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2011 Commission Summary for Platte County

Residential Real Property - Current

Number of Sales	820	Median	95.42
Total Sales Price	\$94,771,214	Mean	97.51
Total Adj. Sales Price	\$94,771,214	Wgt. Mean	95.61
Total Assessed Value	\$90,614,510	Average Assessed Value of the Base	\$109,127
Avg. Adj. Sales Price	\$115,575	Avg. Assessed Value	\$110,506

Confidence Interval - Current

95% Median C.I	94.90 to 96.10
95% Mean C.I	94.82 to 96.41
95% Wgt. Mean C.I	95.83 to 99.19
% of Value of the Class of all Real Property Value in the County	40.89
% of Records Sold in the Study Period	7.10
% of Value Sold in the Study Period	7.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	755	96	96
2009	895	96	96
2008	866	93	93
2007	970	95	95

2011 Commission Summary for Platte County

Commercial Real Property - Current

Number of Sales	93	Median	94.74
Total Sales Price	\$28,633,831	Mean	97.68
Total Adj. Sales Price	\$28,683,831	Wgt. Mean	88.60
Total Assessed Value	\$25,414,650	Average Assessed Value of the Base	\$395,423
Avg. Adj. Sales Price	\$308,428	Avg. Assessed Value	\$273,276

Confidence Interval - Current

95% Median C.I	92.08 to 97.07
95% Mean C.I	87.23 to 108.13
95% Wgt. Mean C.I	82.73 to 94.47
% of Value of the Class of all Real Property Value in the County	19.22
% of Records Sold in the Study Period	6.21
% of Value Sold in the Study Period	4.29

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	100	94	94
2009	109	96	96
2008	115	97	97
2007	119	97	97

2011 Opinions of the Property Tax Administrator for Platte 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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	71	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

Ruth A. Sorensen
Property Tax Administrator



2011 Residential Assessment Actions for Platte County

The county conducted a market analysis for the residential class of property. Based on indication produced by the analysis, a revaluation of Neighborhoods E, H, K, C-1 was completed. This involved drive-by inspections to verify listing data along with physical inspections to identify any changes. The county compared assessment information to sales data in the areas to develop new depreciation tables. New lot values were also established in these areas.

As part of the County's review and inspection cycle, the rural townships of Shell Creek, Lost Creek, Monroe, Loup, and Ocanee were physically reviewed. The characteristics of these properties were reviewed and updated, and new photos were taken. Home site values in the county increased from \$10,000 to \$15,000 as a result. This completes the rural review process that began four years ago.

2011 Residential Assessment Survey for Platte County

1.	Valuation data collection done by:	
	Appraiser and Assistant	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	Valuation Grouping	Assessor Location(s)/Neighborhood(s) included
	01	Neighborhood 'A' within the city of Columbus and consists of older homes that are mostly one and a half and two stories. Neighborhood 'A' is geographically located just North, East, and West of the County Courthouse. Contains approximately 1547 parcels.
	02	Neighborhood 'A-1' consists golf course and lake properties. Parcels in this area are both inside and outside of the city limits of Columbus. Consists of approximately 479 parcels.
	03	Neighborhood 'B' within the city of Columbus and is located geographically in the Southeast part of the town of Columbus, and consists of parcels that are average quality and in relatively close proximity to elementary schools. Contains approximately 601 parcels.
	04	Neighborhood 'B-1' is and area of subdivisions outside the city limits of Columbus. Approximately 451 parcels in total and consists of subdivision parcels, many of which are of good quality. Geographically similar in proximity to the city of Columbus.
	05	Neighborhood 'C' within the city of Columbus and is geographically located North of highway 30 in Columbus and is made up of houses built generally between 1950 and 1970. Contains approximately 1272 parcels.
	06	Neighborhood 'C-1' is outside the city of Columbus and consists of mobile home courts and smaller subdivisions. Geographically this area is spread around the outskirts of Columbus.
	07	Neighborhood 'D' within the city of Columbus and is primarily located in the Western most part of the city of Columbus and consists of parcels that are diverse in style and quality, but the common characteristic is their location. Contains approximately 665 parcels.
	08	Neighborhood 'E' within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is

	geographic. Contains approximately 1176 parcels.
09	Neighborhood 'H' within the city of Columbus and is physically located in the Northeast part of the town of Columbus. Parcels in this are linked together because of their geographical connection to one another. Contains approximately 460 parcels.
10	Neighborhood 'I' within the city of Columbus and consists of the Wagner Lakes area and nearby subdivisions. These parcels are within the city limits of Columbus in the Southwest portion. Consists of approximately 387 parcels.
11	Neighborhood 'K' within the city of Columbus
12	Neighborhood 'L' within the city of Columbus is basically the original town of Columbus along with subdivisions South of the Platte County Courthouse. Approximately 1398 parcels in this area.
13	Town of Creston
14	Town of Duncan
15	Town of Humphrey
16	Town of Lindsay
17	Town of Monroe
18	Town of Platte Center
19	Acreages that consists of all rural residential parcels in the county. Review is conducted by township.
20	Subdivisions in the rural areas throughout the county, but primarily outside of Columbus.
21	Tarnov, Oconee and Cornlea
3.	List and describe the approach(es) used to estimate the market value of residential properties.
	The county uses the cost approach and uses market derived depreciation.
4	When was the last lot value study completed?
	Some areas were done for 2011. Lot studies are done in conjunction with residential revaluations.
5.	Describe the methodology used to determine the residential lot values.
	Valued by square foot primarily with values derived from vacant lot sales.
6.	What costing year for the cost approach is being used for each valuation grouping?
	2006 for the entire county.
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?
	Based on local market information.
8.	Are individual depreciation tables developed for each valuation grouping?

	Yes
9.	How often does the County update the depreciation tables?
	Depreciation 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 reviews parcels and determines the affect the change has on market value. If the contribution is significant the property is determined to be substantially changed and coded out for sales file purposes, however the county may adjust the sale for use as a comparable within the county's sales file.
12.	Please provide any documents related to the policies or procedures used for the residential class of property.

**71 Platte
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 : 820
 Total Sales Price : 94,771,214
 Total Adj. Sales Price : 94,771,214
 Total Assessed Value : 90,614,510
 Avg. Adj. Sales Price : 115,575
 Avg. Assessed Value : 110,506

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 11.89
 PRD : 101.99

COV : 25.11
 STD : 24.48
 Avg. Abs. Dev : 11.35
 MAX Sales Ratio : 500.00
 MIN Sales Ratio : 25.00

95% Median C.I. : 94.90 to 96.10
 95% Wgt. Mean C.I. : 94.82 to 96.41
 95% Mean C.I. : 95.83 to 99.19

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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	134	97.79	98.50	97.62	07.08	100.90	56.22	172.38	96.19 to 98.45	116,434	113,665
01-OCT-08 To 31-DEC-08	68	96.66	97.75	97.98	09.29	99.77	49.50	195.20	94.70 to 98.84	107,693	105,515
01-JAN-09 To 31-MAR-09	61	96.64	99.35	97.20	09.55	102.21	72.91	165.90	94.24 to 100.49	119,483	116,141
01-APR-09 To 30-JUN-09	109	95.46	96.81	96.21	09.83	100.62	34.38	158.61	93.81 to 98.88	117,094	112,658
01-JUL-09 To 30-SEP-09	126	94.43	96.36	94.28	15.28	102.21	25.00	275.18	91.30 to 96.05	111,555	105,175
01-OCT-09 To 31-DEC-09	98	96.46	100.35	97.99	12.70	102.41	65.16	266.90	94.25 to 100.00	110,097	107,881
01-JAN-10 To 31-MAR-10	88	94.68	99.30	93.18	15.27	106.57	67.99	500.00	91.34 to 95.60	122,774	114,396
01-APR-10 To 30-JUN-10	136	91.96	94.03	92.62	14.17	101.52	25.00	296.11	90.11 to 94.72	118,711	109,947
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	372	96.84	98.01	97.19	08.69	100.84	34.38	195.20	95.83 to 98.10	115,529	112,286
01-JUL-09 To 30-JUN-10	448	94.37	97.10	94.30	14.45	102.97	25.00	500.00	92.83 to 95.22	115,612	109,027
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	394	95.41	97.94	96.19	12.29	101.82	25.00	275.18	94.66 to 97.23	113,952	109,616
<u>ALL</u>	820	95.42	97.51	95.61	11.89	101.99	25.00	500.00	94.90 to 96.10	115,575	110,506

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VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	130	94.30	96.73	94.24	12.06	102.64	65.26	266.90	92.23 to 97.00	80,716	76,064
02	30	96.51	92.15	93.62	09.00	98.43	67.14	109.35	89.73 to 99.17	205,352	192,247
03	41	94.78	94.71	94.98	04.72	99.72	77.79	112.58	93.33 to 97.93	128,722	122,261
04	21	97.24	94.65	97.39	14.44	97.19	30.68	153.67	89.45 to 100.57	181,150	176,419
05	122	93.22	94.20	93.57	07.98	100.67	65.16	135.28	91.92 to 94.72	117,732	110,166
06	15	95.80	92.43	87.76	14.01	105.32	56.22	113.95	80.82 to 109.55	51,227	44,956
07	68	95.99	98.26	97.23	09.58	101.06	46.67	142.66	95.01 to 98.54	114,658	111,487
08	96	98.45	97.45	98.52	06.63	98.91	44.53	130.35	96.57 to 100.59	183,111	180,405
09	36	97.33	97.93	97.67	07.29	100.27	83.49	121.62	91.59 to 102.93	117,675	114,935
10	15	99.54	99.57	98.15	10.55	101.45	67.96	135.70	88.82 to 103.54	140,267	137,675
11	13	95.88	96.59	96.98	03.04	99.60	88.98	101.92	94.16 to 101.29	162,392	157,493
12	120	94.85	95.28	93.15	11.42	102.29	25.00	191.13	93.06 to 95.43	81,630	76,038
13	5	158.61	175.07	127.58	38.43	137.22	96.72	275.18	N/A	49,800	63,536
14	8	93.18	86.63	86.17	10.64	100.53	66.59	99.34	66.59 to 99.34	91,563	78,898
15	28	94.30	94.59	94.63	18.59	99.96	34.38	151.67	85.10 to 105.38	105,321	99,666
16	5	140.13	138.28	122.01	18.63	113.33	103.13	195.20	N/A	40,100	48,926
17	12	93.94	99.46	95.26	17.89	104.41	67.03	178.25	82.69 to 107.93	60,408	57,548
18	11	99.15	98.97	100.86	11.15	98.13	79.59	125.99	84.72 to 118.23	66,289	66,860
19	41	96.79	112.96	94.37	29.84	119.70	64.05	500.00	88.75 to 104.33	113,530	107,144
21	3	107.97	101.78	116.29	45.50	87.52	25.00	172.38	N/A	14,000	16,280
<u>ALL</u>	<u>820</u>	<u>95.42</u>	<u>97.51</u>	<u>95.61</u>	<u>11.89</u>	<u>101.99</u>	<u>25.00</u>	<u>500.00</u>	<u>94.90 to 96.10</u>	<u>115,575</u>	<u>110,506</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	819	95.41	97.52	95.61	11.91	102.00	25.00	500.00	94.89 to 96.19	115,691	110,617
06	1	95.80	95.80	95.80	00.00	100.00	95.80	95.80	N/A	19,900	19,065
07											
<u>ALL</u>	<u>820</u>	<u>95.42</u>	<u>97.51</u>	<u>95.61</u>	<u>11.89</u>	<u>101.99</u>	<u>25.00</u>	<u>500.00</u>	<u>94.90 to 96.10</u>	<u>115,575</u>	<u>110,506</u>

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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	4	100.00	181.25	105.26	118.75	172.19	25.00	500.00	N/A	2,375	2,500	
5000 TO 9999	5	110.00	150.98	143.60	53.11	105.14	84.72	296.11	N/A	7,560	10,856	
<u>Total \$</u>												
1 TO 9999	9	100.00	164.43	135.90	86.34	120.99	25.00	500.00	84.72 to 296.11	5,256	7,142	
10000 TO 29999	43	97.38	107.38	105.53	29.16	101.75	25.00	275.18	94.67 to 106.08	19,350	20,419	
30000 TO 59999	79	100.63	106.42	104.58	20.45	101.76	44.53	266.90	98.07 to 104.88	45,820	47,920	
60000 TO 99999	243	95.83	96.96	96.81	10.81	100.15	30.68	153.67	94.66 to 97.85	82,628	79,991	
100000 TO 149999	264	92.77	91.79	91.78	07.07	100.01	64.05	121.62	91.45 to 93.73	122,095	112,056	
150000 TO 249999	145	98.40	97.21	97.31	06.54	99.90	67.99	130.35	95.99 to 99.71	186,627	181,611	
250000 TO 499999	37	97.33	96.39	96.63	06.14	99.75	76.38	118.40	95.23 to 99.63	294,584	284,658	
500000 +												
<u>ALL</u>	820	95.42	97.51	95.61	11.89	101.99	25.00	500.00	94.90 to 96.10	115,575	110,506	

2011 Correlation Section for Platte County

A. Residential Real Property

The residential market in Platte County is influenced primarily by the local manufacturing and agricultural economy. In general the residential market has remained steady, although isolated areas have indicated an appreciation of home values. The revaluation of several valuation groupings for 2011 resulted in an increase to the tax base of 3.6 percent.

The assessment practices in Platte County considered by the Division to be in compliance with professionally acceptable mass appraisal practices because of the systematic and necessary assessment efforts of the assessor. The coefficient of dispersion and price related differential calculated in this property class confirm this determination.

It is worth noting that CODs less than 5 percent are generally considered to be an unrealistic reflection of the disparity in the population of parcels unless homogeneity of parcels exists. In Platte County, Valuation Groupings 3 and 11 reflect very low CODs. A further investigation indicates these areas have both been reappraised in the last year and can be characterized as homogenous. Valuation Grouping 03 is primarily 1,000 square feet single family homes, and Valuation Grouping 11 is comprised of townhouses of the same vintage.

Review of the subclass statistics indicates that all valuation groupings with a sufficient number of sales are valued within the acceptable range. Platte County has identified 21 valuation groupings in the county and because all groupings sufficiently represented by sales have median ratios within the acceptable range, it is assumed that equalization exists within the residential class.

The quality of assessment displayed by Platte County is determined to be in compliance with professionally accepted mass appraisal standards. The level of value for the residential class is determined to be 95% of market value.

**2011 Correlation Section
for Platte 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 Platte 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 Platte 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 Platte 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 Platte County

For the 2011 tax year the county conducted a market study of the commercial class of property. In general, the sales indicated the commercial market remained fairly steady. As part of the County's review and inspection cycle, the rural townships of Shell Creek, Lost Creek, Monroe, Loup, and Ocanee were physically reviewed. The characteristics of these properties were reviewed and updated, and new photos were taken. This completes the rural review process that began four years ago.

A sales analysis was conducted of the commercial and industrial sites in Columbus. Several new values resulted primarily along the HWY 30 corridor. 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 Platte County

1.	Valuation data collection done by:	
	Assessor and staff	
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 in the town of Columbus.
	2	Commercial in close proximity to Columbus, but outside the city limits.
	3	All small town commercial throughout the county.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The county uses the cost and income approach when information is available.	
4.	When was the last lot value study completed?	
	Lot value studies are done in conjunction with area revalues.	
5.	Describe the methodology used to determine the commercial lot values.	
	Vacant lot sales are used to establish values.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2006	
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?	
	Market derived depreciation	
8.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
9.	How often does the County update the depreciation tables?	
	Depreciation tables are done in conjunction with area 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 reviews parcels and determines the affect the change has on market value. If the contribution is significant the property is determined to be substantially changed and coded out for sales file purposes, however the county may adjust the sale for use as a comparable within the county's sales file.	
12.	Please provide any documents related to the policies or procedures used for the commercial class of property.	

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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 : 93
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 Total Adj. Sales Price : 28,683,831
 Total Assessed Value : 25,414,650
 Avg. Adj. Sales Price : 308,428
 Avg. Assessed Value : 273,276

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 98
 COD : 25.56
 PRD : 110.25

COV : 52.66
 STD : 51.44
 Avg. Abs. Dev : 24.22
 MAX Sales Ratio : 470.30
 MIN Sales Ratio : 31.10

95% Median C.I. : 92.08 to 97.07
 95% Wgt. Mean C.I. : 82.73 to 94.47
 95% Mean C.I. : 87.23 to 108.13

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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	8	106.74	168.44	93.60	72.18	179.96	71.05	470.30	71.05 to 470.30	82,302	77,031
01-OCT-07 To 31-DEC-07	8	75.15	73.50	80.94	24.80	90.81	42.86	100.00	42.86 to 100.00	303,200	245,402
01-JAN-08 To 31-MAR-08	12	93.51	81.59	81.66	18.34	99.91	31.10	100.00	64.66 to 100.00	115,792	94,559
01-APR-08 To 30-JUN-08	9	99.50	105.14	113.77	29.08	92.41	47.00	230.53	55.03 to 120.00	222,222	252,820
01-JUL-08 To 30-SEP-08	7	90.71	85.63	84.75	12.07	101.04	59.17	102.14	59.17 to 102.14	254,482	215,679
01-OCT-08 To 31-DEC-08	5	95.57	95.55	95.13	02.27	100.44	90.91	98.95	N/A	219,180	208,500
01-JAN-09 To 31-MAR-09	6	79.12	89.13	86.35	36.69	103.22	46.67	168.00	46.67 to 168.00	1,706,667	1,473,677
01-APR-09 To 30-JUN-09	11	90.39	87.10	86.45	15.44	100.75	33.20	127.35	71.98 to 99.25	241,074	208,406
01-JUL-09 To 30-SEP-09	6	98.82	90.46	99.96	14.81	90.50	58.56	115.79	58.56 to 115.79	205,817	205,733
01-OCT-09 To 31-DEC-09	7	96.88	111.89	108.48	25.05	103.14	76.36	158.18	76.36 to 158.18	93,761	101,714
01-JAN-10 To 31-MAR-10	2	121.04	121.04	131.83	23.93	91.82	92.08	150.00	N/A	42,250	55,700
01-APR-10 To 30-JUN-10	12	96.08	90.41	82.42	16.11	109.69	49.03	120.00	69.76 to 101.63	372,125	306,710
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	37	95.57	104.35	92.52	36.58	112.79	31.10	470.30	88.89 to 100.00	174,960	161,880
01-JUL-08 To 30-JUN-09	29	90.91	88.62	86.80	16.54	102.10	33.20	168.00	85.82 to 96.43	543,762	471,958
01-JUL-09 To 30-JUN-10	27	96.88	98.26	89.09	19.29	110.29	49.03	158.18	89.37 to 101.63	238,564	212,531
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	33	95.57	90.98	95.14	18.05	95.63	31.10	230.53	90.91 to 99.38	189,902	180,677
01-JAN-09 To 31-DEC-09	30	92.64	93.96	88.49	22.10	106.18	33.20	168.00	85.82 to 99.25	492,768	436,031
<u>ALL</u>	93	94.74	97.68	88.60	25.56	110.25	31.10	470.30	92.08 to 97.07	308,428	273,276

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	72	94.77	92.47	89.08	19.72	103.81	31.10	230.53	92.50 to 97.07	234,537	208,920
02	8	79.86	79.55	87.65	21.73	90.76	42.86	102.14	42.86 to 102.14	1,418,313	1,243,084
03	13	96.43	137.67	94.91	59.89	145.05	52.38	470.30	85.51 to 168.00	34,665	32,902
<u>ALL</u>	93	94.74	97.68	88.60	25.56	110.25	31.10	470.30	92.08 to 97.07	308,428	273,276

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	8	95.19	93.92	94.04	05.24	99.87	76.06	101.50	76.06 to 101.50	279,822	263,155
03	80	94.14	97.76	87.42	28.70	111.83	31.10	470.30	90.00 to 97.56	304,331	266,050
04	5	99.49	102.26	96.50	08.62	105.97	88.89	127.35	N/A	419,762	405,080
<u>ALL</u>	93	94.74	97.68	88.60	25.56	110.25	31.10	470.30	92.08 to 97.07	308,428	273,276

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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	3	244.44	271.33	118.09	50.60	229.77	99.25	470.30	N/A	1,472	1,738	
5000 TO 9999	1	96.43	96.43	96.43	00.00	100.00	96.43	96.43	N/A	7,000	6,750	
<u>Total \$</u>												
1 TO 9999	4	171.85	227.61	104.81	75.51	217.16	96.43	470.30	N/A	2,854	2,991	
10000 TO 29999	6	78.37	92.99	96.57	58.80	96.29	33.20	168.00	33.20 to 168.00	23,917	23,096	
30000 TO 59999	14	95.11	99.99	104.11	29.04	96.04	32.04	158.18	70.77 to 150.00	45,779	47,662	
60000 TO 99999	15	98.95	91.58	91.78	15.39	99.78	52.38	127.35	71.25 to 101.63	81,803	75,080	
100000 TO 149999	12	99.50	100.15	100.24	03.72	99.91	94.18	117.08	95.60 to 101.50	116,075	116,353	
150000 TO 249999	17	90.91	83.97	85.02	17.31	98.76	31.10	115.79	68.57 to 97.56	187,947	159,791	
250000 TO 499999	14	94.17	93.27	95.68	24.92	97.48	49.03	230.53	59.40 to 100.00	366,141	350,335	
500000 +	11	86.99	82.45	85.29	13.31	96.67	47.00	99.99	69.76 to 96.56	1,540,636	1,313,933	
<u>ALL</u>	93	94.74	97.68	88.60	25.56	110.25	31.10	470.30	92.08 to 97.07	308,428	273,276	

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	11	62.37	114.36	67.45	112.43	169.55	32.04	470.30	33.20 to 244.44	110,492	74,529
306	1	120.00	120.00	120.00	00.00	100.00	120.00	120.00	N/A	50,000	60,000
325	1	99.99	99.99	99.99	00.00	100.00	99.99	99.99	N/A	760,000	759,900
326	1	85.51	85.51	85.51	00.00	100.00	85.51	85.51	N/A	35,000	29,930
340	1	94.74	94.74	94.74	00.00	100.00	94.74	94.74	N/A	190,000	180,000
341	2	87.91	87.91	86.05	02.38	102.16	85.82	90.00	N/A	354,000	304,600
343	3	96.56	84.51	86.57	13.17	97.62	59.40	97.56	N/A	613,000	530,667
344	10	99.75	96.80	92.28	09.64	104.90	71.98	117.08	76.36 to 111.76	189,100	174,500
349	1	47.00	47.00	47.00	00.00	100.00	47.00	47.00	N/A	555,000	260,865
350	1	46.67	46.67	46.67	00.00	100.00	46.67	46.67	N/A	150,000	70,000
352	6	92.43	86.91	91.53	09.12	94.95	68.67	97.07	68.67 to 97.07	285,595	261,417
353	10	106.74	122.74	111.18	22.45	110.40	94.57	158.18	96.88 to 158.18	95,390	106,050
384	1	71.25	71.25	71.25	00.00	100.00	71.25	71.25	N/A	80,000	57,000
386	4	77.59	75.08	79.40	21.27	94.56	52.38	92.77	N/A	212,775	168,946
392	2	96.80	96.80	95.27	02.79	101.61	94.10	99.49	N/A	448,451	427,250
406	10	99.46	101.54	99.35	04.28	102.20	93.68	127.35	95.57 to 102.14	142,531	141,607
419	1	69.76	69.76	69.76	00.00	100.00	69.76	69.76	N/A	1,050,000	732,500
423	1	96.50	96.50	96.50	00.00	100.00	96.50	96.50	N/A	100,000	96,500
442	4	81.43	85.35	91.59	25.41	93.19	58.56	120.00	N/A	44,600	40,850
444	2	90.14	90.14	90.50	00.85	99.60	89.37	90.91	N/A	149,165	135,000
470	1	99.38	99.38	99.38	00.00	100.00	99.38	99.38	N/A	80,000	79,500
471	1	31.10	31.10	31.10	00.00	100.00	31.10	31.10	N/A	199,000	61,895
49	1	95.57	95.57	95.57	00.00	100.00	95.57	95.57	N/A	350,000	334,500
494	2	87.94	87.94	87.11	01.08	100.95	86.99	88.89	N/A	5,157,500	4,492,750
528	11	93.33	91.73	76.83	18.41	119.39	59.17	168.00	68.57 to 98.13	165,809	127,386
541	1	230.53	230.53	230.53	00.00	100.00	230.53	230.53	N/A	475,000	1,095,000
98	1	72.72	72.72	72.72	00.00	100.00	72.72	72.72	N/A	250,000	181,800
987	2	101.50	101.50	101.50	00.00	100.00	101.50	101.50	N/A	125,000	126,870
<u>ALL</u>	<u>93</u>	<u>94.74</u>	<u>97.68</u>	<u>88.60</u>	<u>25.56</u>	<u>110.25</u>	<u>31.10</u>	<u>470.30</u>	<u>92.08 to 97.07</u>	<u>308,428</u>	<u>273,276</u>

2011 Correlation Section for Platte County

A. Commercial Real Property

The commercial market in Platte County is anchored primarily by the various manufacturing facilities in the county and the agricultural economy. The commercial market has generally remained steady with some areas of slight increases in market value. The county commercial and industrial tax base increased 4.21 percent based on new values for existing properties.

While diversity in commercial properties undoubtedly exists in the commercial sales file, the range of sale prices indicates a spread consistent with the value spread in the population. 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 represents the level of value for the population.

The coefficient of dispersion and the price related differential are both outside the acceptable range. Further analysis indicates the valuation grouping made up of the small towns is responsible for the extreme COD and PRD calculations. This market is highly diverse and made up of relatively low dollar sales in comparison to the other two valuation groupings. Parcels in this area are subject to the same review, inspection, and revaluation cycle as the other valuation groupings. Based on the uniform assessment actions in the commercial class, the level of value is determined to be 95 percent of market value and the quality of assessment is considered to be acceptable.

**2011 Correlation Section
for Platte 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 Platte 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 Platte 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.

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

2011 Agricultural Assessment Actions for Platte County

For the 2011 assessment year the county conducted a market study of the agricultural class of property. Using all available information, the market information displayed in the preliminary statistics indicated the median ratio for the class to be below the statutory range. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

Sales information indicated the assessed values in Areas 3 and 5 were both below the statutory level. Those are areas between the Platte and Loup rivers and are generally lower classification of land capability grouping because of the sandy soil composition. The county ultimately determined that combining these areas into one was necessary. While the schedule of values will be the same for the whole county, the lower class soils between the rivers will be valued on the lower end of the assessed value spectrum as indicated by the market.

After completing the assessment actions for 2011 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level. Other assessed value changes were made to properties in the county based on pick-up of new construction.

2011 Agricultural Assessment Survey for Platte County

1.	Valuation data collection done by:	
	Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	6	Area 6 is the only market area in the county so there are no unique characteristics that create a difference in value.
3.	Describe the process that is used to determine and monitor market areas.	
	The county monitors sales activity in areas and makes adjustments accordingly. For 2011 market areas were combined based on sale information that suggested values across the entire county were relatively similar.	
4.	Describe the process used to identify and value rural residential land and recreational land in the county.	
	The primary use of the parcel is determined based on physical inspections and questionnaires and similar properties are used to determine the valuation.	
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?	
	Farm home sites and rural residential home sites carry the same value.	
6.	What land characteristics are used to assign differences in assessed values?	
	The county establishes values by land capability groupings by land use.	
7.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	Physical inspections as part of the county's cyclical review schedule, as well as imagery from GIS.	
8.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	The county monitors the market value of parcels in all areas of the county and then identifies the non-agricultural component influencing the market based on higher prices paid for similar land without that non-ag component.	
9.	Have special valuations applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	Applications have been filed and the county recognizes a difference in value.	
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 reviews parcels and determines the affect the change has on market value. If the contribution is significant the property is determined to be substantially changed and coded out for sales file purposes, however the county may adjust the sale for use as a comparable within the county's sales file.	

12.	Please provide any documents related to the policies or procedures used for the agricultural class of property.

71 Platte
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 : 53
 Total Sales Price : 16,623,065
 Total Adj. Sales Price : 16,628,065
 Total Assessed Value : 10,443,830
 Avg. Adj. Sales Price : 313,737
 Avg. Assessed Value : 197,053

MEDIAN : 71
 WGT. MEAN : 63
 MEAN : 66
 COD : 18.33
 PRD : 105.25

COV : 27.74
 STD : 18.34
 Avg. Abs. Dev : 13.07
 MAX Sales Ratio : 102.90
 MIN Sales Ratio : 16.76

95% Median C.I. : 63.53 to 73.87
 95% Wgt. Mean C.I. : 56.12 to 69.49
 95% Mean C.I. : 61.17 to 71.05

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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	5	93.85	89.13	89.95	12.23	99.09	71.29	102.90	N/A	324,321	291,741
01-OCT-07 To 31-DEC-07	7	79.24	69.05	70.51	15.42	97.93	33.46	83.64	33.46 to 83.64	295,543	208,381
01-JAN-08 To 31-MAR-08	8	73.89	70.72	70.39	07.27	100.47	49.54	77.68	49.54 to 77.68	334,846	235,684
01-APR-08 To 30-JUN-08	3	52.36	48.47	45.42	26.11	106.72	26.03	67.03	N/A	341,533	155,117
01-JUL-08 To 30-SEP-08	1	70.64	70.64	70.64	00.00	100.00	70.64	70.64	N/A	286,000	202,025
01-OCT-08 To 31-DEC-08	1	77.80	77.80	77.80	00.00	100.00	77.80	77.80	N/A	372,000	289,405
01-JAN-09 To 31-MAR-09	5	72.18	71.62	72.96	07.04	98.16	62.01	83.27	N/A	217,080	158,374
01-APR-09 To 30-JUN-09	3	71.70	73.15	73.35	11.09	99.73	61.95	85.79	N/A	129,333	94,862
01-JUL-09 To 30-SEP-09	1	76.82	76.82	76.82	00.00	100.00	76.82	76.82	N/A	70,500	54,155
01-OCT-09 To 31-DEC-09	10	66.24	59.10	54.67	22.98	108.10	16.76	80.34	35.08 to 77.57	280,503	153,355
01-JAN-10 To 31-MAR-10	7	63.53	56.74	50.34	18.62	112.71	27.86	72.52	27.86 to 72.52	484,825	244,039
01-APR-10 To 30-JUN-10	2	36.36	36.36	37.40	19.03	97.22	29.44	43.27	N/A	416,790	155,888
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	23	73.91	71.31	71.25	17.14	100.08	26.03	102.90	66.20 to 79.24	321,469	229,052
01-JUL-08 To 30-JUN-09	10	71.94	72.60	73.56	07.91	98.69	61.95	85.79	62.01 to 83.27	213,140	156,789
01-JUL-09 To 30-JUN-10	20	63.13	56.88	50.79	23.97	111.99	16.76	80.34	44.69 to 71.46	355,144	180,388
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	13	71.78	66.12	65.17	13.30	101.46	26.03	77.80	52.36 to 77.30	335,490	218,635
01-JAN-09 To 31-DEC-09	19	71.46	65.54	61.26	15.55	106.99	16.76	85.79	61.95 to 76.82	228,891	140,219
<u>ALL</u>	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053
<u>ALL</u>	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

71 Platte
AGRICULTURAL - BASE STAT

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

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MEDIAN : 71
 WGT. MEAN : 63
 MEAN : 66
 COD : 18.33
 PRD : 105.25

COV : 27.74
 STD : 18.34
 Avg. Abs. Dev : 13.07
 MAX Sales Ratio : 102.90
 MIN Sales Ratio : 16.76

95% Median C.I. : 63.53 to 73.87
 95% Wgt. Mean C.I. : 56.12 to 69.49
 95% Mean C.I. : 61.17 to 71.05

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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	4	72.26	72.76	71.65	06.01	101.55	66.20	80.34	N/A	265,750	190,423
6	4	72.26	72.76	71.65	06.01	101.55	66.20	80.34	N/A	265,750	190,423
Dry											
County	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
6	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
Grass											
County	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
6	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
ALL	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

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	14	70.97	66.76	63.96	16.19	104.38	29.44	101.70	48.21 to 75.90	341,759	218,580
6	14	70.97	66.76	63.96	16.19	104.38	29.44	101.70	48.21 to 75.90	341,759	218,580
Dry											
County	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
6	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
Grass											
County	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
6	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
ALL	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

71 Platte
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 : 60
 Total Sales Price : 18,880,065
 Total Adj. Sales Price : 18,880,865
 Total Assessed Value : 12,627,662
 Avg. Adj. Sales Price : 314,681
 Avg. Assessed Value : 210,461

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 68
 COD : 19.87
 PRD : 102.09

COV : 29.17
 STD : 19.92
 Avg. Abs. Dev : 14.18
 MAX Sales Ratio : 121.76
 MIN Sales Ratio : 16.76

95% Median C.I. : 66.20 to 73.91
 95% Wgt. Mean C.I. : 60.05 to 73.71
 95% Mean C.I. : 63.24 to 73.32

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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	5	93.85	89.13	89.95	12.23	99.09	71.29	102.90	N/A	324,321	291,741
01-OCT-07 To 31-DEC-07	7	79.24	69.05	70.51	15.42	97.93	33.46	83.64	33.46 to 83.64	295,543	208,381
01-JAN-08 To 31-MAR-08	8	73.89	70.72	70.39	07.27	100.47	49.54	77.68	49.54 to 77.68	334,846	235,684
01-APR-08 To 30-JUN-08	3	52.36	48.47	45.42	26.11	106.72	26.03	67.03	N/A	341,533	155,117
01-JUL-08 To 30-SEP-08	1	70.64	70.64	70.64	00.00	100.00	70.64	70.64	N/A	286,000	202,025
01-OCT-08 To 31-DEC-08	7	77.80	80.85	89.17	22.78	90.67	52.88	121.76	52.88 to 121.76	256,400	228,634
01-JAN-09 To 31-MAR-09	5	72.18	71.62	72.96	07.04	98.16	62.01	83.27	N/A	217,080	158,374
01-APR-09 To 30-JUN-09	4	78.75	81.15	95.02	18.20	85.40	61.95	105.16	N/A	304,500	289,346
01-JUL-09 To 30-SEP-09	1	76.82	76.82	76.82	00.00	100.00	76.82	76.82	N/A	70,500	54,155
01-OCT-09 To 31-DEC-09	10	66.24	59.10	54.67	22.98	108.10	16.76	80.34	35.08 to 77.57	280,503	153,355
01-JAN-10 To 31-MAR-10	7	63.53	56.74	50.34	18.62	112.71	27.86	72.52	27.86 to 72.52	484,825	244,039
01-APR-10 To 30-JUN-10	2	36.36	36.36	37.40	19.03	97.22	29.44	43.27	N/A	416,790	155,888
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	23	73.91	71.31	71.25	17.14	100.08	26.03	102.90	66.20 to 79.24	321,469	229,052
01-JUL-08 To 30-JUN-09	17	72.18	77.61	85.57	17.43	90.70	52.88	121.76	62.01 to 88.75	257,894	220,689
01-JUL-09 To 30-JUN-10	20	63.13	56.88	50.79	23.97	111.99	16.76	80.34	44.69 to 71.46	355,144	180,388
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	19	71.78	70.93	71.80	18.19	98.79	26.03	121.76	61.21 to 77.68	304,430	218,594
01-JAN-09 To 31-DEC-09	20	71.58	67.52	68.30	17.10	98.86	16.76	105.16	62.01 to 76.82	258,947	176,848
<u>ALL</u>	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461
<u>ALL</u>	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

71 Platte
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 : 60
 Total Sales Price : 18,880,065
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 Total Assessed Value : 12,627,662
 Avg. Adj. Sales Price : 314,681
 Avg. Assessed Value : 210,461

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 68
 COD : 19.87
 PRD : 102.09

COV : 29.17
 STD : 19.92
 Avg. Abs. Dev : 14.18
 MAX Sales Ratio : 121.76
 MIN Sales Ratio : 16.76

95% Median C.I. : 66.20 to 73.91
 95% Wgt. Mean C.I. : 60.05 to 73.71
 95% Mean C.I. : 63.24 to 73.32

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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	5	73.87	77.33	76.63	10.59	100.91	66.20	95.58	N/A	268,460	205,727
6	5	73.87	77.33	76.63	10.59	100.91	66.20	95.58	N/A	268,460	205,727
Dry											
County	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
6	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
Grass											
County	3	61.21	54.75	47.05	17.91	116.37	35.08	67.97	N/A	110,000	51,759
6	3	61.21	54.75	47.05	17.91	116.37	35.08	67.97	N/A	110,000	51,759
ALL	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

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	18	72.32	74.77	75.16	21.90	99.48	29.44	121.76	66.20 to 88.75	375,579	282,284
6	18	72.32	74.77	75.16	21.90	99.48	29.44	121.76	66.20 to 88.75	375,579	282,284
Dry											
County	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
6	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
Grass											
County	4	57.05	54.29	48.85	18.07	111.14	35.08	67.97	N/A	119,250	58,254
6	4	57.05	54.29	48.85	18.07	111.14	35.08	67.97	N/A	119,250	58,254
ALL	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

71 Platte
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 : 124
 Total Sales Price : 38,789,373
 Total Adj. Sales Price : 38,758,173
 Total Assessed Value : 28,467,446
 Avg. Adj. Sales Price : 312,566
 Avg. Assessed Value : 229,576

MEDIAN : 75
 WGT. MEAN : 73
 MEAN : 75
 COD : 23.21
 PRD : 102.70

COV : 31.66
 STD : 23.88
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 170.92
 MIN Sales Ratio : 16.76

95% Median C.I. : 71.29 to 79.83
 95% Wgt. Mean C.I. : 68.24 to 78.66
 95% Mean C.I. : 71.23 to 79.63

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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	9	96.08	95.03	93.94	09.84	101.16	71.29	113.09	75.90 to 104.42	273,397	256,823
01-OCT-07 To 31-DEC-07	13	79.24	76.84	76.01	22.48	101.09	33.46	144.42	61.29 to 83.64	289,906	220,362
01-JAN-08 To 31-MAR-08	15	77.30	78.82	79.93	13.83	98.61	49.54	106.67	71.78 to 88.11	352,689	281,890
01-APR-08 To 30-JUN-08	11	82.62	81.64	82.70	22.77	98.72	26.03	122.85	52.36 to 106.32	404,960	334,894
01-JUL-08 To 30-SEP-08	2	70.82	70.82	70.80	00.25	100.03	70.64	70.99	N/A	267,000	189,040
01-OCT-08 To 31-DEC-08	21	79.83	74.01	80.63	23.99	91.79	18.53	121.76	63.78 to 89.62	233,261	188,070
01-JAN-09 To 31-MAR-09	8	77.83	88.17	94.90	25.02	92.91	62.01	170.92	62.01 to 170.92	250,860	238,061
01-APR-09 To 30-JUN-09	6	78.64	79.04	87.14	16.71	90.70	61.95	105.16	61.95 to 105.16	307,900	268,313
01-JUL-09 To 30-SEP-09	2	77.03	77.03	77.12	00.27	99.88	76.82	77.23	N/A	127,750	98,517
01-OCT-09 To 31-DEC-09	15	70.05	66.40	61.76	20.84	107.51	16.76	104.51	60.12 to 77.57	268,736	165,979
01-JAN-10 To 31-MAR-10	15	66.42	64.78	51.90	25.70	124.82	27.86	98.68	48.21 to 79.91	459,355	238,422
01-APR-10 To 30-JUN-10	7	63.11	60.18	54.91	26.35	109.60	29.44	99.79	29.44 to 99.79	331,469	182,024
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	48	81.48	81.97	81.93	19.73	100.05	26.03	144.42	75.44 to 88.11	332,797	272,673
01-JUL-08 To 30-JUN-09	37	77.80	77.71	84.44	22.67	92.03	18.53	170.92	70.64 to 85.57	250,994	211,944
01-JUL-09 To 30-JUN-10	39	67.88	65.21	55.84	23.59	116.78	16.76	104.51	62.72 to 72.52	346,081	193,262
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	49	77.80	77.06	80.64	20.94	95.56	18.53	122.85	73.87 to 85.96	309,743	249,791
01-JAN-09 To 31-DEC-09	31	72.38	75.15	76.17	20.81	98.66	16.76	170.92	68.26 to 80.34	262,607	200,035
<u>ALL</u>	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576
<u>ALL</u>	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

71 Platte
AGRICULTURAL - RANDOM EXCLUDE

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Qualified

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 Avg. Assessed Value : 229,576

MEDIAN : 75
 WGT. MEAN : 73
 MEAN : 75
 COD : 23.21
 PRD : 102.70

COV : 31.66
 STD : 23.88
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 170.92
 MIN Sales Ratio : 16.76

95% Median C.I. : 71.29 to 79.83
 95% Wgt. Mean C.I. : 68.24 to 78.66
 95% Mean C.I. : 71.23 to 79.63

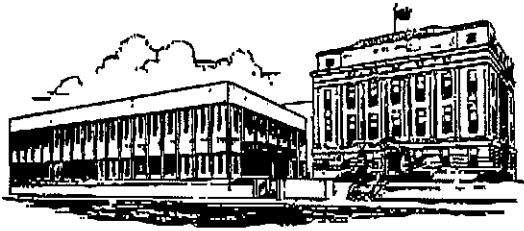
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	12	87.96	89.41	81.44	24.01	109.79	41.42	144.42	70.64 to 106.32	353,599	287,958
6	12	87.96	89.41	81.44	24.01	109.79	41.42	144.42	70.64 to 106.32	353,599	287,958
Dry											
County	41	75.44	76.29	71.43	19.43	106.80	26.03	113.09	69.76 to 85.57	293,888	209,928
6	41	75.44	76.29	71.43	19.43	106.80	26.03	113.09	69.76 to 85.57	293,888	209,928
Grass											
County	6	64.63	65.32	63.53	19.81	102.82	35.08	84.78	35.08 to 84.78	156,242	99,264
6	6	64.63	65.32	63.53	19.81	102.82	35.08	84.78	35.08 to 84.78	156,242	99,264
ALL	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

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	33	75.90	78.54	73.57	25.84	106.76	29.44	144.42	70.64 to 88.75	413,544	304,257
6	33	75.90	78.54	73.57	25.84	106.76	29.44	144.42	70.64 to 88.75	413,544	304,257
Dry											
County	52	76.37	76.89	73.15	17.91	105.11	26.03	113.09	71.46 to 83.64	299,583	219,157
6	52	76.37	76.89	73.15	17.91	105.11	26.03	113.09	71.46 to 83.64	299,583	219,157
Grass											
County	8	61.25	62.17	61.13	19.17	101.70	35.08	84.78	35.08 to 84.78	150,698	92,120
6	8	61.25	62.17	61.13	19.17	101.70	35.08	84.78	35.08 to 84.78	150,698	92,120
ALL	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576



THOMAS M. PLACZEK
PLATTE COUNTY ASSESSOR

2610 14TH STREET • COLUMBUS, NEBRASKA 68601

PHONE (402) 563-4902 • FAX (402) 562-6965

pctom@megavision.com

2011

Methodology for Special Valuation
Platte County

Platte County submits this report pursuant to Title 350, Neb Regulation-11-005.04.

Platte County has instituted Special Valuation along the Loup and Platte Rivers. The following methodology is used to value agricultural land following non-agricultural influences has been identified.

- Sales along the rivers have indicated that grass and tree cover are selling for approximately \$2,000 per acre.
- In this process, I have determined that market value for grass land and tree cover in this area has been driven up by purchases for hunting and other recreational type uses.
- The "special valuation" for qualified parcels was determined by using sales away from the river in an "uninfluenced" area.

Sincerely,

Tom Placzek
Platte County Assessor

71 Platte
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 : 53
 Total Sales Price : 16,623,065
 Total Adj. Sales Price : 16,628,065
 Total Assessed Value : 10,443,830
 Avg. Adj. Sales Price : 313,737
 Avg. Assessed Value : 197,053

MEDIAN : 71
 WGT. MEAN : 63
 MEAN : 66
 COD : 18.33
 PRD : 105.25

COV : 27.74
 STD : 18.34
 Avg. Abs. Dev : 13.07
 MAX Sales Ratio : 102.90
 MIN Sales Ratio : 16.76

95% Median C.I. : 63.53 to 73.87
 95% Wgt. Mean C.I. : 56.12 to 69.49
 95% Mean C.I. : 61.17 to 71.05

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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	5	93.85	89.13	89.95	12.23	99.09	71.29	102.90	N/A	324,321	291,741
01-OCT-07 To 31-DEC-07	7	79.24	69.05	70.51	15.42	97.93	33.46	83.64	33.46 to 83.64	295,543	208,381
01-JAN-08 To 31-MAR-08	8	73.89	70.72	70.39	07.27	100.47	49.54	77.68	49.54 to 77.68	334,846	235,684
01-APR-08 To 30-JUN-08	3	52.36	48.47	45.42	26.11	106.72	26.03	67.03	N/A	341,533	155,117
01-JUL-08 To 30-SEP-08	1	70.64	70.64	70.64	00.00	100.00	70.64	70.64	N/A	286,000	202,025
01-OCT-08 To 31-DEC-08	1	77.80	77.80	77.80	00.00	100.00	77.80	77.80	N/A	372,000	289,405
01-JAN-09 To 31-MAR-09	5	72.18	71.62	72.96	07.04	98.16	62.01	83.27	N/A	217,080	158,374
01-APR-09 To 30-JUN-09	3	71.70	73.15	73.35	11.09	99.73	61.95	85.79	N/A	129,333	94,862
01-JUL-09 To 30-SEP-09	1	76.82	76.82	76.82	00.00	100.00	76.82	76.82	N/A	70,500	54,155
01-OCT-09 To 31-DEC-09	10	66.24	59.10	54.67	22.98	108.10	16.76	80.34	35.08 to 77.57	280,503	153,355
01-JAN-10 To 31-MAR-10	7	63.53	56.74	50.34	18.62	112.71	27.86	72.52	27.86 to 72.52	484,825	244,039
01-APR-10 To 30-JUN-10	2	36.36	36.36	37.40	19.03	97.22	29.44	43.27	N/A	416,790	155,888
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	23	73.91	71.31	71.25	17.14	100.08	26.03	102.90	66.20 to 79.24	321,469	229,052
01-JUL-08 To 30-JUN-09	10	71.94	72.60	73.56	07.91	98.69	61.95	85.79	62.01 to 83.27	213,140	156,789
01-JUL-09 To 30-JUN-10	20	63.13	56.88	50.79	23.97	111.99	16.76	80.34	44.69 to 71.46	355,144	180,388
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	13	71.78	66.12	65.17	13.30	101.46	26.03	77.80	52.36 to 77.30	335,490	218,635
01-JAN-09 To 31-DEC-09	19	71.46	65.54	61.26	15.55	106.99	16.76	85.79	61.95 to 76.82	228,891	140,219
<u>ALL</u>	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053
<u>ALL</u>	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

71 Platte
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 Avg. Assessed Value : 197,053

MEDIAN : 71
 WGT. MEAN : 63
 MEAN : 66
 COD : 18.33
 PRD : 105.25

COV : 27.74
 STD : 18.34
 Avg. Abs. Dev : 13.07
 MAX Sales Ratio : 102.90
 MIN Sales Ratio : 16.76

95% Median C.I. : 63.53 to 73.87
 95% Wgt. Mean C.I. : 56.12 to 69.49
 95% Mean C.I. : 61.17 to 71.05

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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	4	72.26	72.76	71.65	06.01	101.55	66.20	80.34	N/A	265,750	190,423
6	4	72.26	72.76	71.65	06.01	101.55	66.20	80.34	N/A	265,750	190,423
Dry											
County	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
6	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
Grass											
County	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
6	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
ALL	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

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	14	70.97	66.76	63.96	16.19	104.38	29.44	101.70	48.21 to 75.90	341,759	218,580
6	14	70.97	66.76	63.96	16.19	104.38	29.44	101.70	48.21 to 75.90	341,759	218,580
Dry											
County	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
6	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
Grass											
County	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
6	1	35.08	35.08	35.08	00.00	100.00	35.08	35.08	N/A	200,000	70,160
ALL	53	71.29	66.11	62.81	18.33	105.25	16.76	102.90	63.53 to 73.87	313,737	197,053

71 Platte
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 : 60
 Total Sales Price : 18,880,065
 Total Adj. Sales Price : 18,880,865
 Total Assessed Value : 12,627,662
 Avg. Adj. Sales Price : 314,681
 Avg. Assessed Value : 210,461

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 68
 COD : 19.87
 PRD : 102.09

COV : 29.17
 STD : 19.92
 Avg. Abs. Dev : 14.18
 MAX Sales Ratio : 121.76
 MIN Sales Ratio : 16.76

95% Median C.I. : 66.20 to 73.91
 95% Wgt. Mean C.I. : 60.05 to 73.71
 95% Mean C.I. : 63.24 to 73.32

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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	5	93.85	89.13	89.95	12.23	99.09	71.29	102.90	N/A	324,321	291,741
01-OCT-07 To 31-DEC-07	7	79.24	69.05	70.51	15.42	97.93	33.46	83.64	33.46 to 83.64	295,543	208,381
01-JAN-08 To 31-MAR-08	8	73.89	70.72	70.39	07.27	100.47	49.54	77.68	49.54 to 77.68	334,846	235,684
01-APR-08 To 30-JUN-08	3	52.36	48.47	45.42	26.11	106.72	26.03	67.03	N/A	341,533	155,117
01-JUL-08 To 30-SEP-08	1	70.64	70.64	70.64	00.00	100.00	70.64	70.64	N/A	286,000	202,025
01-OCT-08 To 31-DEC-08	7	77.80	80.85	89.17	22.78	90.67	52.88	121.76	52.88 to 121.76	256,400	228,634
01-JAN-09 To 31-MAR-09	5	72.18	71.62	72.96	07.04	98.16	62.01	83.27	N/A	217,080	158,374
01-APR-09 To 30-JUN-09	4	78.75	81.15	95.02	18.20	85.40	61.95	105.16	N/A	304,500	289,346
01-JUL-09 To 30-SEP-09	1	76.82	76.82	76.82	00.00	100.00	76.82	76.82	N/A	70,500	54,155
01-OCT-09 To 31-DEC-09	10	66.24	59.10	54.67	22.98	108.10	16.76	80.34	35.08 to 77.57	280,503	153,355
01-JAN-10 To 31-MAR-10	7	63.53	56.74	50.34	18.62	112.71	27.86	72.52	27.86 to 72.52	484,825	244,039
01-APR-10 To 30-JUN-10	2	36.36	36.36	37.40	19.03	97.22	29.44	43.27	N/A	416,790	155,888
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	23	73.91	71.31	71.25	17.14	100.08	26.03	102.90	66.20 to 79.24	321,469	229,052
01-JUL-08 To 30-JUN-09	17	72.18	77.61	85.57	17.43	90.70	52.88	121.76	62.01 to 88.75	257,894	220,689
01-JUL-09 To 30-JUN-10	20	63.13	56.88	50.79	23.97	111.99	16.76	80.34	44.69 to 71.46	355,144	180,388
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	19	71.78	70.93	71.80	18.19	98.79	26.03	121.76	61.21 to 77.68	304,430	218,594
01-JAN-09 To 31-DEC-09	20	71.58	67.52	68.30	17.10	98.86	16.76	105.16	62.01 to 76.82	258,947	176,848
<u>ALL</u>	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461
<u>ALL</u>	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

71 Platte
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 : 60
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 Total Assessed Value : 12,627,662
 Avg. Adj. Sales Price : 314,681
 Avg. Assessed Value : 210,461

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 68
 COD : 19.87
 PRD : 102.09

COV : 29.17
 STD : 19.92
 Avg. Abs. Dev : 14.18
 MAX Sales Ratio : 121.76
 MIN Sales Ratio : 16.76

95% Median C.I. : 66.20 to 73.91
 95% Wgt. Mean C.I. : 60.05 to 73.71
 95% Mean C.I. : 63.24 to 73.32

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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	5	73.87	77.33	76.63	10.59	100.91	66.20	95.58	N/A	268,460	205,727
6	5	73.87	77.33	76.63	10.59	100.91	66.20	95.58	N/A	268,460	205,727
Dry											
County	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
6	21	69.76	65.90	61.11	17.55	107.84	26.03	102.90	60.12 to 75.44	327,229	199,954
Grass											
County	3	61.21	54.75	47.05	17.91	116.37	35.08	67.97	N/A	110,000	51,759
6	3	61.21	54.75	47.05	17.91	116.37	35.08	67.97	N/A	110,000	51,759
ALL	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

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	18	72.32	74.77	75.16	21.90	99.48	29.44	121.76	66.20 to 88.75	375,579	282,284
6	18	72.32	74.77	75.16	21.90	99.48	29.44	121.76	66.20 to 88.75	375,579	282,284
Dry											
County	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
6	25	71.46	67.46	63.59	16.34	106.09	26.03	102.90	63.53 to 75.44	331,232	210,639
Grass											
County	4	57.05	54.29	48.85	18.07	111.14	35.08	67.97	N/A	119,250	58,254
6	4	57.05	54.29	48.85	18.07	111.14	35.08	67.97	N/A	119,250	58,254
ALL	60	71.38	68.28	66.88	19.87	102.09	16.76	121.76	66.20 to 73.91	314,681	210,461

71 Platte
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 : 124
 Total Sales Price : 38,789,373
 Total Adj. Sales Price : 38,758,173
 Total Assessed Value : 28,467,446
 Avg. Adj. Sales Price : 312,566
 Avg. Assessed Value : 229,576

MEDIAN : 75
 WGT. MEAN : 73
 MEAN : 75
 COD : 23.21
 PRD : 102.70

COV : 31.66
 STD : 23.88
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 170.92
 MIN Sales Ratio : 16.76

95% Median C.I. : 71.29 to 79.83
 95% Wgt. Mean C.I. : 68.24 to 78.66
 95% Mean C.I. : 71.23 to 79.63

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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	9	96.08	95.03	93.94	09.84	101.16	71.29	113.09	75.90 to 104.42	273,397	256,823
01-OCT-07 To 31-DEC-07	13	79.24	76.84	76.01	22.48	101.09	33.46	144.42	61.29 to 83.64	289,906	220,362
01-JAN-08 To 31-MAR-08	15	77.30	78.82	79.93	13.83	98.61	49.54	106.67	71.78 to 88.11	352,689	281,890
01-APR-08 To 30-JUN-08	11	82.62	81.64	82.70	22.77	98.72	26.03	122.85	52.36 to 106.32	404,960	334,894
01-JUL-08 To 30-SEP-08	2	70.82	70.82	70.80	00.25	100.03	70.64	70.99	N/A	267,000	189,040
01-OCT-08 To 31-DEC-08	21	79.83	74.01	80.63	23.99	91.79	18.53	121.76	63.78 to 89.62	233,261	188,070
01-JAN-09 To 31-MAR-09	8	77.83	88.17	94.90	25.02	92.91	62.01	170.92	62.01 to 170.92	250,860	238,061
01-APR-09 To 30-JUN-09	6	78.64	79.04	87.14	16.71	90.70	61.95	105.16	61.95 to 105.16	307,900	268,313
01-JUL-09 To 30-SEP-09	2	77.03	77.03	77.12	00.27	99.88	76.82	77.23	N/A	127,750	98,517
01-OCT-09 To 31-DEC-09	15	70.05	66.40	61.76	20.84	107.51	16.76	104.51	60.12 to 77.57	268,736	165,979
01-JAN-10 To 31-MAR-10	15	66.42	64.78	51.90	25.70	124.82	27.86	98.68	48.21 to 79.91	459,355	238,422
01-APR-10 To 30-JUN-10	7	63.11	60.18	54.91	26.35	109.60	29.44	99.79	29.44 to 99.79	331,469	182,024
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	48	81.48	81.97	81.93	19.73	100.05	26.03	144.42	75.44 to 88.11	332,797	272,673
01-JUL-08 To 30-JUN-09	37	77.80	77.71	84.44	22.67	92.03	18.53	170.92	70.64 to 85.57	250,994	211,944
01-JUL-09 To 30-JUN-10	39	67.88	65.21	55.84	23.59	116.78	16.76	104.51	62.72 to 72.52	346,081	193,262
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	49	77.80	77.06	80.64	20.94	95.56	18.53	122.85	73.87 to 85.96	309,743	249,791
01-JAN-09 To 31-DEC-09	31	72.38	75.15	76.17	20.81	98.66	16.76	170.92	68.26 to 80.34	262,607	200,035
<u>ALL</u>	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
6	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576
<u>ALL</u>	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

71 Platte
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 MEAN : 75
 COD : 23.21
 PRD : 102.70

COV : 31.66
 STD : 23.88
 Avg. Abs. Dev : 17.45
 MAX Sales Ratio : 170.92
 MIN Sales Ratio : 16.76

95% Median C.I. : 71.29 to 79.83
 95% Wgt. Mean C.I. : 68.24 to 78.66
 95% Mean C.I. : 71.23 to 79.63

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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	87.96	89.41	81.44	24.01	109.79	41.42	144.42	70.64 to 106.32	353,599	287,958
6	12	87.96	89.41	81.44	24.01	109.79	41.42	144.42	70.64 to 106.32	353,599	287,958
Dry											
County	41	75.44	76.29	71.43	19.43	106.80	26.03	113.09	69.76 to 85.57	293,888	209,928
6	41	75.44	76.29	71.43	19.43	106.80	26.03	113.09	69.76 to 85.57	293,888	209,928
Grass											
County	6	64.63	65.32	63.53	19.81	102.82	35.08	84.78	35.08 to 84.78	156,242	99,264
6	6	64.63	65.32	63.53	19.81	102.82	35.08	84.78	35.08 to 84.78	156,242	99,264
ALL	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

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	33	75.90	78.54	73.57	25.84	106.76	29.44	144.42	70.64 to 88.75	413,544	304,257
6	33	75.90	78.54	73.57	25.84	106.76	29.44	144.42	70.64 to 88.75	413,544	304,257
Dry											
County	52	76.37	76.89	73.15	17.91	105.11	26.03	113.09	71.46 to 83.64	299,583	219,157
6	52	76.37	76.89	73.15	17.91	105.11	26.03	113.09	71.46 to 83.64	299,583	219,157
Grass											
County	8	61.25	62.17	61.13	19.17	101.70	35.08	84.78	35.08 to 84.78	150,698	92,120
6	8	61.25	62.17	61.13	19.17	101.70	35.08	84.78	35.08 to 84.78	150,698	92,120
ALL	124	75.19	75.43	73.45	23.21	102.70	16.76	170.92	71.29 to 79.83	312,566	229,576

**2011 Correlation Section
for Platte County**

A. Agricultural Land

The agricultural land class of property in Platte County is valued by the assessor using one schedule of values for all agricultural land. The county values according to land capability groupings and makes differentiations based on the current use of the land into irrigated, dry crop, and grass. Tree cover acres are inventoried separately and carry a value as a percentage of the grass. Analysis of the market values in the county supports the rationale of the assessor that separate market areas do not exist. For purposes of this analysis the county was analyzed in its entirety, and based on the majority use of the land into each of the three categories: irrigated, dry crop, and grass land.

Analyses of the sales within the county show the number of sales in the middle year to be approximately half of years one and three. Additionally, the irrigated sales were underrepresented by the sales within the county. While both the irrigated and dryland subclasses were sufficiently represented by sales, grass had only one qualified sale. These are all issues that reduce the reliability of the sample within the county.

To address the deficiencies identified in the Base Stat, sales were identified at random within a six mile perimeter of the county. The random inclusion of 7 sales resulted in a proportionate and representative sample; however the sample of grass sales remained statistically insufficient.

The third test, Random Exclusion, involved adding sales from the six mile perimeter. After the proportionality and representative test, overrepresented dryland sales were randomly excluded from the sample. In total 71 sales from neighboring counties were added. This resulted in a proportionate and representative sample; however the sample of grass sales remained statistically insufficient.

The Random Eliminate sample produces a statistic for both irrigated and dryland that suggest the values established by Platte County are slightly high. Analysis of neighboring counties shows that while Platte is on the higher end of the value spectrum, they are very similar to Colfax County. Colfax is most similar in topography and soil type to Platte and the markets have historically been quite similar. As values depreciate from East to West, and from South to North in relation to the Platte River Valley, it is logical to see a similar value progression in counties that lie in those directions. While statistical indicators from this broader sample may suggest slightly high irrigated and dryland values, the greater weight of the information available suggests values in Platte County are acceptable.

In the grass subclass, a search for comparable grass sales extended beyond 6 miles produced no sales usable in the analysis. In order to measure the grass assessed values to a market standard, the weighted average grass value was compared to the counties in the area, which indicated Platte County grass assessed values are similar to the values in the area.

Analysis of the 2011 assessed values compared to the market indicates the overall level of value to be around 71 percent. Analysis of the irrigated, dry crop, and grass land using all available information suggest the values established are within the acceptable range,

**2011 Correlation Section
for Platte County**

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 Platte 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 Platte County is 71 percent, as indicated by the agricultural statistics.

**2011 Correlation Section
for Platte 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 Platte 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 Platte 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 Platte 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 : 18,073	Value : 3,081,902,205	Growth 37,639,890	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	546	8,656,885	216	4,989,945	197	3,488,835	959	17,135,665	
02. Res Improve Land	8,392	140,282,335	642	15,797,760	983	22,288,680	10,017	178,368,775	
03. Res Improvements	8,623	825,258,955	874	112,530,660	1,027	122,602,460	10,524	1,060,392,075	
04. Res Total	9,169	974,198,175	1,090	133,318,365	1,224	148,379,975	11,483	1,255,896,515	24,440,780
% of Res Total	79.85	77.57	9.49	10.62	10.66	11.81	63.54	40.75	64.93
05. Com UnImp Land	237	12,300,535	38	3,400,045	13	1,765,995	288	17,466,575	
06. Com Improve Land	977	73,090,235	98	7,252,645	64	2,876,190	1,139	83,219,070	
07. Com Improvements	977	207,027,665	98	19,502,845	64	21,729,680	1,139	248,260,190	
08. Com Total	1,214	292,418,435	136	30,155,535	77	26,371,865	1,427	348,945,835	6,951,890
% of Com Total	85.07	83.80	9.53	8.64	5.40	7.56	7.90	11.32	18.47
09. Ind UnImp Land	2	186,785	10	2,279,590	0	0	12	2,466,375	
10. Ind Improve Land	5	507,600	51	17,396,640	3	1,594,520	59	19,498,760	
11. Ind Improvements	5	15,602,380	51	203,070,220	3	2,759,565	59	221,432,165	
12. Ind Total	7	16,296,765	61	222,746,450	3	4,354,085	71	243,397,300	262,000
% of Ind Total	9.86	6.70	85.92	91.52	4.23	1.79	0.39	7.90	0.70
13. Rec UnImp Land	5	262,890	11	334,860	27	1,295,725	43	1,893,475	
14. Rec Improve Land	0	0	4	726,870	18	499,965	22	1,226,835	
15. Rec Improvements	0	0	4	358,735	18	822,555	22	1,181,290	
16. Rec Total	5	262,890	15	1,420,465	45	2,618,245	65	4,301,600	0
% of Rec Total	7.69	6.11	23.08	33.02	69.23	60.87	0.36	0.14	0.00
Res & Rec Total	9,174	974,461,065	1,105	134,738,830	1,269	150,998,220	11,548	1,260,198,115	24,440,780
% of Res & Rec Total	79.44	77.33	9.57	10.69	10.99	11.98	63.90	40.89	64.93
Com & Ind Total	1,221	308,715,200	197	252,901,985	80	30,725,950	1,498	592,343,135	7,213,890
% of Com & Ind Total	81.51	52.12	13.15	42.70	5.34	5.19	8.29	19.22	19.17
17. Taxable Total	10,395	1,283,176,265	1,302	387,640,815	1,349	181,724,170	13,046	1,852,541,250	31,654,670
% of Taxable Total	79.68	69.27	9.98	20.92	10.34	9.81	72.19	60.11	84.10

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	20	3,020,765	26,658,965	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	20	3,020,765	26,658,965
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				20	3,020,765	26,658,965

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	417	77	162	656

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	158	22,278,010	3,298	673,547,010	3,456	695,825,020
28. Ag-Improved Land	0	0	93	19,731,580	1,478	339,855,395	1,571	359,586,975
29. Ag Improvements	0	0	93	8,642,255	1,478	165,306,705	1,571	173,948,960
30. Ag Total							5,027	1,229,360,955

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	60	65.95	1,053,500	
33. HomeSite Improvements	0	0.00	0	60	0.00	7,182,650	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	24	133.28	381,845	
36. FarmSite Improv Land	0	0.00	0	78	394.15	506,430	
37. FarmSite Improvements	0	0.00	0	83	0.00	1,459,605	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	168	254.69	0	
40. Other- Non Ag Use	0	0.00	0	4	33.18	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.00	210,000	15	15.00	225,000	
32. HomeSite Improv Land	979	1,021.09	15,389,970	1,039	1,087.04	16,443,470	
33. HomeSite Improvements	992	0.00	93,341,202	1,052	0.00	100,523,852	2,148,815
34. HomeSite Total				1,067	1,102.04	117,192,322	
35. FarmSite UnImp Land	265	579.32	916,565	289	712.60	1,298,410	
36. FarmSite Improv Land	1,298	6,521.31	10,650,265	1,376	6,915.46	11,156,695	
37. FarmSite Improvements	1,396	0.00	71,965,503	1,479	0.00	73,425,108	3,836,405
38. FarmSite Total				1,768	7,628.06	85,880,213	
39. Road & Ditches	3,978	8,071.82	0	4,146	8,326.51	0	
40. Other- Non Ag Use	0	0.00	0	4	33.18	0	
41. Total Section VI				2,835	17,089.79	203,072,535	5,985,220

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	1	5.72	5,010
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	13	1,920.23	2,911,050	14	1,925.95	2,916,060

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	4	1,011.67	1,242,585
44. Recapture Value N/A	0	0.00	0	4	1,011.67	1,375,155
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	78	7,410.23	10,504,470	82	8,421.90	11,747,055
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 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	36,831.59	17.69%	128,953,080	20.32%	3,501.15
46. 1A	33,544.77	16.11%	113,881,060	17.95%	3,394.90
47. 2A1	21,905.93	10.52%	69,033,775	10.88%	3,151.37
48. 2A	11,457.65	5.50%	34,846,605	5.49%	3,041.34
49. 3A1	26,078.72	12.52%	76,407,345	12.04%	2,929.87
50. 3A	52,954.99	25.43%	149,394,480	23.54%	2,821.16
51. 4A1	23,432.23	11.25%	57,915,405	9.13%	2,471.61
52. 4A	2,042.58	0.98%	4,085,135	0.64%	1,999.99
53. Total	208,248.46	100.00%	634,516,885	100.00%	3,046.92
Dry					
54. 1D1	16,320.78	12.85%	53,400,845	15.47%	3,271.95
55. 1D	23,037.92	18.14%	72,564,455	21.02%	3,149.78
56. 2D1	10,819.94	8.52%	30,337,775	8.79%	2,803.88
57. 2D	2,998.52	2.36%	8,054,510	2.33%	2,686.16
58. 3D1	16,046.31	12.64%	43,306,700	12.55%	2,698.86
59. 3D	42,936.21	33.81%	108,263,145	31.36%	2,521.49
60. 4D1	13,242.22	10.43%	26,930,050	7.80%	2,033.65
61. 4D	1,584.32	1.25%	2,352,570	0.68%	1,484.91
62. Total	126,986.22	100.00%	345,210,050	100.00%	2,718.48
Grass					
63. 1G1	954.11	1.93%	1,035,625	2.26%	1,085.44
64. 1G	1,897.18	3.83%	1,764,520	3.85%	930.08
65. 2G1	3,255.73	6.58%	2,980,085	6.50%	915.34
66. 2G	3,475.54	7.02%	3,285,075	7.16%	945.20
67. 3G1	3,125.91	6.31%	3,019,235	6.58%	965.87
68. 3G	13,474.32	27.22%	12,352,700	26.94%	916.76
69. 4G1	9,293.00	18.77%	8,648,065	18.86%	930.60
70. 4G	14,025.58	28.33%	12,772,645	27.85%	910.67
71. Total	49,501.37	100.00%	45,857,950	100.00%	926.40
Irrigated Total					
	208,248.46	53.58%	634,516,885	61.83%	3,046.92
Dry Total					
	126,986.22	32.67%	345,210,050	33.64%	2,718.48
Grass Total					
	49,501.37	12.74%	45,857,950	4.47%	926.40
72. Waste	2,494.88	0.64%	224,445	0.02%	89.96
73. Other	1,458.36	0.38%	479,090	0.05%	328.51
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	388,689.29	100.00%	1,026,288,420	100.00%	2,640.38

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	9,889.91	30,904,640	198,358.55	603,612,245	208,248.46	634,516,885
77. Dry Land	0.00	0	2,073.78	5,785,250	124,912.44	339,424,800	126,986.22	345,210,050
78. Grass	0.00	0	3,656.48	3,334,635	45,844.89	42,523,315	49,501.37	45,857,950
79. Waste	0.00	0	90.59	8,150	2,404.29	216,295	2,494.88	224,445
80. Other	0.00	0	62.81	20,140	1,395.55	458,950	1,458.36	479,090
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	15,773.57	40,052,815	372,915.72	986,235,605	388,689.29	1,026,288,420

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	208,248.46	53.58%	634,516,885	61.83%	3,046.92
Dry Land	126,986.22	32.67%	345,210,050	33.64%	2,718.48
Grass	49,501.37	12.74%	45,857,950	4.47%	926.40
Waste	2,494.88	0.64%	224,445	0.02%	89.96
Other	1,458.36	0.38%	479,090	0.05%	328.51
Exempt	0.00	0.00%	0	0.00%	0.00
Total	388,689.29	100.00%	1,026,288,420	100.00%	2,640.38

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

71 Platte

	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	1,191,863,975	1,255,896,515	64,032,540	5.37%	24,440,780	3.32%
02. Recreational	3,166,665	4,301,600	1,134,935	35.84%	0	35.84%
03. Ag-Homesite Land, Ag-Res Dwelling	108,892,135	117,192,322	8,300,187	7.62%	2,148,815	5.65%
04. Total Residential (sum lines 1-3)	1,303,922,775	1,377,390,437	73,467,662	5.63%	26,589,595	3.60%
05. Commercial	318,915,370	348,945,835	30,030,465	9.42%	6,951,890	7.24%
06. Industrial	239,888,090	243,397,300	3,509,210	1.46%	262,000	1.35%
07. Ag-Farmsite Land, Outbuildings	81,435,320	85,880,213	4,444,893	5.46%	3,836,405	0.75%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	640,238,780	678,223,348	37,984,568	5.93%	11,050,295	4.21%
10. Total Non-Agland Real Property	1,944,161,555	2,055,613,785	111,452,230	5.73%	37,639,890	3.80%
11. Irrigated	577,288,895	634,516,885	57,227,990	9.91%		
12. Dryland	322,418,465	345,210,050	22,791,585	7.07%		
13. Grassland	44,335,165	45,857,950	1,522,785	3.43%		
14. Wasteland	196,015	224,445	28,430	14.50%		
15. Other Agland	959,050	479,090	-479,960	-50.05%		
16. Total Agricultural Land	945,197,590	1,026,288,420	81,090,830	8.58%		
17. Total Value of all Real Property (Locally Assessed)	2,889,359,145	3,081,902,205	192,543,060	6.66%	37,639,890	5.36%

PLATTE COUNTY
PLAN OF ASSESSMENT

Vanora Mulligan
PLATTE COUNTY ASSESSOR
3 Year Plan
Introduction

Pursuant to Neb. Laws 2005, LB263, Section 9.

County Description of Real Property in Platte County:

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

	Parcels	% of Total Parcels	% of Taxable	Value Base
Residential	11414	64%	41%	1,192,979,875
Commercial	1419	8%	11%	319,318,165
Industrial	70	.004%	8%	239,921,930
Recreational	61	.003%	1%	3,688,490
Agricultural	5023	28%	39%	1,136,198,475
Special Value	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	17,987	100%	100%	2,892,106,935

Agricultural land-taxable acres 388,996.170

New Property: For assessment year 2010, an estimated 236 building permits and/or information statements were filed for new property construction/additions in the county.

Current Assessment Procedures for Real Property

Staff

Assessor
Deputy Assessor
4 Fulltime Clerks
1 Appraiser
1 Appraiser Assistants

Assessor prints and checks all reports. Helps with the sales review process for residential, Ag, and commercial properties. Tax corrections are written by the Assessor /Deputy Assessor.

Assessor, Deputy Assessor and 4 Clerks work on Personal Property & Homestead Exemptions, answers the phone.

Deputy Assessor- Updates the cadastral maps.

Clerks in the assessor’s office assist in all the general duties in the office. Personal property, homestead exemptions, entering data in the cama real estate system.

Appraiser and Appraiser Assistant- Sales review and appraisal review and pickup work for residential, commercial and ag properties. Appraiser Assistant helps with implementing GIS entering land use.

Current Assessment Procedures for Real Property—

- A. Real Estate Transfers Statements are updated within a few weeks of when received from the Register of Deeds Office. The Assessor and Appraiser review the sales. Once reviewed the transfer statements are passed to a Deputy Assessor, she will update the computer with the new information is sent online to the Department of Assessment and Taxation. Information statements are filled out either by making phone calls or mail. We also send letters for appointments so the Appraiser or Appraiser Assistant can make a physical review of the property.
- B. Internal sales ratio studies are done by neighborhoods and Platte County works well with State of Nebraska Field Liaison and review results.

Level of Value, Quality, and Uniformity for assessment year 2010:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	96	11.61	105.00
Commercial	94	24.33	111.03
Agricultural Land	70	16.26	98.96

Assessment Actions Planned for Assessment Year 2011:

Residential

Sales Review of neighborhood E (1176 parcels) neighborhood H (460 parcels) C1
(parcels 267) Small Towns: Creston, Humphrey, Lindsay

Commercial

Sales review checking the statistics. Commercial review Towns: Creston, Humphrey, Lindsay.

Agricultural

Rural improvement review including acreages and farmsteads. Review ag land sales. Review market areas. Review Joilet, Burrows, Grand Prairie & Butler Townships.

Assessment Actions Planned for Assessment Year 2012:

Residential

Sales Review neighborhoods in Columbus. Sales review. Small Towns.

Commercial

Review sales statistics.

Agricultural

Review Ag land sales. Continue GIS.

Assessment Actions Planned for Assessment Year 2013

Residential- Sales review of all neighborhoods. Continue with the review using up dated cost tables & Pick-up work.

Commercial- Sales review of Commercial and Industrial. Pick-up work

Agricultural- Sales review on all land classes in each area.

2011 Assessment Survey for Platte County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$298,830
7.	Adopted budget, or granted budget if different from above:
	\$298,830
8.	Amount of the total budget set aside for appraisal work:
	-
9.	Appraisal/Reappraisal budget, if not part of the total budget:
	-
10.	Part of the budget that is dedicated to the computer system:
	\$28,281
11.	Amount of the total budget set aside for education/workshops:
	\$1300
12.	Other miscellaneous funds:
13.	Amount of last year's budget not used:
	A minimal amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Deputy and Staff
5.	Does the county have GIS software?
	Yes

6.	Who maintains the GIS software and maps?
	Staff
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Columbus and Duncan
4.	When was zoning implemented?
	Always existed in Columbus and 2009 for Duncan

D. Contracted Services

1.	Appraisal Services:
	Wayne Kubert with Great Plains Appraisal is contracted for special commercial projects.
2.	Other services:
	None

2011 Certification for Platte 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 Platte 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

