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2012 Commission Summary for Dundy County

Residential Real Property - Current

Number of Sales	38	Median	94.64
Total Sales Price	\$1,650,300	Mean	97.55
Total Adj. Sales Price	\$1,650,300	Wgt. Mean	88.52
Total Assessed Value	\$1,460,925	Average Assessed Value of the Base	\$30,216
Avg. Adj. Sales Price	\$43,429	Avg. Assessed Value	\$38,445

Confidence Interval - Current

95% Median C.I	81.83 to 100.90
95% Wgt. Mean C.I	82.91 to 94.14
95% Mean C.I	88.47 to 106.63
% of Value of the Class of all Real Property Value in the	6.72
% of Records Sold in the Study Period	4.09
% of Value Sold in the Study Period	5.21

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	53	96	96
2010	51	99	99
2009	42	89	89
2008	50	94	94

2012 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	7	Median	84.64
Total Sales Price	\$450,500	Mean	83.71
Total Adj. Sales Price	\$340,500	Wgt. Mean	78.48
Total Assessed Value	\$267,226	Average Assessed Value of the Base	\$35,237
Avg. Adj. Sales Price	\$48,643	Avg. Assessed Value	\$38,175

Confidence Interval - Current

95% Median C.I	52.69 to 118.68
95% Wgt. Mean C.I	62.65 to 94.31
95% Mean C.I	62.99 to 104.43
% of Value of the Class of all Real Property Value in the County	1.70
% of Records Sold in the Study Period	3.48
% of Value Sold in the Study Period	3.77

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	6		97
2010	10	100	94
2009	11	100	99
2008	11	98	98

2012 Opinions of the Property Tax Administrator for Dundy 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	65	Does not meet generally accepted mass appraisal practices.	MrktArea:ALL; Dry; 2D1, 2D, 3D1, 3D, 4D1, 4D; +21% MrktArea:ALL; Irrigated; All LCGs; +21%.

***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
Property Tax Administrator

2012 Residential Assessment Actions for Dundy County

246 Residential Properties were reviewed between 11/01/2011 and 03/16/2012 for Tax Year 2012.

The towns of Max and Parks and Rural Home Sites were targeted for on-site inspection and revaluation. Other residential properties reviewed throughout the county were those with new or altered structures. Mobile homes on Rural Sites, in the towns of Max and Parks, and in the city of Benkelman were also inspected and revalued.

As in any other year, there were numerous new metal car shelters, garden sheds, and slightly altered outbuildings. There were a few new garages, mobile homes, and houses throughout the county, some added to agricultural parcels. A few residential structures were inspected by request from owners who reported unusual or accelerated obsolescence.

Home Site lands were re-valued to be consistent and more market-comparable to the lands in the towns of Max and Parks.

A computer-generated index of the 246 inspected properties and contact photo sheets are offered as documentation, additional to record inspection, and are available in print form upon request.

2012 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:	
	Assessor	
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>
	01	Benkelman
	02	Haigler
	03	Max, Parks, Rural Residential , Rural Home Sites
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost, Sales Comparison	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2003	
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?	
	Assessor develops depreciation tables	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Not groupings, but different tables for Mobile Homes and Single Family	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2006 – Single Family, 2012 – Mobile Homes	
8.	When was the last lot value study completed for each valuation grouping?	
	Single Family & Mobile Home – 2009, Rural Home Sites – 2012	
9.	Describe the methodology used to determine the residential lot values?	
	Sales Comparison	
10.	How do you determine whether a sold parcel is substantially changed?	
	Physical Inspection, Owner Information	

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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 : 38
Total Sales Price : 1,650,300
Total Adj. Sales Price : 1,650,300
Total Assessed Value : 1,460,925
Avg. Adj. Sales Price : 43,429
Avg. Assessed Value : 38,445

MEDIAN : 95
WGT. MEAN : 89
MEAN : 98
COD : 21.51
PRD : 110.20

COV : 29.28
STD : 28.56
Avg. Abs. Dev : 20.36
MAX Sales Ratio : 160.67
MIN Sales Ratio : 40.93

95% Median C.I. : 81.83 to 100.90
95% Wgt. Mean C.I. : 82.91 to 94.14
95% Mean C.I. : 88.47 to 106.63

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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-09 To 30-SEP-09	7	100.90	105.41	98.43	14.44	107.09	77.20	157.92	77.20 to 157.92	43,771	43,083
01-OCT-09 To 31-DEC-09	3	81.41	85.53	83.89	06.81	101.95	79.28	95.89	N/A	149,667	125,557
01-JAN-10 To 31-MAR-10	5	107.43	123.48	115.01	22.43	107.36	96.62	160.00	N/A	16,100	18,517
01-APR-10 To 30-JUN-10	5	92.69	98.83	92.36	08.84	107.01	89.92	113.55	N/A	36,400	33,617
01-JUL-10 To 30-SEP-10	4	88.61	98.76	116.09	34.92	85.07	67.67	150.13	N/A	15,375	17,849
01-OCT-10 To 31-DEC-10	5	76.71	78.28	75.63	12.65	103.50	60.50	100.69	N/A	36,600	27,679
01-JAN-11 To 31-MAR-11	2	51.49	51.49	56.24	20.51	91.55	40.93	62.05	N/A	54,500	30,650
01-APR-11 To 30-JUN-11	7	93.38	101.62	89.96	21.16	112.96	66.54	160.67	66.54 to 160.67	39,843	35,844
<u>Study Yrs</u>											
01-JUL-09 To 30-JUN-10	20	97.63	105.30	92.24	16.33	114.16	77.20	160.00	92.69 to 107.43	50,895	46,946
01-JUL-10 To 30-JUN-11	18	81.37	88.93	82.54	27.92	107.74	40.93	160.67	67.67 to 100.69	35,133	29,000
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	19	96.62	99.89	92.79	21.94	107.65	60.50	160.00	76.71 to 109.25	26,684	24,761
<u>ALL</u>	38	94.64	97.55	88.52	21.51	110.20	40.93	160.67	81.83 to 100.90	43,429	38,445

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	22	95.15	97.62	90.04	20.91	108.42	40.93	160.00	81.41 to 105.82	47,877	43,111
02	7	90.33	96.67	76.41	29.55	126.51	60.50	160.67	60.50 to 160.67	25,357	19,375
03	9	95.89	98.05	89.84	16.62	109.14	67.97	155.23	79.28 to 107.43	46,611	41,875
<u>ALL</u>	38	94.64	97.55	88.52	21.51	110.20	40.93	160.67	81.83 to 100.90	43,429	38,445

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	35	93.38	97.25	88.37	22.26	110.05	40.93	160.67	81.41 to 100.69	46,109	40,744
06											
07	3	107.67	101.02	95.54	09.82	105.74	81.83	113.55	N/A	12,167	11,624
<u>ALL</u>	38	94.64	97.55	88.52	21.51	110.20	40.93	160.67	81.83 to 100.90	43,429	38,445

29 Dundy
RESIDENTIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

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

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MEDIAN : 95
WGT. MEAN : 89
MEAN : 98
COD : 21.51
PRD : 110.20

COV : 29.28
STD : 28.56
Avg. Abs. Dev : 20.36
MAX Sales Ratio : 160.67
MIN Sales Ratio : 40.93

95% Median C.I. : 81.83 to 100.90
95% Wgt. Mean C.I. : 82.91 to 94.14
95% Mean C.I. : 88.47 to 106.63

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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	3	155.23	144.72	150.02	09.11	96.47	118.25	160.67	N/A	3,167	4,751	
Less Than 15,000	10	110.61	114.62	110.42	23.96	103.80	67.67	160.67	67.97 to 157.92	8,040	8,878	
Less Than 30,000	21	105.73	108.02	103.86	23.16	104.01	60.50	160.67	81.83 to 118.25	14,805	15,376	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	35	93.17	93.50	88.17	19.00	106.05	40.93	160.00	81.41 to 99.22	46,880	41,334	
Greater Than 14,999	28	92.08	91.45	87.40	17.73	104.63	40.93	160.00	80.90 to 98.12	56,068	49,005	
Greater Than 29,999	17	90.33	84.61	84.97	13.62	99.58	40.93	107.43	72.58 to 97.13	78,788	66,943	
<u>Incremental Ranges</u>												
0 TO 4,999	3	155.23	144.72	150.02	09.11	96.47	118.25	160.67	N/A	3,167	4,751	
5,000 TO 14,999	7	100.69	101.73	105.12	20.84	96.78	67.67	157.92	67.67 to 157.92	10,129	10,647	
15,000 TO 29,999	11	98.12	102.02	101.57	22.03	100.44	60.50	160.00	77.20 to 150.13	20,955	21,283	
30,000 TO 59,999	7	90.33	82.04	83.19	18.29	98.62	40.93	107.43	40.93 to 107.43	43,057	35,819	
60,000 TO 99,999	7	93.38	87.17	87.06	10.36	100.13	62.05	99.22	62.05 to 99.22	82,857	72,132	
100,000 TO 149,999	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	108,000	100,628	
150,000 TO 249,999	2	80.35	80.35	80.50	01.33	99.81	79.28	81.41	N/A	175,000	140,871	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	38	94.64	97.55	88.52	21.51	110.20	40.93	160.67	81.83 to 100.90	43,429	38,445	

**2012 Correlation Section
for Dundy County**

A. Residential Real Property

The residential sample for Dundy County contains 38 improved sales countywide, with 22 of the sales located within the City of Benkelman where historically approximately 70% of the residential valuation base lies.

In reviewing the statistical sample, it is apparent that Benkelman, valuation grouping 01 is the only subclass with sufficient sales to have reliability in statistical measurements. The other assessor locations are very small and contain less than 10 sales. The county abstract reports 1.6 million of new growth value in the residential property class which reflects some new residential activity throughout the county. The small Village of Haigler has a population of approximately 200 residents and the other locations of Max, Parks, and Rural Res are even smaller.

The overall median for the county and the median measure of central tendency for Benkelman, are both 95. They strongly support the level of value at 95. Although the qualitative statistics are above the acceptable IAAO parameters, this sample may be skewed by the unreliable small subclasses with 7 and 9 sales.

The reported residential assessment actions describe the review work completed of 246 properties for this assessment year. The completed review and inspection work done by the assessor supports acceptable quality assessment practices in Dundy County.

Based on all available information, the level of value of the residential property in Dundy County is 95. It is believed there are uniform and proportionate treatments within the class as shown through the assessment actions.

**2012 Correlation Section
for Dundy 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 Dundy 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 Dundy 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 Dundy 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 Dundy County

Between November 1, 2011 and March 16, 2012, 40 commercial properties were reviewed for Tax Year 2012.

Four were exempt properties, two were centrally-assessed, and one was a public power district property. Other properties included a variety of occupancies, with Max, Parks, and Rural Sites targeted for on-site inspection.

Six properties, including one large terminal grain facility, required the listing of new and/or altered structures.

A computer-generated index of the 40 inspected properties and contact photo sheets are offered as documentation, in addition to record inspection, and are available in print form upon request.

2012 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:	
	Assessor	
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>
	01	Benkelman
	02	Haigler
	03	Max, Parks, Rural Sites
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost, Sales Comparison	
3a.	Describe the process used to value unique commercial properties.	
	Gather Cost information from owner & other sources, Sales, if available	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2003	
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?	
	Assessor (emphasis added) develops depreciation tables	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Studied individually, but not enough sales in county for more than one table	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2003	
8.	When was the last lot value study completed for each valuation grouping?	
	2009 – General Commercial, 2011 – Grain Facility Lands	
9.	Describe the methodology used to determine the commercial lot values.	
	Sales comparison – if available (2011 adequate sales for Grain Facility Lands)	
10.	How do you determine whether a sold parcel is substantially changed?	
	Physical inspection, owner information	

29 Dundy
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 : 7
Total Sales Price : 450,500
Total Adj. Sales Price : 340,500
Total Assessed Value : 267,226
Avg. Adj. Sales Price : 48,643
Avg. Assessed Value : 38,175

MEDIAN : 85
WGT. MEAN : 78
MEAN : 84
COD : 20.45
PRD : 106.66

COV : 26.76
STD : 22.40
Avg. Abs. Dev : 17.31
MAX Sales Ratio : 118.68
MIN Sales Ratio : 52.69

95% Median C.I. : 52.69 to 118.68
95% Wgt. Mean C.I. : 62.65 to 94.31
95% Mean C.I. : 62.99 to 104.43

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348
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	2	92.08	92.08	75.77	28.90	121.53	65.47	118.68	N/A	15,500	11,744
01-OCT-10 To 31-DEC-10	1	91.95	91.95	91.95	00.00	100.00	91.95	91.95	N/A	110,000	101,143
01-JAN-11 To 31-MAR-11	3	71.93	75.08	70.96	22.20	105.81	52.69	100.61	N/A	64,000	45,416
01-APR-11 To 30-JUN-11											
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348
01-JUL-09 To 30-JUN-10											
01-JUL-10 To 30-JUN-11	6	81.94	83.56	78.34	24.64	106.66	52.69	118.68	52.69 to 118.68	55,500	43,480
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09											
01-JAN-10 To 31-DEC-10	3	91.95	92.03	88.39	19.29	104.12	65.47	118.68	N/A	47,000	41,544
<u>ALL</u>	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175
<u>ALL</u>	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175
04											
<u>ALL</u>	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175

29 Dundy
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 : 7
Total Sales Price : 450,500
Total Adj. Sales Price : 340,500
Total Assessed Value : 267,226
Avg. Adj. Sales Price : 48,643
Avg. Assessed Value : 38,175

MEDIAN : 85
WGT. MEAN : 78
MEAN : 84
COD : 20.45
PRD : 106.66

COV : 26.76
STD : 22.40
Avg. Abs. Dev : 17.31
MAX Sales Ratio : 118.68
MIN Sales Ratio : 52.69

95% Median C.I. : 52.69 to 118.68
95% Wgt. Mean C.I. : 62.65 to 94.31
95% Mean C.I. : 62.99 to 104.43

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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	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	101.66	101.66	99.77	16.74	101.89	84.64	118.68	N/A	6,750	6,735	
Less Than 30,000	4	92.63	92.35	84.58	18.68	109.19	65.47	118.68	N/A	13,875	11,735	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175	
Greater Than 14,999	5	71.93	76.53	77.60	20.69	98.62	52.69	100.61	N/A	65,400	50,751	
Greater Than 29,999	3	71.93	72.19	77.29	18.20	93.40	52.69	91.95	N/A	95,000	73,429	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	101.66	101.66	99.77	16.74	101.89	84.64	118.68	N/A	6,750	6,735	
15,000 TO 29,999	2	83.04	83.04	79.69	21.16	104.20	65.47	100.61	N/A	21,000	16,736	
30,000 TO 59,999	1	52.69	52.69	52.69	00.00	100.00	52.69	52.69	N/A	35,000	18,440	
60,000 TO 99,999												
100,000 TO 149,999	1	91.95	91.95	91.95	00.00	100.00	91.95	91.95	N/A	110,000	101,143	
150,000 TO 249,999												
250,000 TO 499,999	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	140,000	100,703	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
311	1	118.68	118.68	118.68	00.00	100.00	118.68	118.68	N/A	6,000	7,121	
343	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	140,000	100,703	
344	1	100.61	100.61	100.61	00.00	100.00	100.61	100.61	N/A	17,000	17,104	
349	1	65.47	65.47	65.47	00.00	100.00	65.47	65.47	N/A	25,000	16,367	
353	1	52.69	52.69	52.69	00.00	100.00	52.69	52.69	N/A	35,000	18,440	
386	1	91.95	91.95	91.95	00.00	100.00	91.95	91.95	N/A	110,000	101,143	
472	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348	
___ ALL ___	7	84.64	83.71	78.48	20.45	106.66	52.69	118.68	52.69 to 118.68	48,643	38,175	

**2012 Correlation Section
for Dundy County**

A. Commercial Real Property

Historically Dundy County has very little commercial activity where a few sales have occurred in the three year sample. Seven sales are not reliable based on the lack of representation in the population and limited market information. Typically the agricultural valuation represents approximately 70% of the total county valuation and commercial generally contributes only 1%. The major valuation grouping is Benkelman where the county seat is located.

2012 is an exceptional year for growth in the commercial property class. Benkelman has a one new restaurant and also a new grain storage facility. The agricultural based county has the need for both of these businesses. The grain elevator will serve as the export of the commodities along the railroad transportation system. The local farming economy appears to be strong with higher grain and cattle prices. The agricultural economy affects the commercial economy where the residents are nearly all in the farming and ranching industry.

A review of the statistical analysis reveals only 7 qualified commercial sales. The sample is not adequate to determine any reliability upon the calculated statistics it has produced. The various sales are from office buildings to small improvements in the valuation grouping of Benkelman. There is no representation from the sales to determine the level of value or assessment uniformity and proportionality.

The Assessor continues to complete appraisal work of new construction and reviews all other parcels on a yearly basis. The Assessor utilizes as many sales as possible without bias and often undeterminable amounts of personal property are included in the business transaction.

However, due to the lack of reliable sales data, it is believed that neither the level of value nor the quality of assessment can be determined for the Dundy County commercial property class.

**2012 Correlation Section
for Dundy 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 Dundy 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 Dundy 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 Dundy 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 Dundy County

84 Agricultural Properties, not counting those affected by LCG valuation changes, were reviewed between 11/01/2011 and 03/16/2013 for Tax Year 2012.

The reviews were targeted for additions and/or alterations of structures such as houses, mobile homes, metal buildings, and grain bins. These 84 properties were reviewed on-site.

Several properties were reviewed both on-site and off-site due to decertification of water allocation, the sale of water rights to NRD, and other land use changes.

In addition to the 84 properties counted for the purposes of this report, several agricultural properties were revalued due to the \$250 per acre increase attributed to 1D Dry Cropland.

A computer-generated index of the 84 inspected properties and contact photo sheets for those with new or altered structures are offered as documentation, additional to record inspection, and are available in print form upon request.

2012 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:	
	Assessor	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	1	Entire County
3.	Describe the process that is used to determine and monitor market areas.	
	Sales Studies	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Deeds, Surveys, Observation, Communication with Owners, Use	
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?	
	Rural Residential Homes Sites sell "high". Farm home sites rare sell individually.	
6.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	NRD, FSA, Owner Information, Maps, Physical Inspection, Street Rumor	
7.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Sale Price, Inspection, Use, Anomalies	
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?	
	Site Inspection, Information from NRD, FSA, Owners	

29 Dundy
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 : 63
Total Sales Price : 22,454,982
Total Adj. Sales Price : 21,935,427
Total Assessed Value : 13,825,547
Avg. Adj. Sales Price : 348,181
Avg. Assessed Value : 219,453

MEDIAN : 65
WGT. MEAN : 63
MEAN : 68
COD : 17.98
PRD : 107.93

COV : 23.45
STD : 15.95
Avg. Abs. Dev : 11.63
MAX Sales Ratio : 108.40
MIN Sales Ratio : 29.17

95% Median C.I. : 61.85 to 68.92
95% Wgt. Mean C.I. : 57.22 to 68.83
95% Mean C.I. : 64.09 to 71.97

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-JUL-08 To 30-SEP-08	3	62.86	65.82	69.41	04.84	94.83	62.74	71.87	N/A	752,725	522,479	
01-OCT-08 To 31-DEC-08	1	68.91	68.91	68.91	00.00	100.00	68.91	68.91	N/A	40,400	27,840	
01-JAN-09 To 31-MAR-09	7	80.12	81.83	73.92	21.19	110.70	50.78	108.40	50.78 to 108.40	138,011	102,016	
01-APR-09 To 30-JUN-09	8	77.51	78.84	73.55	12.41	107.19	64.24	100.44	64.24 to 100.44	325,665	239,520	
01-JUL-09 To 30-SEP-09	2	71.24	71.24	71.80	10.30	99.22	63.90	78.57	N/A	97,500	70,005	
01-OCT-09 To 31-DEC-09	5	64.67	65.36	65.93	03.91	99.14	61.85	71.56	N/A	357,925	235,980	
01-JAN-10 To 31-MAR-10	11	63.47	63.00	55.39	20.51	113.74	29.17	101.50	37.20 to 79.64	471,473	261,133	
01-APR-10 To 30-JUN-10	3	60.49	67.23	73.93	14.50	90.94	57.45	83.76	N/A	696,867	515,217	
01-JUL-10 To 30-SEP-10	1	104.00	104.00	104.00	00.00	100.00	104.00	104.00	N/A	20,000	20,800	
01-OCT-10 To 31-DEC-10	11	58.41	60.42	60.35	15.25	100.12	37.65	90.57	44.32 to 71.61	161,334	97,362	
01-JAN-11 To 31-MAR-11	7	58.93	64.85	55.20	14.51	117.48	53.42	85.36	53.42 to 85.36	594,600	328,245	
01-APR-11 To 30-JUN-11	4	56.88	57.29	55.77	04.24	102.73	54.11	61.30	N/A	211,788	118,121	
<u>Study Yrs</u>												
01-JUL-08 To 30-JUN-09	19	71.89	77.36	71.99	16.53	107.46	50.78	108.40	67.19 to 86.21	308,946	222,397	
01-JUL-09 To 30-JUN-10	21	63.90	64.95	61.96	15.01	104.83	29.17	101.50	60.49 to 69.48	441,020	273,239	
01-JUL-10 To 30-JUN-11	23	58.41	63.12	56.76	15.94	111.21	37.65	104.00	56.80 to 67.79	295,827	167,912	
<u>Calendar Yrs</u>												
01-JAN-09 To 31-DEC-09	22	71.73	76.03	71.10	15.96	106.93	50.78	108.40	64.67 to 84.29	252,547	179,554	
01-JAN-10 To 31-DEC-10	26	60.91	63.98	60.74	20.24	105.33	29.17	104.00	57.53 to 68.65	348,903	211,919	
<u>ALL</u>	63	64.67	68.03	63.03	17.98	107.93	29.17	108.40	61.85 to 68.92	348,181	219,453	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	63	64.67	68.03	63.03	17.98	107.93	29.17	108.40	61.85 to 68.92	348,181	219,453	
<u>ALL</u>	63	64.67	68.03	63.03	17.98	107.93	29.17	108.40	61.85 to 68.92	348,181	219,453	

29 Dundy
AGRICULTURAL LAND

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

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Avg. Adj. Sales Price : 348,181
Avg. Assessed Value : 219,453

MEDIAN : 65
WGT. MEAN : 63
MEAN : 68
COD : 17.98
PRD : 107.93

COV : 23.45
STD : 15.95
Avg. Abs. Dev : 11.63
MAX Sales Ratio : 108.40
MIN Sales Ratio : 29.17

95% Median C.I. : 61.85 to 68.92
95% Wgt. Mean C.I. : 57.22 to 68.83
95% Mean C.I. : 64.09 to 71.97

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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	1	64.24	64.24	64.24	00.00	100.00	64.24	64.24	N/A	600,000	385,455
1	1	64.24	64.24	64.24	00.00	100.00	64.24	64.24	N/A	600,000	385,455
_____Dry_____											
County	16	58.30	61.83	61.68	15.11	100.24	37.65	86.21	56.21 to 79.64	170,661	105,264
1	16	58.30	61.83	61.68	15.11	100.24	37.65	86.21	56.21 to 79.64	170,661	105,264
_____Grass_____											
County	25	68.91	73.70	68.52	16.79	107.56	50.78	108.40	63.04 to 73.13	169,078	115,858
1	25	68.91	73.70	68.52	16.79	107.56	50.78	108.40	63.04 to 73.13	169,078	115,858
_____ALL_____	63	64.67	68.03	63.03	17.98	107.93	29.17	108.40	61.85 to 68.92	348,181	219,453

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	5	62.86	67.29	62.68	11.47	107.35	57.45	90.57	N/A	339,620	212,876
1	5	62.86	67.29	62.68	11.47	107.35	57.45	90.57	N/A	339,620	212,876
_____Dry_____											
County	20	58.41	63.31	62.76	16.49	100.88	37.65	86.21	57.28 to 69.48	193,604	121,512
1	20	58.41	63.31	62.76	16.49	100.88	37.65	86.21	57.28 to 69.48	193,604	121,512
_____Grass_____											
County	27	68.91	72.89	63.12	16.54	115.48	50.78	108.40	62.91 to 73.13	324,703	204,967
1	27	68.91	72.89	63.12	16.54	115.48	50.78	108.40	62.91 to 73.13	324,703	204,967
_____ALL_____	63	64.67	68.03	63.03	17.98	107.93	29.17	108.40	61.85 to 68.92	348,181	219,453

Dundy County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
29.10	Dundy	1	#DIV/0!	1,190	1,203	1,204	1,195	1,193	1,199	1,203	1,199
44.90	Hitchcock	100	1,600	1,600	1,450	1,450	1,300	1,300	1,200	1,200	1,494
43.10	Hayes	1	1,500	1,500	1,400	1,400	1,300	1,300	1,200	1,200	1,389
15.10	Chase	1	#DIV/0!	1,500	1,498	1,420	1,420	1,360	1,360	1,359	1,432

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Dundy	1	#DIV/0!	832	463	478	344	337	339	323	605
	Hitchcock	100	735	735	600	600	475	475	410	410	637
	Hayes	1	600	600	600	500	500	500	450	450	562
	Chase	1	#DIV/0!	700	700	700	600	600	600	600	675

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Dundy	1	#DIV/0!	300	300	300	300	300	300	260	284
	Hitchcock	100	310	310	310	310	310	310	310	310	310
	Hayes	1	280	280	280	280	280	280	280	280	280
	Chase	1	#DIV/0!	300	300	300	300	300	300	300	300

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

2012 Correlation Section for Dundy County

A. Agricultural Land

Dundy County is predominately agricultural where approximately 75% of the value is attributed to the agricultural land. Within the 921 square miles, approximately 41% of the acres are farmable for production and 59% of the acres are grass for cattle grazing. The County currently has no defined market areas and its neighboring counties are Chase to the north and Hitchcock to the east. Dundy County sits in the far corner of southwest Nebraska where Kansas and Colorado border the county on two sides. Perkins, Chase and Dundy counties are the only counties within the Upper Republican Natural Resource District where they share characteristics that are similar in soils and irrigable markets. Dundy County currently has 1,191 irrigation wells with an average well depth of 202.96 feet. The number of irrigation wells versus the total within the county is very similar in these three counties. They range from 75-80% of the total number of wells. The well depth increases from the south to the north as do the average pumping levels. The irrigable lands between Dundy, Chase and Perkins Counties all display similar characteristics and markets. The available water decreases dramatically to the neighboring counties to the east that are in the Middle Republican NRD area.

The soils between Dundy, Hitchcock and Chase counties are relatively similar and exhibit similar characteristics for dry and grass land. Recognizing the market similarities of all three uses, the agricultural land analysis included comparable irrigated sales from the common markets between Chase and Dundy and comparable dry land sales were additionally used from Hitchcock County. While grass sales were not necessary to be added for the analysis, comparisons were made to Dundy, Hitchcock and Chase Counties.

Actions taken by the Dundy County Assessor for the 2012 assessment year include increasing one land capability groupings (LCG), 1D by 21%. No changes were made to the values of any other agricultural land subclass. The analysis of the agricultural land in Dundy County indicates that the assessed values are not within the acceptable range. Both the overall agricultural class of and the dry land majority land use substrata are below the acceptable range. Only the majority land use of grass is within the acceptable range. There are too few irrigated sales to form a conclusion regarding the irrigated land class level of value. Dundy County's agricultural values and assessment actions over time were compared to Perkins, Chase and Hitchcock Counties in evaluating the agricultural land level of value.

The movement within the market in the Republican Basin has been relatively similar between irrigated and dry cropland. The 2012 assessed values of crop land in this region of the state are generally increasing 15-25% annually. As these adjustments were not made in Dundy County, the abstract average value chart indicates that the 2012 average irrigated and dry land values for Dundy County are 10-22% below the neighboring counties. Additionally, a review of assessment actions since 2008 shows that irrigated land values in Perkins and Hitchcock Counties have increased 84% and 89% respectively, while irrigated land values in Dundy and Chase Counties have only increased 22 and 21% respectively. This further indicates that current irrigated values in Dundy County fall short of the market. (Chase County's irrigated land values are also below the acceptable range, a similar analysis and recommendation appears in the Chase County Reports & Opinions of the Property Tax Administrator.)

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for Dundy County**

The subclasses of agricultural land in Dundy County are not equalized. Grassland has been assessed at a higher portion of market value than either dry or irrigated crop land. The action of the county assessor to increase only the LCG 1D is not supported by the market. The agricultural land values are also not equalized with similar land in the adjoining counties.

Based on the representative sample developed for the agricultural class, as well as further analysis as described, it has been determined the irrigated and dry land values in Dundy County are below the acceptable range. Therefore, it is the recommendation of the PTA that Dundy County increase the dry land capability groupings 2D1 through 4D and all irrigated subclasses 21% to result in acceptable values and an overall level of value of 72% for the agricultural class of property.

**2012 Correlation Section
for Dundy 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 Dundy 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 Dundy 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 Dundy 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.

Dundy County 2012 Average LCG Value Comparison After Recommended Adjustment

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
29.10	Dundy	1	#DIV/0!	1,440	1,456	1,457	1,446	1,443	1,451	1,456	1,451
15.10	Chase	1	#DIV/0!	1,725	1,723	1,633	1,633	1,564	1,564	1,563	1,647
68.10	Perkins	1	#DIV/0!	1,764	1,723	1,693	1,698	1,649	1,658	1,669	1,711
43.10	Hayes	1	1,500	1,500	1,400	1,400	1,300	1,300	1,200	1,200	1,389
44.90	Hitchcock	90	1,600	1,600	1,450	1,450	1,300	1,300	1,200	1,200	1,541

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Dundy	1	#DIV/0!	832	560	579	416	408	410	391	643
	Chase	1	#DIV/0!	700	700	700	600	600	600	600	675
	Perkins	1	#DIV/0!	650	650	600	600	500	500	500	612
	Hayes	1	600	600	600	500	500	500	450	450	562
	Hitchcock	90	735	736	602	600	475	475	411	411	681

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Dundy	1	#DIV/0!	300	300	300	300	300	300	260	284
	Chase	1	#DIV/0!	300	300	300	300	300	300	300	300
	Perkins	1	#DIV/0!	350	350	350	350	350	350	350	350
	Hayes	1	280	280	280	280	280	280	280	280	280
	Hitchcock	90	420	310	310	317	310	310	312	310	310

*Land capability grouping averages calculated using data reported on the 2012 Form 45, Abstract of Assessment
 **Adjusted Values are displayed in bold font.

Total Real Property Sum Lines 17, 25, & 30	Records : 3,811	Value : 417,071,265	Growth 2,692,429	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	94	207,408	5	14,173	50	111,445	149	333,026	
02. Res Improve Land	630	1,650,104	5	24,720	128	812,324	763	2,487,148	
03. Res Improvements	631	19,199,546	5	546,253	137	5,248,199	773	24,993,998	
04. Res Total	725	21,057,058	10	585,146	187	6,171,968	922	27,814,172	355,540
% of Res Total	78.63	75.71	1.08	2.10	20.28	22.19	24.19	6.67	13.21
05. Com UnImp Land	34	65,968	2	6,975	17	32,876	53	105,819	
06. Com Improve Land	109	330,480	8	44,719	21	144,336	138	519,535	
07. Com Improvements	113	4,173,760	10	560,251	25	1,723,223	148	6,457,234	
08. Com Total	147	4,570,208	12	611,945	42	1,900,435	201	7,082,588	1,077,467
% of Com Total	73.13	64.53	5.97	8.64	20.90	26.83	5.27	1.70	40.02
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	49,565	1	49,565	
14. Rec Improve Land	0	0	0	0	5	110,010	5	110,010	
15. Rec Improvements	0	0	0	0	5	66,837	5	66,837	
16. Rec Total	0	0	0	0	6	226,412	6	226,412	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.05	0.00
Res & Rec Total	725	21,057,058	10	585,146	193	6,398,380	928	28,040,584	355,540
% of Res & Rec Total	78.13	75.09	1.08	2.09	20.80	22.82	24.35	6.72	13.21
Com & Ind Total	147	4,570,208	12	611,945	42	1,900,435	201	7,082,588	1,077,467
% of Com & Ind Total	73.13	64.53	5.97	8.64	20.90	26.83	5.27	1.70	40.02
17. Taxable Total	872	25,627,266	22	1,197,091	235	8,298,815	1,129	35,123,172	1,433,007
% of Taxable Total	77.24	72.96	1.95	3.41	20.81	23.63	29.62	8.42	53.22

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	51,095	4,284,830	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	51,095	4,284,830
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	51,095	4,284,830

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	126	38,963,920	126	38,963,920	3,960
24. Non-Producing	0	0	0	0	186	205,748	186	205,748	0
25. Total	0	0	0	0	312	39,169,668	312	39,169,668	3,960

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	76	12	59	147

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	172,645	1,741	217,287,642	1,743	217,460,287
28. Ag-Improved Land	0	0	3	216,574	581	98,682,233	584	98,898,807
29. Ag Improvements	0	0	3	7,382	624	26,411,949	627	26,419,331
30. Ag Total							2,370	342,778,425

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	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	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	5	5.00	12,500	5	5.00	12,500	
32. HomeSite Improv Land	348	404.13	1,009,075	349	405.13	1,011,575	
33. HomeSite Improvements	368	390.50	15,583,893	370	391.50	15,585,212	1,255,462
34. HomeSite Total				375	410.13	16,609,287	
35. FarmSite UnImp Land	24	923.96	192,083	24	923.96	192,083	
36. FarmSite Improv Land	228	549.78	644,615	230	555.64	651,940	
37. FarmSite Improvements	604	0.00	10,828,056	606	0.00	10,834,119	0
38. FarmSite Total				630	1,479.60	11,678,142	
39. Road & Ditches	0	4,726.18	0	0	4,728.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,005	6,617.91	28,287,429	1,255,462

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	13,013.60	10.24%	15,489,488	10.16%	1,190.25
47. 2A1	16,296.78	12.82%	19,612,240	12.87%	1,203.44
48. 2A	1,887.00	1.48%	2,272,395	1.49%	1,204.24
49. 3A1	11,699.43	9.21%	13,981,523	9.17%	1,195.06
50. 3A	9,589.74	7.55%	11,435,892	7.50%	1,192.51
51. 4A1	33,135.43	26.07%	39,733,770	26.07%	1,199.13
52. 4A	41,468.98	32.63%	49,890,686	32.73%	1,203.08
53. Total	127,090.96	100.00%	152,415,994	100.00%	1,199.27
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	54,229.45	50.59%	45,139,705	69.65%	832.38
56. 2D1	11,204.48	10.45%	5,186,440	8.00%	462.89
57. 2D	3,359.26	3.13%	1,606,734	2.48%	478.30
58. 3D1	6,562.71	6.12%	2,254,999	3.48%	343.61
59. 3D	13,759.65	12.84%	4,642,628	7.16%	337.41
60. 4D1	8,681.33	8.10%	2,944,741	4.54%	339.20
61. 4D	9,399.08	8.77%	3,038,490	4.69%	323.28
62. Total	107,195.96	100.00%	64,813,737	100.00%	604.63
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	8,059.85	2.36%	2,417,955	2.49%	300.00
65. 2G1	4,794.66	1.40%	1,438,398	1.48%	300.00
66. 2G	2,349.32	0.69%	704,796	0.73%	300.00
67. 3G1	10,430.13	3.05%	3,129,039	3.22%	300.00
68. 3G	21,319.07	6.23%	6,395,721	6.59%	300.00
69. 4G1	156,254.38	45.67%	46,876,315	48.29%	300.00
70. 4G	138,910.85	40.60%	36,116,821	37.20%	260.00
71. Total	342,118.26	100.00%	97,079,045	100.00%	283.76
Irrigated Total					
	127,090.96	22.03%	152,415,994	48.46%	1,199.27
Dry Total					
	107,195.96	18.58%	64,813,737	20.61%	604.63
Grass Total					
	342,118.26	59.30%	97,079,045	30.87%	283.76
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	485.18	0.08%	182,220	0.06%	375.57
74. Exempt	216.45	0.04%	0	0.00%	0.00
75. Market Area Total	576,890.36	100.00%	314,490,996	100.00%	545.15

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	249.00	300,045	126,841.96	152,115,949	127,090.96	152,415,994
77. Dry Land	0.00	0	28.94	9,479	107,167.02	64,804,258	107,195.96	64,813,737
78. Grass	0.00	0	209.73	61,770	341,908.53	97,017,275	342,118.26	97,079,045
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	27.00	8,100	458.18	174,120	485.18	182,220
81. Exempt	0.00	0	0.00	0	216.45	0	216.45	0
82. Total	0.00	0	514.67	379,394	576,375.69	314,111,602	576,890.36	314,490,996

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	127,090.96	22.03%	152,415,994	48.46%	1,199.27
Dry Land	107,195.96	18.58%	64,813,737	20.61%	604.63
Grass	342,118.26	59.30%	97,079,045	30.87%	283.76
Waste	0.00	0.00%	0	0.00%	0.00
Other	485.18	0.08%	182,220	0.06%	375.57
Exempt	216.45	0.04%	0	0.00%	0.00
Total	576,890.36	100.00%	314,490,996	100.00%	545.15

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

29 Dundy

	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	26,984,021	27,814,172	830,151	3.08%	355,540	1.76%
02. Recreational	215,641	226,412	10,771	4.99%	0	4.99%
03. Ag-Homesite Land, Ag-Res Dwelling	16,417,535	16,609,287	191,752	1.17%	1,255,462	-6.48%
04. Total Residential (sum lines 1-3)	43,617,197	44,649,871	1,032,674	2.37%	1,611,002	-1.33%
05. Commercial	5,792,723	7,082,588	1,289,865	22.27%	1,077,467	3.67%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	10,555,243	11,678,142	1,122,899	10.64%	0	10.64%
08. Minerals	27,423,427	39,169,668	11,746,241	42.83	3,960	42.82
09. Total Commercial (sum lines 5-8)	43,771,393	57,930,398	14,159,005	32.35%	1,081,427	29.88%
10. Total Non-Agland Real Property	87,388,590	102,580,269	15,191,679	17.38%	2,692,429	14.30%
11. Irrigated	153,058,419	152,415,994	-642,425	-0.42%		
12. Dryland	56,767,824	64,813,737	8,045,913	14.17%		
13. Grassland	96,987,725	97,079,045	91,320	0.09%		
14. Wasteland	0	0	0			
15. Other Agland	182,220	182,220	0	0.00%		
16. Total Agricultural Land	306,996,188	314,490,996	7,494,808	2.44%		
17. Total Value of all Real Property (Locally Assessed)	394,384,778	417,071,265	22,686,487	5.75%	2,692,429	5.07%

Dundy County
Plan of Assessment

Prepared by

Joanna Niblack
COUNTY ASSESSOR

June 1, 2011

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

June 20, 2011

INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2012, 2013 and 2014, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:

DISCOVERY



Locate Property – Describe Location & Tax Situs
Identify New & Changed Property through Observation – Owner Information –
Surveys, Permits & Other Public Documents - Grapevine

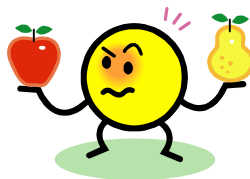
LISTING



Measurements – Components – Property Details – Sketches – Photos
Effective Age – Condition – Economic Influences – Neighborhood
Physical & Functional Obsolescence

REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL

CLASSIFICATION



Assigning Property Class by Use to Each Parcel
For Appraisal and Statistical Purposes

2011 STATISTICS



AGRICULTURAL – Land & Structures

IRRIGATED LAND	127,906.01 Acres
DRY CROPLAND	106,913.37 Acres
GRASSLAND	341,597.33 Acres
GAME & PARKS	485.18 Acres
ROADS & DITCHES	4,734.18 Acres
IMPROVED PARCELS	632
Total Agricultural Parcels	2,367



RESIDENTIAL – Land & Structures

City, Village, Town Rural Home Sites	920 Parcels
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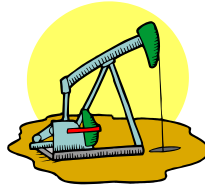
COMMERCIAL – Land & Structures

City, Village, Town, Rural	200 Parcels
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RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes | 6 Parcels



MINERALS

Producing Oil & Gas | 124 Parcels

Non-Producing Interests | 195 Parcels

VALUATION



Determine Value – Based upon Market Indicators -
-Sales Studies for each Property Class-
Income & Expense Documentation
Replacement Cost New Minus Depreciation (Structures Only)

STATISTICAL ANALYSIS



Mathematical Measurements of Value and Sale Price
To Determine
Level of Value and Uniformity of Assessment By Property Class

CERTIFICATION OF VALUATION



Certify Taxable Values, Growth Values and TIF Values
to Governing Subdivisions
For Levy-Setting Purposes

PROPERTY TAX CALCULATION



Compile Tax Rates into Combined Districts
Prepare Tax List
Calculate Property Taxes for Each Individual Parcel
Calculate Homestead Exemptions
Calculate Tax Credits
(Assessed Value × Tax Rate = Gross Taxes)
(Gross Taxes - Exemptions - Tax Credit = Net Taxes)
Certify Tax List to County Treasurer

The assessment of personal property in Nebraska includes:

LISTING

FROM OWNER-PROVIDED INFORMATION
Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value

Determine Tax Situs



PROPERTY TAX CALCULATION

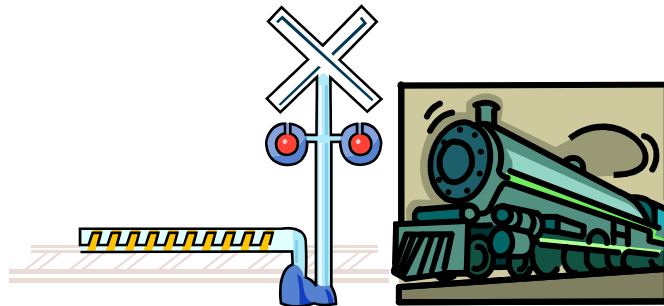


PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Net Book Value \times Tax Rate = Taxes)
FOR EACH OWNER RETURN WITHIN TAXING DISTRICT
Certify Tax List to County Treasurer

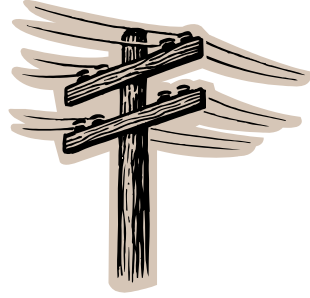
The assessment of centrally-assessed property in Nebraska includes:

APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Utility Property

(Pipelines - Telephone Companies - Fiber Optics – etc.)

PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

(Fund Value x Fund Tax Rate = Property Taxes)

FOR EACH FUND WITHIN EACH COMPANY

(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)

(Taxing Subdivisions are County, Schools, Fire Districts, etc.)

Certify Tax List to County Treasurer



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY TYPE
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS

- PREPARE/MAIL/POST MANDATORY REPORTS
 - Real Property Abstract of Assessment
 - Certification of Completion of Assessment Roll
 - Assessment/Sales Ratio Statistics
 - Personal Property Abstract of Assessment
 - Plan of Assessment
 - Certify Subdivision Values
 - School District Taxable Value Report
 - Average Assessed Value-Residential
 - Trusts Owning Agricultural Land
 - Homestead Exemption Summary Report

- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists
- **PERFORM ADMINISTRATIVE FUNCTIONS**
 - Budget Preparation
 - Office Inventory
 - Procedures Manual
 - Staff Training
 - Staff Supervision
 - Communications with Vendors and Suppliers
 - Correspondence (Mail, Electronic, Verbal)
 - Continuing Education
 - Public Relations



- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**



Section II

Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame are required for reliable statistical measure.

LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2008 and June 30, 2010, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

Transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**, to name some.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher **COD** requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.



The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY - Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
GENERALLY ACCEPTABLE RANGES					92 - 100	<18	<103

COMMERCIAL PROPERTY - Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011*	6	N/A	N/A	N/A	N/A	N/A	N/A
GENERALLY ACCEPTABLE RANGES					92 - 100	<20	<103

*Insufficient sales for statistical measurement.

AGRICULTURAL LAND - Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
GENERALLY ACCEPTABLE RANGES 2007>					69 - 75	<20	<103
ACCEPTABLE RANGES <2007					74 - 80	<20	<103



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE, SALES
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

Section III

Assessment Plan by Property Class/Subclass

RESIDENTIAL PROPERTY – Improved & Unimproved		
2012	2013	2014
<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-On-Site Review Sale Properties- -Review Sale Statistics- -Resolve Problem Areas- -Develop/Adjust Depreciation- -Apply to All Structures-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>Review Sale Statistics -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>Review Sale Statistics -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2012	2013	2014
<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-On-Site Review Sale Properties- -Market Study- -Review Sale Statistics-</p> <p>COMPLETE SITE REVIEWS Inspect/Photo All Commercial</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2012	2013	2014
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Equalize Home Values With Assessor Locations Benkelman Haigler Max Parks Rural</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Section IV

Current Resources

STAFFING

Adequate staffing of the assessor's office is a persistent problem.

Currently, the office is staffed by the assessor and one 3-day per week office clerk. Adequate staffing would include the addition of a capable, full-time office clerk who will and can assist with property listing and review.

ASSESSMENT EDUCATION

ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is in the process of meeting required continuing education credit hours necessary to renew her assessor's certificate for the next four-year period.

The assessor holds certificates in numerous IAAO appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

OFFICE CLERK I

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves three days per week by schedule and additional days whenever possible.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. She has endured intense on-job

training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

RURAL PARCELS

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in several Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost is not justifiable. It is impractical to offer up space and time in the assessor's office, at taxpayer expense, to provide hardware, software, staff assistance, and assessor patience to private businesses.

PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2011 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description
 - Parcel I.D. number
 - Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood

- Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres
 - Four Years' Value - Land, Improvements, Outbuildings, Total
 - Reason for Value Change
- Photograph of primary structure – most recent
 - Current sketch with dimensions and labels
 - Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2011.

Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2010. The 2011 CD's will be available by late August, 2011.

Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has

stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition. There is currently a stalled-out project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume.

Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by real estate and insurance businesses.

In spite of the frequent, uncomplimentary remarks being made by those in the private real estate businesses and because on-line records offer little or no benefit to the taxpayers, the county assessor has elected to not burden the county budget with that expense at this time. **INTERESTING NOTE: No individual property owner has ever, to this date, asked for, demanded, or fussed about placing Dundy County property records on-line.**

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor's office began tracking the volume of records transmitted to the public via e-mail in March, 2010. From March, 2010, through May, 2011, the assessor's office has participated in the exchange of 746 various forms of assessment information via e-mail.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor's office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to TerraScan, Inc. for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the vendors.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

(Updated July 27, 2011)

EXPENDITURE DESCRIPTION	BUDGETED 2007 – 2008	BUDGETED 2008 – 2009	BUDGETED 2009 – 2010	BUDGETED 2010 – 2011	BUDGETED 2011 – 2012
Official's Salary	34,500	35,500	36,500	38,100	39,700
Staff Salary	25,850	24,250	22,650	22,000	21,300
Postage	1,800	1,800	2,000	2,000	2,000
Telephone-FAX	1,500	1,500	1,500	1,500	2,000
Equipment Repair	1,000	1,000	1,000	1,000	1,000
Lodging	500	500	500	500	500
Mileage	2,000	1,000	1,500	1,500	1,500
Dues, Registration	250	350	350	500	500
Minerals Contract	3,500	5,000	5,000	5,000	5,000
PTAS/CAMA System	7,500	9,000	7,500	6,500	6,500
System Upgrade	1,500				
Continuing Education	500	500	500	500	500
Office Supplies	3,500	3,500	3,500	3,500	3,500
Office Equipment	1,000	1,000	1,000	1,000	1,000
Official's Bond					
Reappraisal					
TOTAL BUDGETED	84,900	84,900	83,500	83,600	85,000
TOTAL EXPENDED	74,461	69,908	71,589	77,871	
FORFEIT TO GENERAL FUND	10,439	14,992	11,911	5,729	

NOTE 1: Unused budget amounts are primarily due to an unfulfilled, full-time clerical position. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

NOTE 2: New, unique, or additional-time-demanding requirement are accomplished by extended work hours contributed by the county assessor.

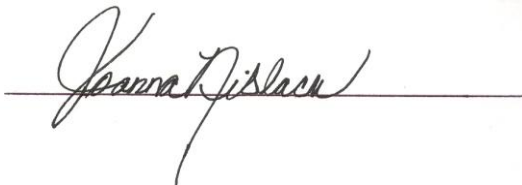
NOTE 3: The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

Transmittal of 3-Year Plan

The Dundy County Assessor's 2011 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, August 1, 2011.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

Signed this 3rd day of June, 2011 by the Dundy County Assessor.

A handwritten signature in cursive script, appearing to read "Joanna Dilsack", is written over a horizontal line.

The Budget Summary was updated within this Plan on July 28, 2011. The original Budget Estimation for the ensuing year, 2011-2012, was filed with the County Board on July 28, 2011.

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator on September 14, 2011, addressed to:

Gina.marsters@nebraska.gov

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Marlene Bedore, on September 14, 2011, addressed to:

Marlene.bedore@nebraska.gov

Copies will be printed from the file, upon request, at any time after signed copies have been handed to the County Board.

2012 Assessment Survey for Dundy 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:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$85,000
7.	Adopted budget, or granted budget if different from above:
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000 – Minerals Appraisal Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Other miscellaneous funds:
	\$12,000
13.	Amount of last year's assessor's budget not used:
	\$5,729

B. Computer, Automation Information and GIS

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

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?
	N/A
8.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Benkelman
4.	When was zoning implemented?
	2004

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott/Operating Minerals Appraisals
2.	Other services:

2012 Certification for Dundy 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 Dundy 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

