02%
05. Commercial	282,779,430	295,025,650	12,246,220	4.33%	8,785,430	1.22%
06. Industrial	108,556,305	110,532,495	1,976,190	1.82%	3,100,835	-1.04%
07. Ag-Farmsite Land, Outbuildings	26,802,850	28,894,035	2,091,185	7.80%	0	7.80%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	418,138,585	434,452,180	16,313,595	3.90%	11,886,265	1.06%
10. Total Non-Agland Real Property	1,849,505,460	1,879,979,165	30,473,705	1.65%	26,368,610	0.22%
11. Irrigated	326,434,345	371,301,130	44,866,785	13.74%		
12. Dryland	423,729,445	450,455,800	26,726,355	6.31%		
13. Grassland	12,024,135	15,291,760	3,267,625	27.18%		
14. Wasteland	3,467,530	3,276,990	-190,540	-5.49%		
15. Other Agland	109,975	109,975	0	0.00%		
16. Total Agricultural Land	765,765,430	840,435,655	74,670,225	9.75%		
17. Total Value of all Real Property (Locally Assessed)	2,615,270,890	2,720,414,820	105,143,930	4.02%	26,368,610	3.01%

**2010 PLAN OF ASSESSMENT
FOR
DODGE COUNTY**
As Prepared by Debbie Churchill and June Racely

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”), describing the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. 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 Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade”. Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Dodge County:

Per the 2010 County Abstract, Dodge County consists of the following real property types:

Total Parcels in Dodge County: 19,622
Total Taxable Value Base: \$2,619,452,885

	<u>Total Taxable Parcels</u>	<u>% of Total Parcels</u>	<u>Total Taxable Value</u>	<u>% of Taxable Value Base</u>
Residential	13,790	70.0%	\$1,361,888,460	52.0%
Commercial	1,279	6.5%	\$ 283,247,350	10.8%
Industrial	304	2.0%	\$ 108,663,240	4.1%
Recreational	172	0.5%	\$ 7,093,425	0.3%
Agricultural	4,077	21.0%	\$ 858,560,410	32.8%
<i>Special Value</i>	<i>2,972</i>	<i>73% of Ag</i>	<i>\$ 590,222,275</i>	<i>69% of Ag</i>
<i>(Special Value % Totals NOT Included in Bold % Totals)</i>				

Agricultural land - taxable acres: 301,158.96

Other pertinent facts: Dodge County is 534 square miles or 341,760 acres of which 88% is agricultural broken down into the following categories:

	<u>Taxable Acres</u>	<u>% of Total Taxable Acres</u>
Irrigated	110,033.96	36%
Dry	159,269.31	53%
Grass	14,720.46	5%
Waste	17,024.56	6%
Other	110.67	0%
<i>Ag Exempt</i>	<i>136.43</i>	<i>0%</i>
<i>(Ag Exempt Acres % Totals NOT included in Bold % Totals)</i>		

Current Resources:

A. Staff/Budget/Training

One Assessment Manager; Two Assessment Assistants; Two Assessment Clerks; One Appraiser I; Two Appraiser Assistants.

The total budget for Dodge County for 2009/2010 was \$503,470. Included in the total is \$27,224 dedicated to the TerraScan CAMA/assessment administration package and \$223,645 for appraisal work.

The assessor is required to obtain 60 hours of continuing education every 4 years to maintain certification. The assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further knowledge of the assessment field.

While there are no continuing education requirements for the assessment staff at this time, they have voluntarily taken IAAO classes, as well as Windows and TerraScan user education.

The appraiser is required to obtain 28 hours of approved continuing education every 2 years to remain licensed. The appraiser has met all the education hours required.

B. Cadastral Maps

The Dodge County cadastral maps were drawn/taken around 1967. The assessment staff maintains the maps. All ownership, new subdivisions and parcel splits are kept up to date.

C. Property Record Cards

The property records cards in Dodge County are maintained in the Assessment Office using the current computer system. Hard files are no longer kept up to date. A concentrated effort towards a “paperless” property record card is in effect. The Dodge County Assessment Office went on-line in June of 2006 with property record information.

D. Software for CAMA, Assessment Administration, GIS

Dodge County uses the TerraScan CAMA program for maintaining property record cards. Currently a contract has been signed for a new CAMA program with Tyler Technologies. Conversion is set to begin shortly, with completion scheduled for late 2012/early 2013. The towns of Fremont, Inglewood, North Bend, Nickerson, Hooper, Winslow, Snyder, Dodge, Uehling, and Scribner have been listed and entered in the computer, including photos and sketches. Data entered for the Fremont properties is based on information from previous property record cards. Although Dodge County does not have a GIS system, the county board has been working with an outside company on a GIS pilot project involving one of their townships. This project has been put on hold awaiting further budgetary information. In the meantime, the Agridata program is used to assist with FSA records and Agland inquiries.

The total budget for 2009/2010 for the TerraScan CAMA program for Dodge County is \$27,224.

E. Web based – Property Record Information Access

Dodge County Assessment Office website: www.dodge.pat.gisworkshop.com.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory All Property

Real estate transfer statements (Form 521) are filed at the Register of Deeds (in either paper or electronic form) and processed daily. The assessment staff performs all ownership changes in the TerraScan program and in both sets of cadastral books. Verification of legal descriptions and ownership of property being transferred is completed by the assessment staff. Sales files are developed from the information included on the transfer statements, with sales being reviewed on a timely basis. All Form 521's are now transferred electronically to the Property Assessment Division to be used as part of the State Sales File from which statistics and ratios are derived.

Sales Review questionnaires are mailed to both the buyer and seller of each property in Dodge County by the Assessment Clerk. When questionnaires are not returned, or there is some doubt as to the information regarding a sale, follow-up telephone calls to both the buyer and seller are practiced.

Building permits, sent to this office on a regular basis from city/village clerks as well as from the Zoning Building Inspection for rural properties, are entered into the computer for review. Inspections and reviews are conducted, measurements and photos taken, and physical characteristics noted at the time of inspection. Data is entered into the CAMA system using Marshal and Swift cost tables and market data, generating a value for each property inspected. The value is compared to similar properties in the area for equalization purposes. Permits are closed and notes are made in the file to roll the value for the following assessment year.

B. Data Collection

Physical property inspections are ongoing throughout the year, with verification of work completed on open permits focused during the months of September to March each year.

All relevant sales are gathered, analyzed, and separated into areas with like characteristics, purchased at similar rates. A study is then conducted to determine if there are patterns, or similarities in sales prices, etc. If so, market areas are then developed to analyze sales data and ascertain what aspects of real property affects value. This information is carefully studied and a model created to assist in determining property values. At the conclusion, a ratio study is conducted to measure the viability of new valuations. Individual property information is gathered in the same manner as properties that have building permits.

As set forth in Neb. Rev. Stat. §77-1311.03, the county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. To adhere to this statute, each parcel reviewed and inspected by office personnel will receive a review date. This will not only assist the office in determining the number of parcels reviewed in a particular year, but to focus on any remaining parcels in need of inspection.

C. Review Assessment Sales Ratio Studies Before Assessment Actions

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class of subclass of real property, may be drawn.

Because this process is now electronic, sales rosters and statistical reports for Dodge County can be viewed at any time. Each sale is reviewed against information in the computer and determined to be either arm's length or not based on all relevant information. Our assigned Field Liaison is available to discuss the statistical analysis based on the figures at hand. The Sales File is a constant work in progress from which the accuracy determines what type of tables/reports, etc., can be generated from the computer system in use.

D. Approaches to Value

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however, each classification is broken down into a value per square foot in the initial stage of valuation. The income approach is used to determine agricultural land values in special value areas, properties under rent restrictions, and used to affirm property values for small downtown commercial shops, apartment complexes and income producing properties that are commonly leased or where lease information is available.

1) Market Approach; Sales Comparisons:

See above

2) Cost Approach:

Residential (2002 & 2007); Commercial (2007); Agricultural (2002)

3) Income Approach; Income & Expense Data Collection/Analysis From the Market:

See above

4) Land Valuation Studies, Establish Market Areas, Special Value for Agricultural Land:

All relevant sales are gathered, analyzed, and separated into groupings of properties in similar areas with similar characteristics purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined, sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Analysis of sales in special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along both rivers in the county, the recreational value was set at a price reflective of the use as other than agricultural usage. The market areas surrounding Fremont are based on sales located in the sections defined as high-end residential, low-end residential, and commercial. To date, special valuation has been applied using the agricultural tables developed for the related market areas. These relationships were determined based on geographic characteristics and are considered to be the best indicators of the market value for uninfluenced parcels.

E. Reconciliation of Final Value and Documentation

See above

F. Review Assessment Sales Ratio Studies after Assessment Actions

See above. Statistical Analyses of sales ratio studies received in March before Abstract are completed to determine if Levels of Values are within range as determined by statute.

G. Notices and Public Relations

It is the responsibility of the Assessment Office to provide public notification for the multiple functions that take place, including, but not limited to: notification of appraisal reviews taking place throughout the year, homestead exemption dates, personal property dates, permissive exemption dates, certify completion of real property assessment role (Abstract), Change of Valuation notices, certification of taxes levied (CTL), etc.

A new valuation notice is mailed on or before June 1 of each year to any property experiencing a valuation change. The protest process then begins. Informal meetings are conducted with individual taxpayers to discuss property valuations. Information is provided to each taxpayer, both written and verbal, explaining current property valuations. Next, written and verbal communication is presented to the county board. Certain values may need to be defended later in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion, written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

It is also necessary to establish and foster a congenial working relationship with professional organizations and the general public. This includes, but not limited to: a courteous and calm atmosphere, cooperation, respect, timely and complete information, etc.

Level of Value, Quality, and Uniformity for Assessment Year 2010:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	98%	11.48	103.33
Commercial	95%	29.18	101.68
Agricultural Land	71%	18.36	107.47
Special Valuation	71%		

* COD means coefficient of dispersion

**PRD means price related differential

For more information regarding statistical measures, see 2010 Reports & Opinions

Assessment/Appraisal Actions Planned for Assessment Year 2011:

Residential:

Review neighborhoods in Fremont and surrounding small towns to eliminate discrepancies in similar properties and maintain statutory ratio between assessments and market values. Revalue if necessary.

Review lake properties. Revalue if necessary.

Review urban area south of Fremont. Revalue if necessary.

Review mobile homes throughout county. Revalue and update depreciation tables if necessary.

Commercial:

Review commercial properties in Fremont and surrounding small towns to maintain statutory ratio between assessments and market values. Revalue if necessary.

Agricultural:

Review agricultural and rural residential parcels (Improvements, Outbuildings and Land). Revalue if necessary.

Update Agland File using Farm Service Agency information requested and received in 2010.

Identify CRP acres and compare with sales to determine if separate classification is needed for valuation purposes.

Determine flooding areas along creeks and rivers with possible revaluation.

Redefine Market Areas and Special Value Areas based on sales information.

Review recreational areas along the Platte and Elkhorn Rivers. Revalue if necessary.

Assessment/Appraisal Actions Planned for Assessment Year 2012:

Residential:

Review neighborhoods in Fremont and surrounding small towns to eliminate discrepancies in similar properties and maintain statutory ratio between assessments and market values. Revalue if necessary.

Identify and implement income approach for 2-4 family properties.

Review and possible revaluation of mobile homes in Dodge County. Update depreciation tables.

Commercial:

Review commercial properties in Fremont and surrounding small towns to maintain statutory ratio between assessments and market values. Revalue if necessary.

Agricultural:

Review sales of farm properties as well as rural residential acreages in Dodge County.

Complete update of Agland File using Farm Service Agency information requested and received in 2010.

Redefine Market Areas and Special Value Areas based on sales information.

Review land along the Platte River and Elkhorn Rivers.

Assessment/Appraisal Actions Planned for Assessment Year 2013:

Residential:

Review neighborhoods in Fremont and surrounding small towns to eliminate discrepancies in similar properties and maintain statutory ratio between assessments and market values. Revalue if necessary.

Review lake properties. Revalue if necessary.

Review mobile homes throughout county. Update depreciation tables and revalue if necessary.

Commercial:

Review commercial properties in Fremont and surrounding small towns to maintain statutory ratio between assessments and market values. Revalue if necessary.

Agricultural:

Review sales of farm properties as well as rural residential acreages in Dodge County.

Redefine Market Areas and Special Value Areas based on sales information.

Review land along the Platte River and Elkhorn Rivers.

Other Functions Performed by Assessment Office, But Not Limited To:

Record Maintenance, Mapping updates, Ownership Changes:

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly.

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey

- c. Sales information to PAD rosters & 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

Personal Property:

Administer annual filing of 2122 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Preprinted personal property returns are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Dodge County currently has 98 approved permissive exemption applications on file for a total of 247 exempt parcels.

Taxable Government Owned Property:

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions who own property to notify them of their requirements on new or updated contracts for leases they may have.

Homestead Exemptions:

Administer 1327 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Dodge County Board of Equalization annually extends the filing deadline for homestead exemptions as allowed by Nebraska Statute 77-3512.

Centrally Assessed:

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

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.

Dodge County has 6 Tax Increment Financing (TIF) projects throughout the county with a combined assessed value of \$13,034,235, a combined base value of \$1,941,625, and a combined excess value of \$11,092,610. Four TIF Properties in Fremont: JAKK Investments LLC d/b/a Fremont Contract Carriers; Logger Investments LLC d/b/a Christensen Lumber; MDI Limited Partnership #36 d/b/a Fremont Powerhouse Apartments; TKC Leasing d/b/a Budweiser; two TIF Properties in Scribner: Crush LLC and Grain States Biofuels LLC, both f/k/a Northeast Bio Diesel LLC.

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. The assessor works with both the Treasurer and the Clerk to ensure accuracy.

Tax Lists:

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed. The Dodge County Treasurer and Assessor are on the same computer systems.

Tax List Corrections:

Prepare tax list correction documents for county board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessment manager or representative meets with the Board during the meeting and offers explanation of correction(s).

County Board of Equalization:

Attends county board of equalization meetings for valuation protests – assemble and provide information. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest. The appraisal staff assists the referees as requested on information needed for protests. Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

TERC Appeals:

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

TERC Statewide Equalization:

Attend hearings if applicable to county, defend values, and/or implement orders of the TERC. Appraiser and assessment manager works directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

Education:

Assessor and Appraiser – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

Special Valuation (Greenbelt):

Continue to review any and all applications, verifying agricultural or horticultural usage, and issuing approval/denial.

Sales File:

Continue to monitor the sales file statistical information to insure that the level, quality and uniformity are in the acceptable ranges.

Conclusion:

With all the entities of county government that utilize assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Debbie Churchill 10/25/10
Debbie Churchill Date
Assessment Administrative Manager

June Racely 10/25/10
June Racely Date
State Appraiser

2011 Assessment Survey for Dodge County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	There are two positions with a title of Assessment Administrative Assistant
2.	Appraiser(s) on staff:
	One Appraiser 1 and three Appraiser Assistants
3.	Other full-time employees:
	One Assessment Clerk
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$498,145
7.	Adopted budget, or granted budget if different from above:
	\$498,145
8.	Amount of the total budget set aside for appraisal work:
	\$191,884
9.	Appraisal/Reappraisal budget, if not part of the total budget:
	n/a
10.	Part of the budget that is dedicated to the computer system:
	\$27,741
11.	Amount of the total budget set aside for education/workshops:
	n/a
12.	Other miscellaneous funds:
	0
13.	Amount of last year's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessment Staff
5.	Does the county have GIS software?
	No

6.	Who maintains the GIS software and maps?
	n/a
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Dodge, Fremont, Hooper, Inglewood, Nickerson, North Bend, Scribner, Snyder, Uehling, Winslow.
4.	When was zoning implemented?
	1974

D. Contracted Services

1.	Appraisal Services:
	none
2.	Other services:
	TerraScan support for CAMA application and GIS Workshop for website Support

2011 Certification for Dodge County

This is to certify that the 2011 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Dodge County Assessor.

Dated this 11th day of April, 2011.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

