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for Logan County

Residential Real Property - Current

Number of Sales	7	Median	97.65
Total Sales Price	$369,500	Mean	98.09
Total Adj. Sales Price	$369,500	Wgt. Mean	97.76
Total Assessed Value	$361,213	Average Assessed Value of the Base	$46,247
Avg. Adj. Sales Price	$52,786	Avg. Assessed Value	$51,602

Confidence Interval - Current

95% Median C.I	71.00 to 134.11
95% Wgt. Mean C.I	86.37 to 109.15
95% Mean C.I	80.16 to 116.02
% of Value of the Class of all Real Property Value in the	7.74
% of Records Sold in the Study Period	2.54
% of Value Sold in the Study Period	2.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	16	97	97
2010	16	97	97
2009	12	93	93
2008	16	96	96

2012 Commission Summary

for Logan County

Commercial Real Property - Current

Number of Sales	1	Median	118.98
Total Sales Price	$24,000	Mean	118.98
Total Adj. Sales Price	$24,000	Wgt. Mean	118.98
Total Assessed Value	$28,554	Average Assessed Value of the Base	$43,448
Avg. Adj. Sales Price	$24,000	Avg. Assessed Value	$28,554

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	1.13
% of Records Sold in the Study Period	2.33
% of Value Sold in the Study Period	1.53

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	0	0	0
2010	3	100	103
2009	4	100	99
2008	5	100	105

2012 Opinions of the Property Tax Administrator for Logan County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	***NEI**	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	***NEI**	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	**70**	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 9th day of April, 2012.

Ruth A. Sorensen
Property Tax Administrator

2012 Residential Assessment Actions for Logan County

The assessor follows a cyclical pattern in reviewing the residential properties and has sought the assistance of a contracted appraiser in developing depreciation tables to coincide with costing updates.

For assessment year 2012 no assessment action was taken.

2012 Residential Assessment Survey for Logan County

1.	**Valuation data collection done by:**
	Assessor and deputy.
2.	**In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:**

Valuation Grouping	Description of unique characteristics
1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.

3.	**List and describe the approach(es) used to estimate the market value of residential properties.**
	Sales were used to establish depreciation as it pertains to the cost approach. However, there are not enough residential sales to adequately utilize the sales comparison or income approaches.
4	**What is the costing year of the cost approach being used for each valuation grouping?**
	June 2008
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?**
	County develops the depreciation study based on local market information.
6.	**Are individual depreciation tables developed for each valuation grouping?**
	Not applicable.
7.	**When were the depreciation tables last updated for each valuation grouping?**
	2008
8.	**When was the last lot value study completed for each valuation grouping?**
	2008
9.	**Describe the methodology used to determine the residential lot values?**
	Market and a square foot cost are applied.
10.	**How do you determine whether a sold parcel is substantially changed?**
	When there has been considerable improvement done on the property, such as; siding, roofing, windows, interior work, added onto, and so forth.

57 Logan

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 :	7	MEDIAN :	98	COV : 19.77	95% Median C.I. : 71.00 to 134.11
Total Sales Price :	369,500	WGT. MEAN :	98	STD : 19.39	95% Wgt. Mean C.I. : 86.37 to 109.15
Total Adj. Sales Price :	369,500	MEAN :	98	Avg. Abs. Dev : 12.69	95% Mean C.I. : 80.16 to 116.02
Total Assessed Value :	361,213				
Avg. Adj. Sales Price :	52,786	COD :	13.00	MAX Sales Ratio : 134.11	
Avg. Assessed Value :	51,602	PRD :	100.34	MIN Sales Ratio : 71.00	*Printed:3/29/2012 3:23:46PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-JUL-09 To 30-SEP-09	2	113.81	113.81	103.50	17.85	109.96	93.50	134.11	N/A	49,750	51,492
01-OCT-09 To 31-DEC-09	1	104.57	104.57	104.57	00.00	100.00	104.57	104.57	N/A	88,000	92,020
01-JAN-10 To 31-MAR-10	2	92.89	92.89	96.88	07.87	95.88	85.58	100.20	N/A	55,000	53,282
01-APR-10 To 30-JUN-10	1	97.65	97.65	97.65	00.00	100.00	97.65	97.65	N/A	32,000	31,248
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	1	71.00	71.00	71.00	00.00	100.00	71.00	71.00	N/A	40,000	28,398
_____Study Yrs_____											
01-JUL-09 To 30-JUN-10	6	98.93	102.60	101.01	10.47	101.57	85.58	134.11	85.58 to 134.11	54,917	55,469
01-JUL-10 To 30-JUN-11	1	71.00	71.00	71.00	00.00	100.00	71.00	71.00	N/A	40,000	28,398
_____Calendar Yrs_____											
01-JAN-10 To 31-DEC-10	3	97.65	94.48	97.05	04.99	97.35	85.58	100.20	N/A	47,333	45,937
_____ALL_____	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602
_____ALL_____	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602
06											
07											
_____ALL_____	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602

57 Logan

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 :	7	MEDIAN :	98	COV :	19.77
Total Sales Price :	369,500	WGT. MEAN :	98	STD :	19.39
Total Adj. Sales Price :	369,500	MEAN :	98	Avg. Abs. Dev :	12.69
Total Assessed Value :	361,213				
Avg. Adj. Sales Price :	52,786	COD :	13.00	MAX Sales Ratio :	134.11
Avg. Assessed Value :	51,602	PRD :	100.34	MIN Sales Ratio :	71.00

95% Median C.I. : 71.00 to 134.11

95% Wgt. Mean C.I. : 86.37 to 109.15

95% Mean C.I. : 80.16 to 116.02

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	109.85	109.85	109.60	22.09	100.23	85.58	134.11	N/A	24,750	27,126
__Ranges Excl. Low $__											
Greater Than 4,999	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602
Greater Than 14,999	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602
Greater Than 29,999	5	97.65	93.38	95.93	08.24	97.34	71.00	104.57	N/A	64,000	61,392
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	109.85	109.85	109.60	22.09	100.23	85.58	134.11	N/A	24,750	27,126
30,000 TO 59,999	2	84.33	84.33	82.84	15.81	101.80	71.00	97.65	N/A	36,000	29,823
60,000 TO 99,999	3	100.20	99.42	99.72	03.68	99.70	93.50	104.57	N/A	82,667	82,438
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____	7	97.65	98.09	97.76	13.00	100.34	71.00	134.11	71.00 to 134.11	52,786	51,602

A. Residential Real Property

The statistical sample of 7 sales will not be relied upon in determining the level of value for the residential class in Logan County even though the three measures of central tendency all mirror one another and the qualitative measures, coefficient of dispersion and price related differential, have met the International Association of County Officials (IAAO) standards. It would appear that the residential class is being treated in a uniform and proportionate manner. Logan County is an agricultural based county and a residential market does not exist.

The Logan County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. These job responsibilities aid the assessor in verifying sales with people inquiring about real property or filing documents pertaining to real property. There appears to be no bias in the qualification of sales.

The assessor follows a cyclical pattern in reviewing the residential properties and has sought the assistance of a contracted appraiser in developing depreciation tables to coincide with costing updates. For assessment year 2012 no assessment action was taken.

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

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.

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.

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

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 Logan County

The assessor follows a cyclical pattern in reviewing the commercial properties and has sought the assistance of a contracted appraiser in developing depreciation tables to coincide with costing updates.

For assessment year 2012 no assessment action was taken.

2012 Commercial Assessment Survey for Logan County

1.	**Valuation data collection done by:**
	Assessor and deputy.
2.	**In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:**

Valuation Grouping	Description of unique characteristics
1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.

3.	**List and describe the approach(es) used to estimate the market value of commercial properties.**
	The cost approach, supported by comparable sales using the sales price per square foot. There is not enough data or commercial sales to utilize the income approach.
3a.	**Describe the process used to value unique commercial properties.**
	A contracted appraiser will be hired to value unique commercial properties.
4.	**What is the costing year of the cost approach being used for each valuation grouping?**
	2008
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?**
	Yes, the market.
6.	**Are individual depreciation tables developed for each valuation grouping?**
	No
7.	**When were the depreciation tables last updated for each valuation grouping?**
	Last time new costing was applied. If costing is updated depreciated is revisited at that time.
8.	**When was the last lot value study completed for each valuation grouping?**
	2009
9.	**Describe the methodology used to determine the commercial lot values.**
	Market and a square foot cost are applied.
10.	**How do you determine whether a sold parcel is substantially changed?**
	When there has been considerable improvement done on the property, such as; siding, roofing, windows, interior work, additions and so forth.

57 Logan

COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

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

Number of Sales : 1	MEDIAN : 119	COV : 00.00	95% Median C.I. : N/A		
Total Sales Price : 24,000	WGT. MEAN : 119	STD : 00.00	95% Wgt. Mean C.I. : N/A		
Total Adj. Sales Price : 24,000	MEAN : 119	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A		
Total Assessed Value : 28,554					
Avg. Adj. Sales Price : 24,000	COD : 00.00	MAX Sales Ratio : 118.98			
Avg. Assessed Value : 28,554	PRD : 100.00	MIN Sales Ratio : 118.98		*Printed:3/29/2012 3:23:47PM*	

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
_____Study Yrs_____											
01-JUL-08 To 30-JUN-09											
01-JUL-09 To 30-JUN-10											
01-JUL-10 To 30-JUN-11	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
_____Calendar Yrs_____											
01-JAN-09 To 31-DEC-09											
01-JAN-10 To 31-DEC-10											
_____ALL_____	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
_____ALL_____	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
04											
_____ALL_____	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554

57 Logan

COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

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

Number of Sales :	1	MEDIAN :	119	COV :	00.00
Total Sales Price :	24,000	WGT. MEAN :	119	STD :	00.00
Total Adj. Sales Price :	24,000	MEAN :	119	Avg. Abs. Dev :	00.00
Total Assessed Value :	28,554				
Avg. Adj. Sales Price :	24,000	COD :	00.00	MAX Sales Ratio :	118.98
Avg. Assessed Value :	28,554	PRD :	100.00	MIN Sales Ratio :	118.98

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

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
__Ranges Excl. Low $__											
Greater Than 4,999	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
Greater Than 14,999	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
Greater Than 29,999											
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554
_____ALL_____	1	118.98	118.98	118.98	00.00	100.00	118.98	118.98	N/A	24,000	28,554

A. Commercial Real Property

With only 1 sale in the commercial sample any statistical measures would be considered pointless. Logan County is an agricultural based county, there is not a viable commercial market.

The Logan County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. These job responsibilities aid the assessor in verifying sales with people inquiring about real property or filing documents pertaining to real property. There appears to be no bias in the qualification of sales.

The assessor follows a cyclical pattern in reviewing the commercial properties and has sought the assistance of a contracted appraiser in developing depreciation tables to coincide with costing updates. For assessment year 2012 no assessment action was taken.

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

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.

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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.

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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.

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.

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For newer and fairly homogeneous areas: a COD of 10 or less.
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Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
Rural residential and seasonal properties: a COD of 20 or less.

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Agricultural and/or Special Valuation Reports

2012 Agricultural Assessment Actions for Logan County

Logan County has implemented a new GIS system provided by Dale Hanna, GIS Western Resources, out of North Platte. A considerable amount of time was spent verifying the acre count and land use of each parcel.

An analysis of the agricultural land market was done along with a review and search for comparable sales in the surrounding counties of Thomas, Blaine, Custer, Lincoln, and McPherson. From the analysis the decision was made not to change any values for assessment year 2012 and there still appears to be uniformity within and across county lines.

2012 Agricultural Assessment Survey for Logan County

1.	**Valuation data collection done by:**
	Assessor and deputy.
2.	**List each market area, and describe the location and the specific characteristics that make each unique.**

Market Area	Description of unique characteristics
0	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.

3.	**Describe the process that is used to determine and monitor market areas.**
	Not applicable.
4.	**Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational at this time.
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 home sites are valued at $5000 for the first acre and the building site is $500. Values for 4500 (rural residential) parcels are the first acre $5000, $2395 up to ten acres and $2395 up to twenty acres. These values are used for the whole county.
6.	**What process is used to annually update land use? (Physical inspection, FSA maps, etc.)**
	GIS and physical inspections and the use of FSA maps.
7.	**Describe the process used to identify and monitor the influence of non-agricultural characteristics.**
	A market analysis does not identify non-agricultural characteristics.
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?**
	When there has been considerable improvement done on the property, such as; siding, roofing, windows, interior work, additions and so forth. If additional outbuildings have been built or existing ones removed. For agricultural land, a change such as grass or dry becoming irrigated.

57 Logan

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 :	27	MEDIAN :	69	COV :	30.12
Total Sales Price :	9,756,166	WGT. MEAN :	73	STD :	21.51
Total Adj. Sales Price :	9,700,966	MEAN :	71	Avg. Abs. Dev :	16.98
Total Assessed Value :	7,104,752				
Avg. Adj. Sales Price :	359,295	COD :	24.51	MAX Sales Ratio :	111.90
Avg. Assessed Value :	263,139	PRD :	97.52	MIN Sales Ratio :	38.05

95% Median C.I. :	55.58 to 89.32
95% Wgt. Mean C.I. :	62.25 to 84.22
95% Mean C.I. :	62.91 to 79.93

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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
_____Qrtrs_____											
01-JUL-08 To 30-SEP-08	2	69.29	69.29	69.29	00.01	100.00	69.28	69.30	N/A	220,000	152,436
01-OCT-08 To 31-DEC-08	1	53.98	53.98	53.98	00.00	100.00	53.98	53.98	N/A	238,800	128,905
01-JAN-09 To 31-MAR-09	2	76.86	76.86	95.93	28.78	80.12	54.74	98.97	N/A	327,000	313,679
01-APR-09 To 30-JUN-09	4	84.48	82.82	87.37	14.52	94.79	61.46	100.85	N/A	300,500	262,548
01-JUL-09 To 30-SEP-09	1	111.90	111.90	111.90	00.00	100.00	111.90	111.90	N/A	202,680	226,800
01-OCT-09 To 31-DEC-09	3	89.63	81.84	87.41	08.96	93.63	65.90	90.00	N/A	515,251	450,389
01-JAN-10 To 31-MAR-10	2	105.00	105.00	105.00	00.00	100.00	105.00	105.00	N/A	96,000	100,800
01-APR-10 To 30-JUN-10	2	43.35	43.35	47.16	12.23	91.92	38.05	48.65	N/A	268,000	126,402
01-JUL-10 To 30-SEP-10	1	77.99	77.99	77.99	00.00	100.00	77.99	77.99	N/A	320,000	249,561
01-OCT-10 To 31-DEC-10	3	66.60	67.13	70.29	03.90	95.50	63.50	71.29	N/A	877,333	616,718
01-JAN-11 To 31-MAR-11	3	42.59	45.84	42.48	12.70	107.91	39.34	55.58	N/A	308,333	130,989
01-APR-11 To 30-JUN-11	3	67.36	59.95	57.63	13.51	104.03	42.59	69.89	N/A	270,911	156,125
_____Study Yrs_____											
01-JUL-08 To 30-JUN-09	9	69.30	75.28	83.29	20.74	90.38	53.98	100.85	54.74 to 98.97	281,644	234,592
01-JUL-09 To 30-JUN-10	8	89.82	81.77	82.07	23.61	99.63	38.05	111.90	38.05 to 111.90	309,554	254,046
01-JUL-10 To 30-JUN-11	10	65.05	59.67	63.14	16.83	94.50	39.34	77.99	42.59 to 71.29	468,973	296,106
_____Calendar Yrs_____											
01-JAN-09 To 31-DEC-09	10	89.48	84.24	90.32	15.68	93.27	54.74	111.90	61.46 to 100.85	360,443	325,552
01-JAN-10 To 31-DEC-10	8	68.95	72.01	69.41	25.83	103.75	38.05	105.00	38.05 to 105.00	460,000	319,265
_____ALL_____	27	69.28	71.42	73.24	24.51	97.52	38.05	111.90	55.58 to 89.32	359,295	263,139

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	27	69.28	71.42	73.24	24.51	97.52	38.05	111.90	55.58 to 89.32	359,295	263,139
_____ALL_____	27	69.28	71.42	73.24	24.51	97.52	38.05	111.90	55.58 to 89.32	359,295	263,139

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
_____Grass_____											
County	23	69.89	75.82	78.48	22.72	96.61	38.05	111.90	65.90 to 89.63	355,051	278,636
Blank	23	69.89	75.82	78.48	22.72	96.61	38.05	111.90	65.90 to 89.63	355,051	278,636
_____ALL_____	27	69.28	71.42	73.24	24.51	97.52	38.05	111.90	55.58 to 89.32	359,295	263,139

57 Logan

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	39.34	39.34	39.34	00.00	100.00	39.34	39.34	N/A	390,000	153,415
Blank	1	39.34	39.34	39.34	00.00	100.00	39.34	39.34	N/A	390,000	153,415
_____Grass_____											
County	23	69.89	75.82	78.48	22.72	96.61	38.05	111.90	65.90 to 89.63	355,051	278,636
Blank	23	69.89	75.82	78.48	22.72	96.61	38.05	111.90	65.90 to 89.63	355,051	278,636
_____ALL_____	27	69.28	71.42	73.24	24.51	97.52	38.05	111.90	55.58 to 89.32	359,295	263,139

Logan County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
57.10	Logan	1	#DIV/0!	1,150	1,150	1,100	1,100	1,100	1,100	1,100	1,116
86.10	Thomas	1	#DIV/0!	#DIV/0!	540	535	#DIV/0!	450	#DIV/0!	450	466
5.10	Blaine	1	#DIV/0!	590	#DIV/0!	590	575	560	500	465	516
21.20	Custer	2	#DIV/0!	770	583	509	#DIV/0!	442	445	445	452
21.10	Custer	1	#DIV/0!	2,902	2,562	2,439	2,281	2,105	2,084	2,082	2,512
21.50	Custer	5	#DIV/0!	1,950	1,791	1,489	1,367	1,272	1,259	1,179	1,648
56.20	Lincoln	2	1,180	1,180	1,168	1,180	1,180	1,163	1,176	1,178	1,176
60.10	McPherson	1	#DIV/0!	#DIV/0!	490	490	#DIV/0!	490	490	490	490

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Logan	1	#DIV/0!	570	440	395	355	325	315	315	403
Thomas	1	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Blaine	1	#DIV/0!	465	#DIV/0!	#DIV/0!	290	290	290	290	293
Custer	2	#DIV/0!	450	440	400	335	330	325	320	364
Custer	1	#DIV/0!	1,050	980	972	910	710	705	700	876
Custer	5	#DIV/0!	770	731	726	670	540	526	527	666
Lincoln	2	435	435	435	435	435	435	435	435	435
McPherson	1	#DIV/0!	#DIV/0!	#DIV/0!	275	#DIV/0!	275	275	275	275

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Logan	1	#DIV/0!	315	315	315	315	315	315	315	315
Thomas	1	#DIV/0!	#DIV/0!	260	260	#DIV/0!	260	260	260	260
Blaine	1	#DIV/0!	290	#DIV/0!	290	290	290	290	290	290
Custer	2	#DIV/0!	315	315	315	315	315	314	315	315
Custer	1	#DIV/0!	512	505	507	501	500	480	485	487
Custer	5	#DIV/0!	455	450	452	445	451	437	432	435
Lincoln	2	300	300	300	300	300	280	280	280	280
McPherson	1	#DIV/0!	#DIV/0!	245	245	#DIV/0!	245	245	245	245

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

Agricultural and/or Special Valuation Correlation

A. Agricultural Land

Logan County is part of a large expanse of sand-dune area known as the Nebraska Sand Hills. The land use makeup of the county is 87% grass, 7% irrigated, and 5% dry land. The South Loup River flows into the southern part of the county and the cropland is also prevalent in this region. Logan County is included in the Upper Loup Natural Resource District, there is a small area that has moratoriums and restrictions, but part of the district has a 2500 acre annual new well maximum. The primary roads through Logan County are highway 83 running north to south and highway 92 running east to west. Good roads and proximity to the sale barns are an attribute that affects the local grass markets.

In determining the qualification of a sale, the various responsibilities of an ex officio assessor are useful. The Logan County Clerk is the ex officio assessor, register of deeds, clerk of the district court and election commissioner. The assessor has the opportunity to gather information from those doing deed research, filing deeds or other documents related to real property, and to visit with taxpayers. Responses to the sales verification forms have been poor so phone interviews will be done when possible. Occasionally on-site reviews will be done while doing pickup work.

Since the county is very homogenous in makeup, no market areas have been created. A review of the agricultural sales over the three year study period indicate 4 sales occurred from 7/1/08 to 6/30/09, 1 occurred from 7/1/09 to 6/30/10 and 4 occurred from 7/1/10 to 6/30/11. The number of agricultural sales in this county is limited. The sample is neither proportionate nor representative. Sales need to be brought into the analysis to make it a beneficial tool in the measurement of the agricultural property class.

Comparable sales were identified and pooled together from the surrounding counties of Thomas, Blaine, Custer (market areas 1, 2 & 5), Lincoln (market area 2), and McPherson counties. The sales were stratified by geo code to first determine the distance from Logan County. The sand hills cover a wide expanse of area, common characteristics and influences can be observed over larger regions, a large number of comparable sales within a six mile radius would not be typical. The comparable sales were then further stratified by sale date, land use and topography. From the pool 5 sales were brought into the first year of the study period, 7 in the second year, and 6 in the third year. The sample was then considered adequate and proportionate and there was not a difference of more than 10 percentage points between each year.

The analysis, based on a sample of 27 sales, demonstrated the overall median to be 69.28%. Within the subclass Majority Land Use (MLU) greater than 95% strata grass the median is shown to be 69.89% utilizing 23 sales with a coefficient of dispersion of 22.72. The median for the subclass MLU greater than 95% strata grass will be given the most consideration in determining the level of value for Logan County since the makeup of the county is eighty-seven percent grass. This determination factor is consistent with other sand hills counties where the makeup of the county is primarily grass and the measurement is not affected by the occasional irrigated sale(s).

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

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

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

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Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.

Total Real Property (Sum Lines 17, 25, & 30) **Records :** 1,471 **Value :** 164,827,603 **Growth** 430,748 (Sum Lines 17, 25, & 41)

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	69	163,414	0	0	7	8,538	76	171,952	
02. Res Improve Land	165	822,652	0	0	34	693,581	199	1,516,233	
03. Res Improvements	166	7,686,286	0	0	34	3,389,691	200	11,075,977	
04. Res Total	235	8,672,352	0	0	41	4,091,810	276	12,764,162	281,900
% of Res Total	85.14	67.94	0.00	0.00	14.86	32.06	18.76	7.74	65.44
05. Com UnImp Land	8	58,681	0	0	0	0	8	58,681	
06. Com Improve Land	33	131,640	0	0	2	52,184	35	183,824	
07. Com Improvements	33	1,132,904	0	0	2	492,849	35	1,625,753	
08. Com Total	41	1,323,225	0	0	2	545,033	43	1,868,258	4,381
% of Com Total	95.35	70.83	0.00	0.00	4.65	29.17	2.92	1.13	1.02
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	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	235	8,672,352	0	0	41	4,091,810	276	12,764,162	281,900
% of Res & Rec Total	85.14	67.94	0.00	0.00	14.86	32.06	18.76	7.74	65.44
Com & Ind Total	41	1,323,225	0	0	2	545,033	43	1,868,258	4,381
% of Com & Ind Total	95.35	70.83	0.00	0.00	4.65	29.17	2.92	1.13	1.02
17. Taxable Total	276	9,995,577	0	0	43	4,636,843	319	14,632,420	286,281
% of Taxable Total	86.52	68.31	0.00	0.00	13.48	31.69	21.69	8.88	66.46

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	14	860	14	860	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	22	0	7	29

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	942	112,335,428	942	112,335,428
28. Ag-Improved Land	0	0	0	0	183	24,685,857	183	24,685,857
29. Ag Improvements	0	0	0	0	196	13,173,038	196	13,173,038
30. Ag Total							**1,138**	**150,194,323**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	4.00	20,000	3	4.00	20,000	
32. HomeSite Improv Land	147	162.10	810,500	147	162.10	810,500	
33. HomeSite Improvements	152	159.10	10,337,631	152	159.10	10,337,631	144,467
34. HomeSite Total				**155**	**166.10**	**11,168,131**	
35. FarmSite UnImp Land	3	3.00	1,500	3	3.00	1,500	
36. FarmSite Improv Land	164	167.22	83,837	164	167.22	83,837	
37. FarmSite Improvements	182	0.00	2,835,407	182	0.00	2,835,407	0
38. FarmSite Total				**185**	**170.22**	**2,920,744**	
39. Road & Ditches	0	1,597.88	0	0	1,597.88	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				**340**	**1,934.20**	**14,088,875**	**144,467**

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	4,910.51	18.39%	5,647,123	18.94%	1,150.01
47. 2A1	3,787.49	14.18%	4,355,652	14.61%	1,150.01
48. 2A	3,859.19	14.45%	4,245,109	14.24%	1,100.00
49. 3A1	2,258.90	8.46%	2,484,790	8.34%	1,100.00
50. 3A	2,680.42	10.04%	2,948,462	9.89%	1,100.00
51. 4A1	5,356.78	20.06%	5,892,458	19.77%	1,100.00
52. 4A	3,852.37	14.43%	4,237,607	14.21%	1,100.00
53. Total	26,705.66	100.00%	29,811,201	100.00%	1,116.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,851.24	24.48%	2,195,220	34.63%	570.00
56. 2D1	1,178.84	7.49%	518,693	8.18%	440.00
57. 2D	1,847.63	11.74%	729,813	11.51%	395.00
58. 3D1	2,362.83	15.02%	838,809	13.23%	355.00
59. 3D	1,085.89	6.90%	352,924	5.57%	325.01
60. 4D1	3,580.20	22.76%	1,127,767	17.79%	315.00
61. 4D	1,825.67	11.60%	575,086	9.07%	315.00
62. Total	15,732.30	100.00%	6,338,312	100.00%	402.89
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,240.07	0.39%	390,627	0.39%	315.00
65. 2G1	2,165.06	0.68%	681,997	0.68%	315.00
66. 2G	4,548.59	1.43%	1,432,821	1.43%	315.00
67. 3G1	879.19	0.28%	276,946	0.28%	315.00
68. 3G	10,517.26	3.32%	3,312,940	3.32%	315.00
69. 4G1	28,417.20	8.96%	8,951,427	8.96%	315.00
70. 4G	269,451.09	84.94%	84,877,151	84.94%	315.00
71. Total	317,218.46	100.00%	99,923,909	100.00%	315.00

Irrigated Total	26,705.66	7.38%	29,811,201	21.90%	1,116.29
Dry Total	15,732.30	4.35%	6,338,312	4.66%	402.89
Grass Total	317,218.46	87.67%	99,923,909	73.42%	315.00
72. Waste	2,122.41	0.59%	31,838	0.02%	15.00
73. Other	37.51	0.01%	188	0.00%	5.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	361,816.34	100.00%	136,105,448	100.00%	376.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	26,705.66	29,811,201	26,705.66	29,811,201
77. Dry Land	0.00	0	0.00	0	15,732.30	6,338,312	15,732.30	6,338,312
78. Grass	0.00	0	0.00	0	317,218.46	99,923,909	317,218.46	99,923,909
79. Waste	0.00	0	0.00	0	2,122.41	31,838	2,122.41	31,838
80. Other	0.00	0	0.00	0	37.51	188	37.51	188
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	**0.00**	**0**	**0.00**	**0**	**361,816.34**	**136,105,448**	**361,816.34**	**136,105,448**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	26,705.66	7.38%	29,811,201	21.90%	1,116.29
Dry Land	15,732.30	4.35%	6,338,312	4.66%	402.89
Grass	317,218.46	87.67%	99,923,909	73.42%	315.00
Waste	2,122.41	0.59%	31,838	0.02%	15.00
Other	37.51	0.01%	188	0.00%	5.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	**361,816.34**	100.00%	**136,105,448**	100.00%	376.17

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

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	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	12,486,998	12,764,162	277,164	2.22%	281,900	-0.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,224,377	11,168,131	-56,246	-0.50%	144,467	-1.79%
04. Total Residential (sum lines 1-3)	**23,711,375**	**23,932,293**	**220,918**	**0.93%**	**426,367**	**-0.87%**
05. Commercial	1,859,019	1,868,258	9,239	0.50%	4,381	0.26%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,832,975	2,920,744	87,769	3.10%	0	3.10%
08. Minerals	860	860	0	0.00	0	0.00
09. Total Commercial (sum lines 5-8)	**4,692,854**	**4,789,862**	**97,008**	**2.07%**	**4,381**	**1.97%**
10. Total Non-Agland Real Property	**28,404,229**	**28,722,155**	**317,926**	**1.12%**	**430,748**	**-0.40%**
11. Irrigated	29,770,163	29,811,201	41,038	0.14%		
12. Dryland	6,494,171	6,338,312	-155,859	-2.40%		
13. Grassland	100,840,462	99,923,909	-916,553	-0.91%		
14. Wasteland	33,933	31,838	-2,095	-6.17%		
15. Other Agland	243	188	-55	-22.63%		
16. Total Agricultural Land	**137,138,972**	**136,105,448**	**-1,033,524**	**-0.75%**		
17. Total Value of all Real Property	**165,543,201**	**164,827,603**	**-715,598**	**-0.43%**	**430,748**	**-0.69%**
(Locally Assessed)						

June 17, 2011

Logan County has 275 residential properties, 42 Commercial Properties and 1131 agricultural properties. There are an estimated 165 personal property filings each year and estimated 25 homestead expemtions.

Logan County has an official and one deputy that deal with listing of properties, determining values and filing personal property schedules. The county also hires a part-time appraiser to help with determining values and depreciation. The deputy handles most of the computer work such as data entry, sketching , record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land depreciation.

Aerials were taken 2001-2002. Actions that were completed for 2011 are as follows: Ag-land values were adjusted according to sales study period. No change for Gandy Village lots for 2011. Gandy Commercial lot values for 2011 weren't changed from 2007. No change for Stapleton Village Lots for 2011. Stapleton Commercial land values were not changed in 2011. Rural Commercial land remained the same as 2007. 2009 Depreciation schedule was used for residential property rural, Stapleton Village and Gandy Village. 2008 Marshal Swift Pricing for Rural, Gandy Village and Stapleton was used for 2011. 2008 Marshall Swift pricing, with 2009 depreciation for rural outbuildings, for improvements that are not included on Marshall Swift Pricing. 2006 depreciation schedule for Mobile Homes located in rural and villages was used for 2011 may need to look at the depreciation for 2012, small number of mobile homes located in Logan County. Ag sites for 4000 were not changed. Rural Ag sites 4500 for 2009 were redefined and revalued same value that was used in 2009 for 2011.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute.

In 2011 we reviewed Stapleton and Gandy Village properties. We have our GIS work done; in 2011 we sent a copy of maps for each parcel with the GIS acres along with current assessed acres. We have encouraged owners to review the maps for accuracy and if they have any questions to come to the office. We are studying the land use by using the GIS maps. We will implement the GIS acres in 2012 tax year. In 2011-2013 we plan to drive the County and review all property. Work on the assessor's record files. Study Ag-land.

We will work on updating and adding aerials and pictures to the Terrascan files in 2011-2013. We are going to review quality and condition classifications for improved residential property in 2012.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Pat Harvey
Logan County Assessor

2012 Assessment Survey for Logan County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	0
3.	**Other full-time employees:**
	0
4.	**Other part-time employees:**
	0
5.	**Number of shared employees:**
	0
6.	**Assessor's requested budget for current fiscal year:**
	$ 57,900
7.	**Adopted budget, or granted budget *if different from above*:**
	Not applicable
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$ 14,550
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	None
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	$ 4,000
11.	**Amount of the assessor's budget set aside for education/workshops:**
	$ 2,600
12.	**Other miscellaneous funds:**
	$ 36,750
13.	**Amount of last year's assessor's budget not used:**
	$ 18,161.95 (contracted appraiser was not used)

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
5.	**Does the county have GIS software?**
	Yes

6.	**Is GIS available on a website? If so, what is the name of the website?**
	At this time no.
7.	**Who maintains the GIS software and maps?**
	GIS Western Resources, Inc.
8.	**Personal Property software:**
	TerraScan

C. Zoning Information

1.	**Does the county have zoning?**
	Yes
2.	**If so, is the zoning countywide?**
	No – only the rural area is zoned.
3.	**What municipalities in the county are zoned?**
	None
4.	**When was zoning implemented?**
	2003

D. Contracted Services

1.	**Appraisal Services:**
	Contracted on an as needed basis.
2.	**Other services:**
	GIS mapping done through GIS Western Resources, Inc./Dale Hanna

2012 Certification for Logan 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 Logan County Assessor.

Dated this 9th day of April, 2012.

Ruth A. Sorensen
Property Tax Administrator

STATE OF NEBRASKA
PROPERTY TAX ADMINISTRATOR
DEPT. OF REVENUE PROPERTY ASSESSMENT DIVISION