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2012 Commission Summary for Arthur County

Residential Real Property - Current

Number of Sales	6	Median	73.72
Total Sales Price	\$345,500	Mean	79.83
Total Adj. Sales Price	\$345,500	Wgt. Mean	56.08
Total Assessed Value	\$193,757	Average Assessed Value of the Base	\$31,827
Avg. Adj. Sales Price	\$57,583	Avg. Assessed Value	\$32,293

Confidence Interval - Current

95% Median C.I	42.12 to 143.60
95% Wgt. Mean C.I	30.08 to 82.08
95% Mean C.I	44.45 to 115.21
% of Value of the Class of all Real Property Value in the	3.08
% of Records Sold in the Study Period	4.84
% of Value Sold in the Study Period	4.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	5	0	75
2010	2	100	126
2009	1	100	100
2008	6	100	105

2012 Commission Summary for Arthur County

Commercial Real Property - Current

Number of Sales	1	Median	90.31
Total Sales Price	\$21,000	Mean	90.31
Total Adj. Sales Price	\$21,000	Wgt. Mean	90.31
Total Assessed Value	\$18,965	Average Assessed Value of the Base	\$126,937
Avg. Adj. Sales Price	\$21,000	Avg. Assessed Value	\$18,965

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	3.57
% of Records Sold in the Study Period	2.78
% of Value Sold in the Study Period	0.42

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	1	0	47
2010	1	100	47
2009	1	100	47
2008	1	100	128

2012 Opinions of the Property Tax Administrator for Arthur 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 (2011). 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 these 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	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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 9th day of April, 2012.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2012 Residential Assessment Actions for Arthur County

Within the residential class of real property only routine maintenance completed for assessment year 2012.

Stanard Appraisal Service has assisted this year in completing the six-year physical inspection and review of the residential properties. These properties will be re-priced, new depreciation established and placed on the tax rolls for 2013.

2012 Residential Assessment Survey for Arthur County

1.	Valuation data collection done by:	
	Assessor and part-time lister.	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	The cost approach, sales will be utilized in the development of a depreciation table. Since there are few residential sales in this county other approaches to value would not be meaningful.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2001 – costing and depreciation will be updated and new values set for 2013	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	Depreciation is set when the contracted appraisal company builds the costing models for the county.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	No	
7.	When were the depreciation tables last updated for each valuation grouping?	
	Done when costing is updated. New costing and depreciation will be set and applied in 2013.	
8.	When was the last lot value study completed for each valuation grouping?	
	2002 – will be reviewed and changes will be implemented in 2013.	
9.	Describe the methodology used to determine the residential lot values?	
	A per square foot cost was developed from the few sales and information the contracted appraiser provided in the analysis.	
10.	How do you determine whether a sold parcel is substantially changed?	
	A parcel is considered to be substantially changed when improvements are added that will significantly affect the value, such as: a new home, garage, outbuildings, or additions, remodeling or renovations.	

**03 Arthur
RESIDENTIAL**

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2009 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 6
 Total Sales Price : 345,500
 Total Adj. Sales Price : 345,500
 Total Assessed Value : 193,757
 Avg. Adj. Sales Price : 57,583
 Avg. Assessed Value : 32,293

MEDIAN : 74
 WGT. MEAN : 56
 MEAN : 80
 COD : 25.05
 PRD : 142.35

COV : 42.23
 STD : 33.71
 Avg. Abs. Dev : 18.47
 MAX Sales Ratio : 143.60
 MIN Sales Ratio : 42.12

95% Median C.I. : 42.12 to 143.60
 95% Wgt. Mean C.I. : 30.08 to 82.08
 95% Mean C.I. : 44.45 to 115.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-JUL-09 To 30-SEP-09	1	42.12	42.12	42.12	00.00	100.00	42.12	42.12	N/A	200,000	84,242
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	2	109.49	109.49	77.79	31.16	140.75	75.37	143.60	N/A	35,250	27,420
01-JUL-10 To 30-SEP-10	1	69.89	69.89	69.89	00.00	100.00	69.89	69.89	N/A	28,500	19,920
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	1	75.95	75.95	75.95	00.00	100.00	75.95	75.95	N/A	32,000	24,305
01-APR-11 To 30-JUN-11	1	72.07	72.07	72.07	00.00	100.00	72.07	72.07	N/A	14,500	10,450
<u>Study Yrs</u>											
01-JUL-09 To 30-JUN-10	3	75.37	87.03	51.42	44.89	169.25	42.12	143.60	N/A	90,167	46,361
01-JUL-10 To 30-JUN-11	3	72.07	72.64	72.90	02.80	99.64	69.89	75.95	N/A	25,000	18,225
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	3	75.37	96.29	75.52	32.60	127.50	69.89	143.60	N/A	33,000	24,920
<u>ALL</u>	6	73.72	79.83	56.08	25.05	142.35	42.12	143.60	42.12 to 143.60	57,583	32,293

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	73.72	79.83	56.08	25.05	142.35	42.12	143.60	42.12 to 143.60	57,583	32,293
<u>ALL</u>	6	73.72	79.83	56.08	25.05	142.35	42.12	143.60	42.12 to 143.60	57,583	32,293

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	73.72	73.32	74.07	03.17	98.99	69.89	75.95	N/A	35,750	26,481
06											
07	2	92.86	92.86	43.37	54.64	214.11	42.12	143.60	N/A	101,250	43,916
<u>ALL</u>	6	73.72	79.83	56.08	25.05	142.35	42.12	143.60	42.12 to 143.60	57,583	32,293

**03 Arthur
RESIDENTIAL**

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2009 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 6
 Total Sales Price : 345,500
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 Avg. Adj. Sales Price : 57,583
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MEDIAN : 74
 WGT. MEAN : 56
 MEAN : 80
 COD : 25.05
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COV : 42.23
 STD : 33.71
 Avg. Abs. Dev : 18.47
 MAX Sales Ratio : 143.60
 MIN Sales Ratio : 42.12

95% Median C.I. : 42.12 to 143.60
 95% Wgt. Mean C.I. : 30.08 to 82.08
 95% Mean C.I. : 44.45 to 115.21

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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 \$ Ranges</u>												
Less Than 5,000	1	143.60	143.60	143.60	00.00	100.00	143.60	143.60	N/A	2,500	3,590	
Less Than 15,000	2	107.84	107.84	82.59	33.17	130.57	72.07	143.60	N/A	8,500	7,020	
Less Than 30,000	3	72.07	95.19	74.64	34.09	127.53	69.89	143.60	N/A	15,167	11,320	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	5	72.07	67.08	55.44	10.91	121.00	42.12	75.95	N/A	68,600	38,033	
Greater Than 14,999	4	72.63	65.83	54.71	13.53	120.33	42.12	75.95	N/A	82,125	44,929	
Greater Than 29,999	3	75.37	64.48	53.27	14.97	121.04	42.12	75.95	N/A	100,000	53,266	
<u>Incremental Ranges</u>												
0 TO 4,999	1	143.60	143.60	143.60	00.00	100.00	143.60	143.60	N/A	2,500	3,590	
5,000 TO 14,999	1	72.07	72.07	72.07	00.00	100.00	72.07	72.07	N/A	14,500	10,450	
15,000 TO 29,999	1	69.89	69.89	69.89	00.00	100.00	69.89	69.89	N/A	28,500	19,920	
30,000 TO 59,999	1	75.95	75.95	75.95	00.00	100.00	75.95	75.95	N/A	32,000	24,305	
60,000 TO 99,999	1	75.37	75.37	75.37	00.00	100.00	75.37	75.37	N/A	68,000	51,250	
100,000 TO 149,999												
150,000 TO 249,999	1	42.12	42.12	42.12	00.00	100.00	42.12	42.12	N/A	200,000	84,242	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	73.72	79.83	56.08	25.05	142.35	42.12	143.60	42.12 to 143.60	57,583	32,293	

**2012 Correlation Section
for Arthur County**

A. Residential Real Property

The calculated median from the statistical sampling of 6 residential sales will not be relied upon in determining the level of value for Arthur County nor will the qualitative measures be used in determining assessment uniformity and proportionality.

The sample is not representative of the population as a whole even though the assessor, with the assistance of the contracted appraisal company (Stanard Appraisal Services), has tried to utilize as many sales as possible without bias in the qualification process for use in the analysis of the residential class. Arthur County is an agricultural based county, a residential market is almost non-existent.

Stanard Appraisal Service has assisted this year in completing the six-year physical inspection and review of the residential properties. These properties will be re-priced, new depreciation established and placed on the tax rolls for 2013.

Based on the consideration of all available information, the level of value cannot be determined for the residential class of real property.

**2012 Correlation Section
for Arthur County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

2012 Correlation Section for Arthur 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Arthur 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Arthur County**

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. 239.

2012 Commercial Assessment Actions for Arthur County

Within the commercial class of real property only routine maintenance completed for assessment year 2012.

Stanard Appraisal Service has assisted this year in completing the six-year physical inspection and review of the commercial properties. These properties will be re-priced, new depreciation established and placed on the tax rolls for 2013.

2012 Commercial Assessment Survey for Arthur County

1.	Valuation data collection done by:	
	Assessor and part-time lister.	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Primarily the cost approach, there are not enough sales to utilize a sales comparison approach and meaningful income and expense information is not available.	
3a.	Describe the process used to value unique commercial properties.	
	A contract appraiser will be hired to properly value those properties considered to be unique commercial properties.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2001 – costing and depreciation will be updated and new values set for 2013	
5.	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?	
	Local market and experience and information provided by the contracted appraiser.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	No	
7.	When were the depreciation tables last updated for each valuation grouping?	
	Done when costing is updated. New costing and depreciation will be set and applied in 2013.	
8.	When was the last lot value study completed for each valuation grouping?	
	2002 – will be reviewed and changes will be implemented in 2013.	
9.	Describe the methodology used to determine the commercial lot values.	
	Vacant lot sales are rare, primarily relied on experience and information provided by the contracted appraiser in valuing similar lots in counties similar to Arthur County. A per square foot cost is utilized.	

10.	How do you determine whether a sold parcel is substantially changed?
	A parcel is considered to be substantially changed when improvements are added that will significantly affect the value, such as: a new commercial building, or additions, remodeling or renovations.

**03 Arthur
COMMERCIAL**

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 1
 Total Sales Price : 21,000
 Total Adj. Sales Price : 21,000
 Total Assessed Value : 18,965
 Avg. Adj. Sales Price : 21,000
 Avg. Assessed Value : 18,965

MEDIAN : 90
 WGT. MEAN : 90
 MEAN : 90
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 90.31
 MIN Sales Ratio : 90.31

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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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
Qtrts											
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965
Study Yrs											
01-JUL-08 To 30-JUN-09											
01-JUL-09 To 30-JUN-10											
01-JUL-10 To 30-JUN-11	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965
Calendar Yrs											
01-JAN-09 To 31-DEC-09											
01-JAN-10 To 31-DEC-10											
___ALL___	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965
___ALL___	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965
04											
___ALL___	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965

**03 Arthur
COMMERCIAL**

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 1
 Total Sales Price : 21,000
 Total Adj. Sales Price : 21,000
 Total Assessed Value : 18,965
 Avg. Adj. Sales Price : 21,000
 Avg. Assessed Value : 18,965

MEDIAN : 90
 WGT. MEAN : 90
 MEAN : 90
 COD : 00.00
 PRD : 100.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 90.31
 MIN Sales Ratio : 90.31

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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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 \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	
Greater Than 14,999	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	
Greater Than 29,999												
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	
30,000 TO 59,999												
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	
<u>ALL</u>	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	21,000	18,965	

**2012 Correlation Section
for Arthur County**

A. Commercial Real Property

The calculated median from the statistical sampling of 1 commercial sale will not be relied upon in determining the level of value for Arthur County nor will the qualitative measures be used in determining assessment uniformity and proportionality.

The sample is not representative of the population as a whole even though the assessor, with the assistance of the contracted appraisal company (Stanard Appraisal Services), has tried to utilize as many sales as possible without bias in the analysis of the commercial class. Arthur County is an agricultural based county; there is not a commercial market.

Stanard Appraisal Service has assisted this year in completing the six-year physical inspection and review of the commercial properties. These properties will be re-priced, new depreciation established and placed on the tax rolls for 2013.

Based on the consideration of all available information, the level of value cannot be determined for the commercial class of real property.

**2012 Correlation Section
for Arthur County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

2012 Correlation Section for Arthur 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 of 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 International Association of Assessing Officers (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.

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2012 Correlation Section for Arthur 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Arthur County**

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. 239.

2012 Agricultural Assessment Actions for Arthur County

Arthur County utilizes a GIS system provided by Dale Hanna, GIS Western Resources, out of North Platte.

An analysis of the agricultural land market was done along with a review and search for comparable sales in the surrounding counties of Grant, Hooker, McPherson, Keith and Garden. By all indication the grass land values appeared to be below the statutory range of sixty nine to seventy five percent. From the analysis the grassland values were increased seven percent for assessment year 2012.

2012 Agricultural Assessment Survey for Arthur County

1.	Valuation data collection done by:	
	Assessor and part-time lister.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	0	Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.
3.	Describe the process that is used to determine and monitor market areas.	
	Not applicable.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.	
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?	
	The value is the same, market differences cannot be identified.	
6.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	A GIS system is utilized as well as continued use of FSA and NRD maps, do physical inspections, and review personal property schedules for added irrigation systems.	
7.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	N/A	
8.	Have special valuation applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	No	
9.	How do you determine whether a sold parcel is substantially changed?	
	A parcel is considered to be substantially changed when improvements are added that will significantly affect the value such as a change in land use, along with such things as: a new home, garage, outbuildings, or additions, remodeling or renovations.	

03 Arthur
AGRICULTURAL LAND

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 28
Total Sales Price : 16,017,404
Total Adj. Sales Price : 15,962,404
Total Assessed Value : 10,951,718
Avg. Adj. Sales Price : 570,086
Avg. Assessed Value : 391,133

MEDIAN : 68
WGT. MEAN : 69
MEAN : 68
COD : 15.79
PRD : 99.74

COV : 22.21
STD : 15.20
Avg. Abs. Dev : 10.81
MAX Sales Ratio : 94.11
MIN Sales Ratio : 17.99

95% Median C.I. : 63.16 to 74.15
95% Wgt. Mean C.I. : 62.73 to 74.49
95% Mean C.I. : 62.54 to 74.32

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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-08 To 30-SEP-08	1	94.11	94.11	94.11	00.00	100.00	94.11	94.11	N/A	182,000	171,283
01-OCT-08 To 31-DEC-08	3	58.46	57.01	58.39	08.43	97.64	48.89	63.67	N/A	962,500	562,034
01-JAN-09 To 31-MAR-09	2	38.15	38.15	38.44	52.84	99.25	17.99	58.31	N/A	258,700	99,437
01-APR-09 To 30-JUN-09	2	59.34	59.34	62.36	05.38	95.16	56.15	62.53	N/A	1,232,000	768,318
01-JUL-09 To 30-SEP-09	2	83.33	83.33	81.80	03.56	101.87	80.36	86.30	N/A	1,440,000	1,177,943
01-OCT-09 To 31-DEC-09	3	70.50	73.60	74.39	04.57	98.94	70.33	79.98	N/A	654,667	487,022
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	5	81.89	78.40	78.10	11.83	100.38	61.32	90.66	N/A	209,035	163,246
01-JUL-10 To 30-SEP-10	3	73.14	65.86	61.32	10.60	107.40	50.59	73.85	N/A	263,552	161,613
01-OCT-10 To 31-DEC-10	6	66.45	67.16	68.91	03.55	97.46	63.16	74.15	63.16 to 74.15	505,800	348,540
01-JAN-11 To 31-MAR-11	1	75.97	75.97	75.97	00.00	100.00	75.97	75.97	N/A	196,872	149,563
01-APR-11 To 30-JUN-11											
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	8	58.39	57.51	59.38	20.86	96.85	17.99	94.11	17.99 to 94.11	756,363	449,112
01-JUL-09 To 30-JUN-10	10	80.17	77.95	78.67	09.50	99.08	61.32	90.66	69.51 to 88.60	588,918	463,318
01-JUL-10 To 30-JUN-11	10	67.20	67.65	67.76	07.81	99.84	50.59	75.97	63.16 to 74.15	402,233	272,564
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	9	70.33	64.72	70.95	19.29	91.22	17.99	86.30	56.15 to 80.36	869,489	616,940
01-JAN-10 To 31-DEC-10	14	68.44	70.89	69.65	11.60	101.78	50.59	90.66	63.16 to 81.89	347,902	242,308
<u>ALL</u>	28	68.44	68.43	68.61	15.79	99.74	17.99	94.11	63.16 to 74.15	570,086	391,133

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	28	68.44	68.43	68.61	15.79	99.74	17.99	94.11	63.16 to 74.15	570,086	391,133
<u>ALL</u>	28	68.44	68.43	68.61	15.79	99.74	17.99	94.11	63.16 to 74.15	570,086	391,133

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
<u>Irrigated</u>											
County	1	94.11	94.11	94.11	00.00	100.00	94.11	94.11	N/A	182,000	171,283
Blank	1	94.11	94.11	94.11	00.00	100.00	94.11	94.11	N/A	182,000	171,283
<u>Grass</u>											
County	22	70.42	71.36	71.82	11.67	99.36	48.89	90.66	65.36 to 79.98	562,754	404,163
Blank	22	70.42	71.36	71.82	11.67	99.36	48.89	90.66	65.36 to 79.98	562,754	404,163
<u>ALL</u>	28	68.44	68.43	68.61	15.79	99.74	17.99	94.11	63.16 to 74.15	570,086	391,133

03 Arthur
AGRICULTURAL LAND

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COV : 22.21
 STD : 15.20
 Avg. Abs. Dev : 10.81
 MAX Sales Ratio : 94.11
 MIN Sales Ratio : 17.99

95% Median C.I. : 63.16 to 74.15
 95% Wgt. Mean C.I. : 62.73 to 74.49
 95% Mean C.I. : 62.54 to 74.32

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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	1	94.11	94.11	94.11	00.00	100.00	94.11	94.11	N/A	182,000	171,283
Blank	1	94.11	94.11	94.11	00.00	100.00	94.11	94.11	N/A	182,000	171,283
Grass											
County	24	69.92	70.50	69.76	11.89	101.06	48.89	90.66	63.67 to 75.97	621,378	433,505
Blank	24	69.92	70.50	69.76	11.89	101.06	48.89	90.66	63.67 to 75.97	621,378	433,505
ALL	28	68.44	68.43	68.61	15.79	99.74	17.99	94.11	63.16 to 74.15	570,086	391,133

Arthur County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
3.10	Arthur	1	#DIV/0!	#DIV/0!	655	#DIV/0!	655	655	655	655	655
35.10	Garden	1	#DIV/0!	975	850	750	650	650	650	650	702
38.10	Grant	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	450	450	450	450
46.10	Hooker	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	450	450
60.10	McPherson	1	#DIV/0!	#DIV/0!	490	490	#DIV/0!	490	490	490	490
51.10	Keith	1	#DIV/0!	735	#DIV/0!	705	675	675	645	645	656

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Arthur	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Garden	1	#DIV/0!	505	445	400	400	400	400	400	466
	Grant	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Hooker	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	McPherson	1	#DIV/0!	#DIV/0!	#DIV/0!	275	#DIV/0!	275	275	275	275
	Keith	1	#DIV/0!	420	#DIV/0!	427	351	425	413	316	403

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Arthur	1	#DIV/0!	#DIV/0!	240	#DIV/0!	240	240	240	240	240
	Garden	1	#DIV/0!	297	250	249	243	249	233	230	232
	Grant	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	230	230	230	230
	Hooker	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	235	235	215	215	216
	McPherson	1	#DIV/0!	#DIV/0!	245	245	#DIV/0!	245	245	245	245
	Keith	1	#DIV/0!	311	#DIV/0!	305	278	275	258	255	256

*Land capability grouping averages calculated using data reported on the 2012 Form 45, Abstract of Assessment

2012 Correlation Section for Arthur County

A. Agricultural Land

Arthur County is part of a large expanse of sand-dune area known as the Nebraska Sand Hills which is the primary recharge area for the Ogallala aquifer that underlies this region. Arthur County is included in the Twin Platte Natural Resource District. As of February 24, 2006 the Twin Platte Natural Resource District established a stay on the issuance of high capacity water well construction permits for the entire District. Primary routes for the shipment of livestock are highway 61 which goes north to south and highway 92 which runs into highway 62 east of the town of Arthur; which is the only town in the county. Good roads and proximity to the sale barns are an attribute that affects the local grass markets.

To determine the qualification of a sale, the various responsibilities of an ex officio assessor are useful. The Arthur County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. Opportunity arises to visit with abstractors, realtors, attorneys, and mortgage lenders doing deed research or filing legal documents, and to visit with taxpayers. Occasionally on-site reviews will be done while doing pickup work.

Since the county is very homogenous in makeup, no market areas have been created. A review of the agricultural sales over the three year study period indicate 3 sales occurred from 7/1/08 to 6/30/09, 6 occurred from 7/1/09 to 6/30/10 and 3 occurred from 7/1/10 to 6/30/11. The number of agricultural sales in this county is limited. The sample is neither proportionate nor representative. Sales need to be brought into the analysis to make it a beneficial tool in the measurement of the agricultural property class.

Comparable sales were identified and pooled together from the surrounding counties of Grant, Hooker, McPherson, Keith, and Garden. The sales were stratified by geo code to first determine the distance from Arthur County. The sand hills cover a wide expanse of area, common characteristics and influences can be observed over larger regions, a large number of comparable sales within a six mile radius would not be typical. The comparable sales found were then further stratified by sale date, land use and topography. From the pool 5 sales were brought into the first year of the study period, 4 in the second year, and 7 into the third year. The sample was considered adequate and proportionate and there was not a difference of more than 10 percentage points between each year.

The analysis, based on a sample of 28 sales, demonstrated the overall median to be 68.44%. Within the subclass Majority Land Use (MLU) greater than 95% strata grass the median is shown to be 70.42%, utilizing 22 sales, with a coefficient of dispersion (COD) of 11.67. The median for the subclass MLU greater than 95% strata grass will be given the most consideration in determining the level of value for Arthur County since the makeup of the county is ninety-seven percent grass.

Since the number of sales across the sand hills depends on the supply of land, most of the sand hills appear to be subject to the same motivational factors driving the market in this region. Many of the sales are shared between the counties to develop reliability in their data and make well informed decisions that will create uniform and proportionate assessments.

**2012 Correlation Section
for Arthur County**

Based on the consideration of all available information, the level of value is determined to be 70% of market value for the agricultural land class of property.

There will be no non-binding recommendations made for the agricultural class of property in Arthur County.

**2012 Correlation Section
for Arthur County**

B. Analysis of Sales Verification

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for Arthur County**

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2012 Correlation Section for Arthur County

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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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Arthur County**

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. 239.

Total Real Property Sum Lines 17, 25, & 30	Records : 1,089	Value : 128,046,823	Growth 442,086	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	19	52,900	1	1,812	2	4,512	22	59,224	
02. Res Improve Land	75	294,848	20	110,380	6	23,859	101	429,087	
03. Res Improvements	77	2,226,790	20	958,445	5	273,000	102	3,458,235	
04. Res Total	96	2,574,538	21	1,070,637	7	301,371	124	3,946,546	127,530
% of Res Total	77.42	65.24	16.94	27.13	5.65	7.64	11.39	3.08	28.85
05. Com UnImp Land	9	17,800	1	3,000	1	4,472	11	25,272	
06. Com Improve Land	22	72,329	3	7,456	0	0	25	79,785	
07. Com Improvements	22	4,358,480	3	106,185	0	0	25	4,464,665	
08. Com Total	31	4,448,609	4	116,641	1	4,472	36	4,569,722	19,890
% of Com Total	86.11	97.35	11.11	2.55	2.78	0.10	3.31	3.57	4.50
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	96	2,574,538	21	1,070,637	7	301,371	124	3,946,546	127,530
% of Res & Rec Total	77.42	65.24	16.94	27.13	5.65	7.64	11.39	3.08	28.85
Com & Ind Total	31	4,448,609	4	116,641	1	4,472	36	4,569,722	19,890
% of Com & Ind Total	86.11	97.35	11.11	2.55	2.78	0.10	3.31	3.57	4.50
17. Taxable Total	127	7,023,147	25	1,187,278	8	305,843	160	8,516,268	147,420
% of Taxable Total	79.38	82.47	15.63	13.94	5.00	3.59	14.69	6.65	33.35

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1	0	0	1

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	38,379	813	97,750,804	814	97,789,183
28. Ag-Improved Land	0	0	1	35,946	114	15,729,656	115	15,765,602
29. Ag Improvements	0	0	1	46,880	114	5,928,890	115	5,975,770
30. Ag Total							929	119,530,555

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	2,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	43,875	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	4.00	960	
37. FarmSite Improvements	0	0.00	0	1	0.00	3,005	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	4.01	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	16,000	8	8.00	16,000	
32. HomeSite Improv Land	92	93.00	186,000	93	94.00	188,000	
33. HomeSite Improvements	94	0.00	4,188,480	95	0.00	4,232,355	239,500
34. HomeSite Total				103	102.00	4,436,355	
35. FarmSite UnImp Land	7	22.00	5,280	7	22.00	5,280	
36. FarmSite Improv Land	104	403.07	96,737	105	407.07	97,697	
37. FarmSite Improvements	110	0.00	1,740,410	111	0.00	1,743,415	55,166
38. FarmSite Total				118	429.07	1,846,392	
39. Road & Ditches	337	1,938.18	0	338	1,942.19	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				221	2,473.26	6,282,747	294,666

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	21.85	0.19%	14,313	0.19%	655.06
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	549.25	4.83%	359,758	4.83%	655.00
50. 3A	2,520.12	22.15%	1,650,683	22.15%	655.00
51. 4A1	3,300.21	29.00%	2,161,641	29.00%	655.00
52. 4A	4,988.53	43.84%	3,267,492	43.84%	655.00
53. Total	11,379.96	100.00%	7,453,887	100.00%	655.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	308.18	0.07%	73,962	0.07%	240.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	777.85	0.18%	186,685	0.18%	240.00
68. 3G	17,022.46	3.86%	4,085,387	3.86%	240.00
69. 4G1	37,629.86	8.54%	9,031,162	8.54%	240.00
70. 4G	384,906.71	87.35%	92,377,604	87.35%	240.00
71. Total	440,645.06	100.00%	105,754,800	100.00%	240.00
Irrigated Total	11,379.96	2.50%	7,453,887	6.58%	655.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	440,645.06	96.65%	105,754,800	93.38%	240.00
72. Waste	3,911.00	0.86%	39,121	0.03%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	455,936.02	100.00%	113,247,808	100.00%	248.39

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	11,379.96	7,453,887	11,379.96	7,453,887
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	297.35	71,365	440,347.71	105,683,435	440,645.06	105,754,800
79. Waste	0.00	0	0.00	0	3,911.00	39,121	3,911.00	39,121
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	297.35	71,365	455,638.67	113,176,443	455,936.02	113,247,808

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,379.96	2.50%	7,453,887	6.58%	655.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	440,645.06	96.65%	105,754,800	93.38%	240.00
Waste	3,911.00	0.86%	39,121	0.03%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	455,936.02	100.00%	113,247,808	100.00%	248.39

2012 County Abstract of Assessment for Real Property, Form 45 Compared with the 2011 Certificate of Taxes Levied (CTL)

03 Arthur

	2011 CTL County Total	2012 Form 45 County Total	Value Difference (2012 form 45 - 2011 CTL)	Percent Change	2012 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,807,440	3,946,546	139,106	3.65%	127,530	0.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	4,217,760	4,436,355	218,595	5.18%	239,500	-0.50%
04. Total Residential (sum lines 1-3)	8,025,200	8,382,901	357,701	4.46%	367,030	-0.12%
05. Commercial	4,568,906	4,569,722	816	0.02%	19,890	-0.42%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	1,784,791	1,846,392	61,601	3.45%	55,166	0.36%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	6,353,697	6,416,114	62,417	0.98%	75,056	-0.20%
10. Total Non-Agland Real Property	14,378,897	14,799,015	420,118	2.92%	442,086	-0.15%
11. Irrigated	7,453,887	7,453,887	0	0.00%		
12. Dryland	0	0	0			
13. Grassland	99,029,454	105,754,800	6,725,346	6.79%		
14. Wasteland	39,121	39,121	0	0.00%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	106,522,462	113,247,808	6,725,346	6.31%		
17. Total Value of all Real Property (Locally Assessed)	120,901,359	128,046,823	7,145,464	5.91%	442,086	5.54%

2011 Plan of Assessment for Arthur County
Assessment Years 2012, 2013 and 2014
June 15, 2011

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land; and 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

Per the 2011 County Abstract, Arthur County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	122	11%	4.0%
Commercial	36	3%	.5%
Agricultural	926	86%	95.5%

Agricultural land - taxable acres 455,124 vacant acres

Other pertinent facts: Of the 455,124 agricultural acres, only a little over 3% is irrigated.

New Property: For assessment year 2011, an estimated 4 building permits will be filed for new construction and additions. Historically, Arthur County does not have much growth.

Current Resources

A. The 2011-2012 budget has not been prepared. Since the time line for filing the assessment plan has changed, I do not know what the budget amount for assessing will be. The county commissioners are trying to run the county as conservative as possible. So I am assuming the budget will remain about the same as 2010-2011 which is approximately \$7000. I do all the administrative reports and valuing the properties myself. I have a CAMA software programs provided by MIPS, Inc. I hire a local person to help with the pick-up work.

B. I am required to get 60 hours of continuing education as set out in REG.71-00602A. Most of the hours are obtained at workshops and meetings. The budget allowance for the county assessor is not large enough for any IAAO Courses.

C. At this time, the county cannot afford new cadastral maps. The old ones are kept current. I don't see the county purchasing new aeriels or cadastrals within the next three years. Dale Hanna, GIS Western Resources, Inc. has extracted parcel, section and land use boundaries. He has provided me with maps for each parcel to be part of the record cards. All GIS information is in place and has been implemented in 2011 with the new soil conversions also in place. We are working trying to get a grant to set up a web site for Arthur County. We would like to link the GIS information to this web site.

D. New property record cards for all classes were put into use in 2004.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. The ownership is changed on the cadastrals and record cards once the deed is recorded. Building permits are reviewed as well as phone calls made to the buyers or sellers. I also visit with the real estate agent or abstractor about some of the sales.

B. Data Collection: I sometimes make inspections of property that has sold. More often I visit with the buyer to find the condition and quality of the property they purchased.

C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be.

D. Approaches to value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

E. I reviewed properties in the Village of Arthur. Also, I reviewed properties in Townships 19 & 20 Range 36 and also 19 & 20 in Range 37 and 19 & 20 in Range 38.

Notice of value changes were sent out by the 1st of June 2011. I try to let taxpayers know why there is a major change in value. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone.

Level of Value, Quality, and Uniformity for assessment year 2011:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	N/A	N/A	N/A
Commercial	N/A		
Agricultural	74.00	10.88	95.89

Assessment Actions Planned for Assessment Year 2012

Residential: The sales will be reviewed. I plan on inspecting the properties that have been sold. I also plan on implementing new cost tables provided by MIPS. I will make sure property record cards are updated. I plan on reviewing residential properties located in Townships 17 & 18 Range 36, 37 and 38. I will continue to do pick-up work for residential properties. I have contacted Stanard Appraisal Services about reviewing lot values and acreage land values. We will also work on a depreciation schedule for the residential properties.

Commercials: There is very little commercial properties in Arthur County. I will continue to do pick-up work for commercial properties and maintain record cards. Stanard Appraisal will help me with the review of commercial lots and depreciation schedules.

Agricultural Land: Sales will be reviewed. I will work with surrounding counties to expand the sales base for Arthur County and try to keep values somewhat consistent with surrounding counties. I will do the pick-up work on outbuildings in Townships 17 & 18 in Range 36, 37 & 38. The property record cards will be kept current. GIS Western Resources will help Arthur County keep the ag parcels updated and current as far as land splits, ownership and land use.

Assessment Actions Planned for Assessment Year 2013

Residential: Sales will be reviewed and subject properties inspected. I plan on reviewing residential properties in Townships 17 & 18 in Ranges 39 & 40. I will maintain record cards and complete pick-up work with the help of a local lister.

Commercial: I will do the pick-up work for any commercial properties that may be constructed, and also maintain record cards.

Agricultural Land. Ag sales will be reviewed. I will work with surrounding counties to expand sales base and try to keep values somewhat consistent with the surrounding counties. With the GIS project being completed, it will be easier to track land uses with more current maps. I will do pick-up work on outbuildings. The record cards will be kept current. Hopefully Arthur County will have a web site so the information we have received from Western Resources can be reviewed by interested persons.

Assessment Actions Planned for Assessment Year 2014:

Residential: Sales will be reviewed and inspected. I will review residential properties in Ranges 39 & 40; Townships 19 & 20. Record cards will be maintained. The pick-up work will be completed with the help of a local lister

Commercial: The pick-up work will be completed for any commercial properties that may be constructed or updated. The record cards will be maintained.

Agricultural Land: I will work with the surrounding counties to expand the sales files and look for changes in Townships 17 & 18 in Ranges 39 & 40. Record cards will be kept current with changes in ownership and valuation.

Other functions performed by the assessor's office:

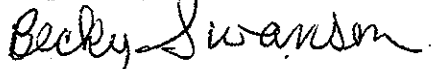
1. Record Maintenance, Mapping updates and ownership changes
2. Annually prepare and file the administrative reports required by law/regulation
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual assessed value update with abstract
 - d. Certification of Value to political subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands and Funds
 - i. Report all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 103 personal property schedules.

4. Permissive Exemptions; administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 17 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed.
10. Tax List Corrections-prepare tax list correction documents for county board approval.
11. County Board of Equalization-attend county board of equalization meetings for valuation protests ;assemble and provide information.
12. TERC Appeals-prepare information and attend appeal hearings before TERC, defend valuation.
13. Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain certification.

Conclusion

Arthur County's financial situation is not the most secure. There will not be a substantial increase in the assessor's budget this year. We have to make do with what we have. Hopefully I will be able to do the functions of the assessor's office with what I have to work with and will be able to maintain the records and physically inspect the county as stated in the assessment plan.

Respectfully submitted:



Becky Swanson
Arthur Co. Assessor
06-15-2011

2012 Assessment Survey for Arthur County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 part-time employee is shared with the Treasurer
6.	Assessor's requested budget for current fiscal year:
	\$ 20,100
7.	Adopted budget, or granted budget if different from above:
	Not applicable
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 15,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 3,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,100
12.	Other miscellaneous funds:
	\$ 500
13.	Amount of last year's assessor's budget not used:
	\$ 3,403.67

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	In the past aerials were used.
4.	If so, who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes – GIS Western Resources, Inc.

6.	Is GIS available on a website? If so, what is the name of the website?
	No
7.	Who maintains the GIS software and maps?
	GIS Western Resources, Inc.
8.	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?
	None
4.	When was zoning implemented?
	1999, with the exception of the village of Arthur

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Service is hired on an as needed basis.
2.	Other services:
	GIS Western Resources, Inc.

2012 Certification for Arthur County

This is to certify that the 2012 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 Arthur County Assessor.

Dated this 9th day of April, 2012.



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

Ruth A. Sorensen
Property Tax Administrator

