

Table of Contents

2014 Commission Summary

2014 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Correlation
- Special Valuation Methodology, if applicable

Statistical Reports

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

County Reports

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas

Valuation History Charts

2014 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	158	Median	97.63
Total Sales Price	\$15,430,069	Mean	98.51
Total Adj. Sales Price	\$15,430,069	Wgt. Mean	93.38
Total Assessed Value	\$14,408,865	Average Assessed Value of the Base	\$75,439
Avg. Adj. Sales Price	\$97,659	Avg. Assessed Value	\$91,195

Confidence Interval - Current

95% Median C.I	96.39 to 98.58
95% Wgt. Mean C.I	90.46 to 96.30
95% Mean C.I	94.16 to 102.86
% of Value of the Class of all Real Property Value in the	20.02
% of Records Sold in the Study Period	4.73
% of Value Sold in the Study Period	5.71

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	171	98	98.14
2012	173	97	96.80
2011	189	97	97
2010	200	96	96

2014 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	14	Median	99.09
Total Sales Price	\$1,328,750	Mean	99.21
Total Adj. Sales Price	\$1,328,750	Wgt. Mean	98.44
Total Assessed Value	\$1,308,040	Average Assessed Value of the Base	\$118,913
Avg. Adj. Sales Price	\$94,911	Avg. Assessed Value	\$93,431

Confidence Interval - Current

95% Median C.I	98.00 to 102.72
95% Wgt. Mean C.I	94.66 to 102.23
95% Mean C.I	97.03 to 101.39
% of Value of the Class of all Real Property Value in the County	4.03
% of Records Sold in the Study Period	3.28
% of Value Sold in the Study Period	2.58

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	17		98.22
2012	16		92.43
2011	27	95	95
2010	24	99	99

2014 Opinions of the Property Tax Administrator for Merrick 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	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	74	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 7th day of April, 2014.



Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Merrick County

For the current assessment year, Merrick County (Merrick) conducted a market analysis of the residential parcels in the county. The neighborhoods of Clarks Lakes, Central Lakes, Thunderbird, Flatwater, Riverside, Equineus were reviewed. This consisted of a physical visit to each property with a record card copy, inspecting all property, and taking pictures. The listing information was reviewed for each and market depreciation was applied.

Valuation Grouping 12, Archer, was created, based on an analysis of the county parcels.

In addition, all pickup work was completed by Merrick, as were onsite inspections of new sales and any remodeling or new construction.

Finally, all sales were reviewed by Merrick and a spreadsheet analysis of all sales within the study period was completed, using the cost approach with market derived depreciation to value. 1st acre homesite was increased in the current assessment year.

2014 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																										
	Assessor Staff and Contract Appraiser																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td><td>(Acreages): Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td></tr> <tr> <td style="text-align: center;">2</td><td>(Central City Lakes): Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.</td></tr> <tr> <td style="text-align: center;">3</td><td>(Central City): The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td></tr> <tr> <td style="text-align: center;">4</td><td>(Chapman/Clarks): Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td></tr> <tr> <td style="text-align: center;">5</td><td>(CC River): Located along the Platte River in a new subdivision; new homes with year round living.</td></tr> <tr> <td style="text-align: center;">6</td><td>(Clarks Lakes): Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td></tr> <tr> <td style="text-align: center;">7</td><td>(Grand Island Subdivisions): All parcels in this area are generally newer than 1940.</td></tr> <tr> <td style="text-align: center;">8</td><td>(Palmer/Silver Creek): Parcels in this area seem to be influenced by the strong community attitude.</td></tr> <tr> <td style="text-align: center;">9</td><td>(Silver Creek Lakes): Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td></tr> <tr> <td style="text-align: center;">10</td><td>(Shoups): Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td></tr> <tr> <td style="text-align: center;">11</td><td>(WRP): All sales of remaining non-agricultural interests in WRP tracts.</td></tr> <tr> <td style="text-align: center;">12</td><td>(Archer): Unincorporated village</td></tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	(Acreages): Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	(Central City Lakes): Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.	3	(Central City): The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	4	(Chapman/Clarks): Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	(CC River): Located along the Platte River in a new subdivision; new homes with year round living.	6	(Clarks Lakes): Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	7	(Grand Island Subdivisions): All parcels in this area are generally newer than 1940.	8	(Palmer/Silver Creek): Parcels in this area seem to be influenced by the strong community attitude.	9	(Silver Creek Lakes): Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.	10	(Shoups): Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	11	(WRP): All sales of remaining non-agricultural interests in WRP tracts.	12	(Archer): Unincorporated village
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																										
1	(Acreages): Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.																										
2	(Central City Lakes): Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.																										
3	(Central City): The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.																										
4	(Chapman/Clarks): Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.																										
5	(CC River): Located along the Platte River in a new subdivision; new homes with year round living.																										
6	(Clarks Lakes): Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.																										
7	(Grand Island Subdivisions): All parcels in this area are generally newer than 1940.																										
8	(Palmer/Silver Creek): Parcels in this area seem to be influenced by the strong community attitude.																										
9	(Silver Creek Lakes): Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.																										
10	(Shoups): Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.																										
11	(WRP): All sales of remaining non-agricultural interests in WRP tracts.																										
12	(Archer): Unincorporated village																										
3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Cost approach with market derived depreciation, and sales comparison approach																										
4.	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?																										
	Developed using market derived information.																										
5.	Are individual depreciation tables developed for each valuation grouping?																										
	Yes																										
6.	Describe the methodology used to determine the residential lot values?																										

Vacant lot sales study.

7.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
1	2011	2006	2011
2	2009	2006	2009
3	2012	2006	2012
4	2012	2011	2012
5	2009	2006	2009
6	2009	2006	2009
7	2013	2006	2013
8	2012	2011	2012
9	2009	2006	2009
10	2009	2006	2009
11	2011	2006	2011
12	2012	2006	2012

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2014 Residential Correlation Section for Merrick County

County Overview

Merrick County (Merrick) was founded in 1858 and named for Elvira Merrick, the wife of Henry W. DePuy, a member of the first Nebraska territorial legislature who introduced the bill creating the county. Merrick is located in the south central portion of the State of Nebraska (State). The counties of Platte, Polk, Hamilton, Hall, Howard, and Nance abut Merrick, which has a total area of 485 miles and 7,780 residents, per the Census Bureau's Quick Facts, of which 72.6% are homeowners. Since the State began monitoring county population growth, Merrick has experienced a .8% decrease between 2010's population of 7,845 and the present. Per the US Census, there are 3,712 housing units in Merrick. Towns include Central City, Chapman, Clarks, Palmer, Silver Creek, and Archer, with Central City being the most populous at 2,934. Notable people with connections to Merrick include novelist and photographer Wright Morris and internet entrepreneur Evan Williams.

In total, there are 4,003 residential parcels in Merrick.

Description of Analysis

The Department of Revenue Property Assessment Division (State) verifies the instruments used to analyze the residential data of every county every year. The two main areas where this occurs are a review of the county's valuation groups and an AVU review.

A review of Merrick's statistical analysis revealed 158 residential sales in the 12 valuation groupings, an 8% decrease in qualified sales from the prior year. This sample is large enough to be evaluated for measurement purposes. The stratification by valuation groupings reveals 4 groups have sufficient numbers of sales to perform measurement on and all are within range.

The State conducts two review processes annually. The first is a three year cyclical review in which thirty-one counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is adopted. The last cyclical review of Merrick's actions occurred in 2012 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

Sales Qualification

The second review process is one of the sales verification and qualification procedure in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction

2014 Residential Correlation Section for Merrick County

with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

The last review by the State occurred in 2013. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The review of Merrick revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Equalization and Quality of Assessment

Merrick has a five year self-imposed cycle of inspection and review in place. The inspection and review consists of a reappraisal which necessitates a physical inspection of all properties; both exterior and interior reviews are conducted as permitted. For the current assessment year, seven specific residential areas were inspected and reviewed, amounting to 250 residential properties. Based on both Merrick's commitment to adhering to all statutorily imposed inspection requirements and a review of all additional relevant information, the quality of assessment of the residential class has been determined to be in compliance with accepted general mass appraisal standards.

Level of Value

Based on a review of all available information, the Level of Value for residential property within Merrick is 98% of market value.

2014 Commercial Assessment Actions for Merrick County

For the current assessment year, Merrick County (Merrick), performed a statistical analysis to determine if an assessment adjustment was necessary.

All sales were reviewed by Merrick and a spreadsheet analysis of all sales within the study period was completed.

In addition, all pickup work was completed by Merrick, as were onsite inspections of new sales and any remodeling or new construction.

2014 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:										
	Contract Appraiser – Stanard Appraisal Services, Inc.										
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">1</td><td>All commercial is grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.</td></tr> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	All commercial is grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.				
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>										
1	All commercial is grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	All three approaches are used and reconciled in the commercial valuation.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	This is handled by contract appraiser, Stanard Appraisal Services, Inc.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	Local market information										
5.	Are individual depreciation tables developed for each valuation grouping?										
	Yes (only one valuation grouping)										
6.	Describe the methodology used to determine the commercial lot values.										
	Vacant lot sales were used to determine assessed values.										
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%; text-align: center;"><u>Valuation Grouping</u></th><th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th><th style="width: 20%; text-align: center;"><u>Date of Costing</u></th><th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th></tr> <tr> <td style="text-align: center;">1</td><td style="text-align: center;">2013</td><td style="text-align: center;">2008</td><td style="text-align: center;">2013</td></tr> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	1	2013	2008	2013
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>								
1	2013	2008	2013								
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.										

2014 Commercial Correlation Section for Merrick County

County Overview

The majority of the commercial properties in Merrick County (Merrick) convene in and around Central City, the county seat and largest city in Merrick. The smaller community markets, while containing commercial properties of their own, are also guided by the proximity to the larger towns that serve as the area commercial hubs.

54.9% of the residents living in Merrick also work in Merrick. 1,627 people are employed in Merrick (U.S. Census Bureau, Local Employment Dynamics) and, per the Nebraska Department of Labor, there is an expected .4% job growth decrease in years 2010-2020. Among the top employers in Merrick are Litzenberg Memorial County Hospital, Central City Public Schools, Hallmark Rehabilitation, and Central City Care Center (Nebraska Department of Labor). Merrick contains 3 grocery stores, 5 full-service restaurants, and 7 gas stations (city-data.com). The Patterson Law Office is listed on the Register of Historic Places, as is the Riverside Park Dance Pavilion.

In total, there are 232 nonfarm establishments located in Merrick, per the 2007 Survey of Business Owners, and 352 commercial parcels.

Description of Analysis

The Department of Revenue Property Assessment Division (State) verifies the instruments used to analyze the commercial data of every county every year. The two main areas where this occurs are a review of the county's valuation groups and an AVU review.

A review of Merrick's statistical analysis revealed 14 commercial sales, a 17% decrease in qualified sales from the prior year. Neither the valuation groupings nor the 8 occupancy code groupings represented has a large enough sample to measure reliably. The overall Coefficient of Dispersion (COD) of Merrick's commercial sales is 2.42. Because this group was inspected for assessment year 2013, there is a greater likelihood that sold and unsold properties would be valued in the same relation. For supporting evidence of this theory, the year prior to the inspection was examined, where a COD of 15 was determined.

The State conducts two review processes annually. The first is a three year cyclical review in which thirty-one counties are gauged on their specific assessment practices per annum. This review verifies normal measurement trends in an effort to uncover any incongruities. Based on the findings of this review, a course of action is adopted. The last cyclical review of Merrick's actions occurred in 2012 and it was determined at that time that measurement trends were on point and that the assessment actions adhered to professionally accepted mass appraisal standards.

Sales Qualification

2014 Commercial Correlation Section for Merrick County

The second review process is one of the sales verification and qualification procedure in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

The last review by the State occurred in 2013. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The review of Merrick revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Equalization and Quality of Assessment

Merrick has a five year self-imposed cycle of inspection and review in place. The inspection and review consists of a reappraisal which necessitates a physical inspection of all properties; both exterior and interior reviews are conducted as permitted. Because Merrick inspects all of their commercial property in one year and the latest inspection and review just occurred for assessment year 2013, no commercial parcels were inspected as part of Merrick's inspection and review cycle. Based on both Merrick's commitment to adhering to all statutorily imposed inspection requirements and a review of all additional relevant information, the quality of assessment of the commercial class has been determined to be in compliance with accepted general mass appraisal standards.

Level of Value

The sale information for the commercial class of property alone is not reliable enough to indicate a level of value. However, based on the sale information coupled with other information such as Merrick's acceptable assessment practices, it has been determined that Merrick has achieved an acceptable level of value at the statutory level of 100%.

2014 Agricultural Assessment Actions for Merrick County

For the current assessment year, Merrick County (Merrick) monitored and reviewed land use changes in the county, using GIS, FSA records, owner information, property inspections, and with the cooperation of the Central Platte NRD. Based on the results of the land use monitoring, land use was updated accordingly.

Merrick continued to work with GIS, fine-tuning parcel boundaries in the county as a whole and along the Platte River in particular.

The assessor analyzed the market area for Merrick, looking for discernable geographic or general soil association differences, which would warrant additional market areas to be created. The determination was that there were no such differences.

A spreadsheet analysis of all usable sales within the study period was completed, analyzing Merrick's market area.

Finally, all agricultural land in Merrick was updated with the values, as set.

2014 Agricultural Assessment Survey for Merrick 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.					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> </tr> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.
<u>Market Area</u>	<u>Description of unique characteristics</u>					
1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.					
3.	Describe the process used to determine and monitor market areas.					
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.					
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.					
	Sales					
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?					
	Yes					
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.					
	Sales					
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.					
	Special value applications on file but Special Value not instituted.					
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.					
	Analysis of sales from within the county and also those that were provided by Nebraska Game & Parks Commission.					

Merrick County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	4,400	4,380	4,350	4,250	3,775	3,625	3,300	2,850	3,970
Hall	1	5,737	5,741	5,053	5,032	3,576	3,572	3,387	3,388	5,122
Hamilton	1	6,800	6,800	6,400	6,000	5,800	5,600	5,300	5,300	6,567
Howard	7100	4,300	4,300	3,900	3,850	3,400	3,200	2,950	2,950	3,350
Nance	1	3,773	3,550	3,435	3,322	3,205	3,032	2,664	2,598	3,254
Platte	6	6,998	6,700	6,238	5,978	5,700	5,385	5,001	4,500	5,987
Polk	1	5,844	5,288	4,942	4,620	4,282	4,200	4,049	3,555	5,332

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	2,510	2,310	2,240	2,160	1,900	1,870	1,700	1,610	1,994
Hall	1	2,865	2,863	2,531	2,522	1,910	1,878	1,684	1,685	2,463
Hamilton	1	4,000	4,000	3,500	3,200	3,100	3,000	3,000	3,000	3,681
Howard	7100	1,900	1,900	1,800	1,800	1,700	1,600	1,500	1,400	1,616
Nance	1	2,599	2,600	2,572	2,494	2,453	2,385	2,390	2,250	2,474
Platte	6	6,194	6,000	5,496	5,265	5,248	4,894	3,998	3,000	5,246
Polk	1	3,758	3,557	2,700	2,700	2,460	2,390	2,310	2,310	3,288

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	1,580	1,458	1,368	1,270	1,238	1,170	1,044	973	1,127
Hall	1	2,178	2,175	1,710	1,715	1,254	1,254	1,246	1,254	1,400
Hamilton	1	1,700	1,700	1,500	1,500	1,400	1,400	1,300	1,300	1,395
Howard	7100	1,000	1,000	950	950	900	875	850	825	852
Nance	1	961	968	934	925	924	890	899	865	889
Platte	6	1,739	1,806	1,638	1,709	1,580	1,475	1,533	1,390	1,514
Polk	1	1,086	1,147	1,232	1,250	1,223	1,252	1,154	1,074	1,166

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

**JANET L. PLACKE
MERRICK COUNTY ASSESSOR
MERRICK COUNTY COURT HOUSE
P.O. BOX 27
CENTRAL CITY, NE 68826
(308) 946-2443
Fax 308-946-2332**

February 20, 2014

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, Ne 68509-8919

Re: Special Value for 2012

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

I have reviewed the eight Special Valuation Applications on file in Merrick County.

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county

The Special Valuation Applications on file are for parcels equally located between the north and south half of the county.

Sincerely,

Jan Placke
Merrick County Assessor

2014 Agricultural Correlation Section for Merrick County

County Overview

Merrick County (Merrick) is a county with a 62% irrigated land majority composition that lies in the South Central portion of the State of Nebraska (Nebraska). It falls within the Central Platte Natural Resource District (NRD), which saw 3 water applications and 145 new wells in Merrick for the current assessment year, bringing their total well count to 6,106 (DNR Monthly Apps). Per the most recent United States Department of Agriculture (USDA) Census of Agriculture, there are 473 farms in Merrick, totaling 247,927 acres. When weighed against the rest of Nebraska, Merrick ranks seventh for popcorn production, and fourteenth in hogs and pigs, respectively. Row crop production remains the predominant agricultural use in Merrick.

Description of Analysis

For 2014, the county assessor analyzed Merrick as a whole and concluded that the county did not have enough geographic or general soil association differences to warrant more than one market area.

A review of Merrick's statistical analysis revealed 68 qualified agricultural sales, after ensuring that the acceptable thresholds for adequacy, time, and majority land use were met. A 2014 assessment level was estimated by Merrick and then measured against their sale prices. The results of this analysis conveyed that Merrick fell not only into the acceptable overall median range at 74.01%, but each 80% majority land use (MLU) with sufficiently large enough samples was acceptable as well.

Sales Qualification

A review of the sales verification and qualification procedure is performed in every county in an effort to ensure bias does not exist in judgments made. All sales are arms-length transactions unless determined otherwise. The county assessor is responsible for the qualification of the sales. To qualify sales, the county verifies the sale by authenticating the data relating to a given transaction with the buyer, seller, or authorized agent. Data may include the sale price, date of sale, terms of sale, terms of financing, and other motivating factors.

The last review by the State occurred in 2013. This review inspects the non-qualified sales roster to ensure that the grounds for disqualifying sales were supported and documented. This review also involves an on-site dialogue with the assessor and a consideration of verification documentation. The review of Merrick revealed that no apparent bias existed in the qualification determination, and that all arm's length sales were made available for the measurement of real property.

Equalization and Quality of Assessment

2014 Agricultural Correlation Section for Merrick County

After first ensuring that Merrick measured at an appropriate level for their market area, the county's resulting values were then compared with the average assessed values of the comparative counties to confirm equalization. In comparing the average assessed values by LCG of Merrick to adjacent counties, the evidence supported that the values were generally equalized, with no extreme outliers noted.

Merrick has a five year self-imposed cycle of inspection and review in place. This allows for a timely viewing and physical inspection, if necessary, of all agricultural parcels in the county. For the current assessment year, parcels in specific geographic areas were inspected and reviewed, amounting to approximately one-sixth of the agricultural parcels in the county. Based on both Merrick's commitment to adhering to all statutorily imposed inspection requirements and a review of all additional relevant information, the quality of assessment of the agricultural class has been determined to be in compliance with accepted general mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Merrick is 74%.

Special Valuation

A review of the agricultural land values in Merrick in areas that have non-agricultural influences indicates the assessed values used are similar to areas in the County where no non-agricultural influences exist. Based on analysis of this and all available information, the level of value of agricultural land special value in Merrick is 74%.

61 Merrick**RESIDENTIAL****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 158
 Total Sales Price : 15,430,069
 Total Adj. Sales Price : 15,430,069
 Total Assessed Value : 14,408,865
 Avg. Adj. Sales Price : 97,659
 Avg. Assessed Value : 91,195

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 99
 COD : 12.57
 PRD : 105.49

COV : 28.32
 STD : 27.90
 Avg. Abs. Dev : 12.27
 MAX Sales Ratio : 329.70
 MIN Sales Ratio : 43.09

95% Median C.I. : 96.39 to 98.58
 95% Wgt. Mean C.I. : 90.46 to 96.30
 95% Mean C.I. : 94.16 to 102.86

*Printed:3/24/2014 4:34:10PM***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-OCT-11 To 31-DEC-11	12	97.89	95.15	93.08	04.41	102.22	64.21	100.24	95.80 to 99.91	93,747	87,258
01-JAN-12 To 31-MAR-12	12	97.28	97.16	96.98	01.93	100.19	93.20	100.92	95.37 to 98.91	93,042	90,228
01-APR-12 To 30-JUN-12	20	97.41	96.04	97.12	02.65	98.89	83.96	100.20	96.39 to 98.45	125,045	121,439
01-JUL-12 To 30-SEP-12	24	99.15	105.28	97.53	10.37	107.95	84.29	260.65	97.23 to 100.38	75,241	73,384
01-OCT-12 To 31-DEC-12	25	98.68	111.29	98.39	19.02	113.11	75.56	329.70	95.75 to 100.69	91,009	89,545
01-JAN-13 To 31-MAR-13	6	86.65	84.65	86.40	19.45	97.97	59.17	115.55	59.17 to 115.55	128,167	110,736
01-APR-13 To 30-JUN-13	29	96.83	95.11	92.56	16.18	102.75	63.14	147.19	79.89 to 101.98	98,207	90,896
01-JUL-13 To 30-SEP-13	30	91.88	92.02	85.29	17.48	107.89	43.09	158.15	80.03 to 98.51	99,656	85,001
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	68	98.01	99.34	96.51	05.70	102.93	64.21	260.65	97.23 to 98.80	96,296	92,939
01-OCT-12 To 30-SEP-13	90	96.01	97.88	91.07	17.96	107.48	43.09	329.70	92.05 to 98.65	98,688	89,878
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	81	98.45	103.65	97.57	10.03	106.23	75.56	329.70	97.31 to 98.85	95,042	92,733
<u>ALL</u>	158	97.63	98.51	93.38	12.57	105.49	43.09	329.70	96.39 to 98.58	97,659	91,195

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	15	97.82	89.59	84.13	10.80	106.49	59.53	106.81	84.04 to 98.85	166,880	140,399
03	105	97.31	99.15	94.98	11.74	104.39	63.14	329.70	95.80 to 98.48	97,189	92,312
04	12	97.57	97.26	94.26	13.91	103.18	60.41	135.70	83.96 to 107.00	59,442	56,033
05	1	98.64	98.64	98.64	00.00	100.00	98.64	98.64	N/A	235,284	232,095
06	3	99.41	107.38	102.49	08.04	104.77	99.39	123.35	N/A	170,333	174,580
07	5	97.51	90.52	94.12	08.38	96.18	66.36	99.19	N/A	93,500	88,005
08	14	98.55	108.24	94.59	19.88	114.43	59.17	260.65	90.34 to 109.34	53,850	50,938
10	1	103.57	103.57	103.57	00.00	100.00	103.57	103.57	N/A	3,500	3,625
12	2	74.94	74.94	66.87	42.50	112.07	43.09	106.79	N/A	18,750	12,538
<u>ALL</u>	158	97.63	98.51	93.38	12.57	105.49	43.09	329.70	96.39 to 98.58	97,659	91,195

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	158	97.63	98.51	93.38	12.57	105.49	43.09	329.70	96.39 to 98.58	97,659	91,195
06											
07											
<u>ALL</u>	158	97.63	98.51	93.38	12.57	105.49	43.09	329.70	96.39 to 98.58	97,659	91,195

61 Merrick
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 158	MEDIAN : 98	COV : 28.32	95% Median C.I. : 96.39 to 98.58
Total Sales Price : 15,430,069	WGT. MEAN : 93	STD : 27.90	95% Wgt. Mean C.I. : 90.46 to 96.30
Total Adj. Sales Price : 15,430,069	MEAN : 99	Avg. Abs. Dev : 12.27	95% Mean C.I. : 94.16 to 102.86
Total Assessed Value : 14,408,865			
Avg. Adj. Sales Price : 97,659	COD : 12.57	MAX Sales Ratio : 329.70	
Avg. Assessed Value : 91,195	PRD : 105.49	MIN Sales Ratio : 43.09	

Printed:3/24/2014 4:34:10PM

SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	1	103.57	103.57	103.57	00.00	100.00	103.57	103.57	N/A	3,500	3,625
Less Than 15,000	7	109.34	166.74	150.65	57.38	110.68	98.96	329.70	98.96 to 329.70	10,071	15,171
Less Than 30,000	20	105.18	128.15	114.29	33.88	112.13	43.09	329.70	99.20 to 140.80	17,987	20,557
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	157	97.53	98.48	93.38	12.62	105.46	43.09	329.70	96.14 to 98.58	98,258	91,753
Greater Than 14,999	151	97.49	95.34	93.12	09.88	102.38	43.09	169.47	95.87 to 98.45	101,719	94,720
Greater Than 29,999	138	97.21	94.21	92.88	08.85	101.43	59.17	135.70	95.66 to 98.13	109,205	101,433
<u>Incremental Ranges</u>											
0 TO 4,999	1	103.57	103.57	103.57	00.00	100.00	103.57	103.57	N/A	3,500	3,625
5,000 TO 14,999	6	133.75	177.27	153.11	54.01	115.78	98.96	329.70	98.96 to 329.70	11,166	17,096
15,000 TO 29,999	13	100.38	107.37	105.43	19.38	101.84	43.09	169.47	96.74 to 140.80	22,250	23,457
30,000 TO 59,999	29	97.49	98.59	97.79	10.29	100.82	66.36	135.70	93.03 to 100.24	48,459	47,387
60,000 TO 99,999	43	95.88	92.65	92.49	09.71	100.17	60.41	123.35	91.69 to 97.53	77,824	71,977
100,000 TO 149,999	40	97.89	94.18	94.31	07.43	99.86	59.17	122.17	93.84 to 98.80	121,143	114,253
150,000 TO 249,999	23	98.28	92.93	93.14	06.85	99.77	64.21	103.28	93.64 to 99.16	187,399	174,538
250,000 TO 499,999	3	95.39	84.59	81.19	13.74	104.19	59.53	98.85	N/A	387,567	314,663
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	158	97.63	98.51	93.38	12.57	105.49	43.09	329.70	96.39 to 98.58	97,659	91,195

61 Merrick
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 14
 Total Sales Price : 1,328,750
 Total Adj. Sales Price : 1,328,750
 Total Assessed Value : 1,308,040
 Avg. Adj. Sales Price : 94,911
 Avg. Assessed Value : 93,431

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 02.43
 PRD : 100.78

COV : 03.81
 STD : 03.78
 Avg. Abs. Dev : 02.41
 MAX Sales Ratio : 105.76
 MIN Sales Ratio : 91.11

95% Median C.I. : 98.00 to 102.72
 95% Wgt. Mean C.I. : 94.66 to 102.23
 95% Mean C.I. : 97.03 to 101.39

Printed:3/24/2014 4:34:11PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	1	99.73	99.73	99.73	00.00	100.00	99.73	99.73	N/A	57,750	57,595
01-APR-11 To 30-JUN-11	3	99.14	98.98	99.04	00.36	99.94	98.36	99.45	N/A	60,333	59,752
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	3	98.00	98.05	95.51	04.73	102.66	91.11	105.03	N/A	188,333	179,878
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12	1	98.22	98.22	98.22	00.00	100.00	98.22	98.22	N/A	127,500	125,235
01-OCT-12 To 31-DEC-12	3	99.03	99.60	102.51	03.96	97.16	94.01	105.76	N/A	75,000	76,883
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960
01-JUL-13 To 30-SEP-13	2	100.80	100.80	101.95	01.90	98.87	98.88	102.72	N/A	82,250	83,855
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	4	99.30	99.17	99.20	00.42	99.97	98.36	99.73	N/A	59,688	59,213
01-OCT-11 To 30-SEP-12	4	98.11	98.09	96.01	03.61	102.17	91.11	105.03	N/A	173,125	166,218
01-OCT-12 To 30-SEP-13	6	99.27	99.98	102.22	02.70	97.81	94.01	105.76	94.01 to 105.76	66,250	67,720
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	4	99.30	99.17	99.20	00.42	99.97	98.36	99.73	N/A	59,688	59,213
01-JAN-12 To 31-DEC-12	7	98.22	98.74	97.60	03.88	101.17	91.11	105.76	91.11 to 105.76	131,071	127,931
<u>ALL</u>	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	2	96.58	96.58	97.70	02.66	98.85	94.01	99.14	N/A	80,000	78,158
03	6	99.05	100.34	99.61	02.17	100.73	98.00	105.03	98.00 to 105.03	111,292	110,863
04	2	102.63	102.63	105.44	03.05	97.33	99.50	105.76	N/A	79,000	83,298
08	4	98.96	97.12	93.28	02.14	104.12	91.11	99.45	N/A	85,750	79,989
<u>ALL</u>	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	102.72	102.72	102.72	00.00	100.00	102.72	102.72	N/A	131,500	135,080
03	13	99.03	98.94	97.97	02.33	100.99	91.11	105.76	98.00 to 99.73	92,096	90,228
04											
<u>ALL</u>	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431

61 Merrick
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 14
 Total Sales Price : 1,328,750
 Total Adj. Sales Price : 1,328,750
 Total Assessed Value : 1,308,040
 Avg. Adj. Sales Price : 94,911
 Avg. Assessed Value : 93,431

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 02.43
 PRD : 100.78

COV : 03.81
 STD : 03.78
 Avg. Abs. Dev : 02.41
 MAX Sales Ratio : 105.76
 MIN Sales Ratio : 91.11

95% Median C.I. : 98.00 to 102.72
 95% Wgt. Mean C.I. : 94.66 to 102.23
 95% Mean C.I. : 97.03 to 101.39

Printed:3/24/2014 4:34:11PM

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	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960
Less Than 30,000	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960
Ranges Excl. Low \$											
Greater Than 4,999	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431
Greater Than 14,999	13	99.03	99.19	98.43	02.59	100.77	91.11	105.76	98.00 to 102.72	101,596	100,006
Greater Than 29,999	13	99.03	99.19	98.43	02.59	100.77	91.11	105.76	98.00 to 102.72	101,596	100,006
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960
15,000 TO 29,999											
30,000 TO 59,999	7	99.03	99.21	99.28	01.87	99.93	94.01	105.03	94.01 to 105.03	39,536	39,250
60,000 TO 99,999											
100,000 TO 149,999	3	99.14	100.03	100.09	01.51	99.94	98.22	102.72	N/A	124,667	124,775
150,000 TO 249,999	1	105.76	105.76	105.76	00.00	100.00	105.76	105.76	N/A	150,000	158,635
250,000 TO 499,999	2	94.56	94.56	94.69	03.65	99.86	91.11	98.00	N/A	260,000	246,185
500,000 TO 999,999											
1,000,000 +											
ALL	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	2	99.24	99.24	99.24	00.21	100.00	99.03	99.45	N/A	30,000	29,773
344	4	98.75	99.14	98.40	03.17	100.75	94.01	105.03	N/A	92,000	90,530
352	2	100.47	100.47	100.51	02.24	99.96	98.22	102.72	N/A	129,500	130,158
353	1	98.88	98.88	98.88	00.00	100.00	98.88	98.88	N/A	33,000	32,630
386	1	105.76	105.76	105.76	00.00	100.00	105.76	105.76	N/A	150,000	158,635
406	2	98.75	98.75	98.95	00.39	99.80	98.36	99.14	N/A	75,500	74,710
42	1	99.73	99.73	99.73	00.00	100.00	99.73	99.73	N/A	57,750	57,595
470	1	91.11	91.11	91.11	00.00	100.00	91.11	91.11	N/A	250,000	227,780
ALL	14	99.09	99.21	98.44	02.43	100.78	91.11	105.76	98.00 to 102.72	94,911	93,431

61 Merrick
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 68
 Total Sales Price : 34,076,245
 Total Adj. Sales Price : 34,024,045
 Total Assessed Value : 199,521,707
 Avg. Adj. Sales Price : 500,354
 Avg. Assessed Value : 2,934,143

MEDIAN : 74
 WGT. MEAN : 586
 MEAN : 1,763
 COD : 2300.58
 PRD : 300.62

COV : 786.09
 STD : 13857.48
 Avg. Abs. Dev : 1702.66
 MAX Sales Ratio : 114353.82
 MIN Sales Ratio : 35.46

95% Median C.I. : 69.75 to 89.66
 95% Wgt. Mean C.I. : 421.10 to 751.73
 95% Mean C.I. : -1,530.87 to 5,056.55

Printed:3/24/2014 4:34:12PM

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-OCT-10 To 31-DEC-10	12	108.13	9626.54	4666.73	8821.71	206.28	63.16	114353.82	89.66 to 136.92	318,113	14,845,462
01-JAN-11 To 31-MAR-11	4	79.53	82.26	77.46	12.62	106.20	65.56	104.44	N/A	304,883	236,150
01-APR-11 To 30-JUN-11	5	106.37	99.24	88.98	23.33	111.53	60.52	139.57	N/A	367,139	326,694
01-JUL-11 To 30-SEP-11	3	99.88	92.00	77.39	16.07	118.88	63.99	112.13	N/A	254,267	196,770
01-OCT-11 To 31-DEC-11	7	87.37	94.02	86.43	22.81	108.78	70.11	138.39	70.11 to 138.39	577,454	499,092
01-JAN-12 To 31-MAR-12	6	65.90	64.50	60.69	11.21	106.28	44.21	76.76	44.21 to 76.76	725,636	440,411
01-APR-12 To 30-JUN-12	4	89.30	93.19	99.69	44.96	93.48	49.34	144.82	N/A	386,033	384,823
01-JUL-12 To 30-SEP-12	1	96.05	96.05	96.05	00.00	100.00	96.05	96.05	N/A	270,000	259,335
01-OCT-12 To 31-DEC-12	18	61.90	67.10	62.95	26.51	106.59	35.46	123.83	52.02 to 74.02	682,871	429,874
01-JAN-13 To 31-MAR-13	5	63.29	66.92	70.06	23.62	95.52	46.79	102.39	N/A	298,573	209,182
01-APR-13 To 30-JUN-13	2	67.71	67.71	62.26	12.07	108.75	59.54	75.87	N/A	1,079,500	672,065
01-JUL-13 To 30-SEP-13	1	61.82	61.82	61.82	00.00	100.00	61.82	61.82	N/A	235,000	145,270
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	24	99.52	4859.16	2374.65	4803.28	204.63	60.52	114353.82	80.17 to 117.40	318,141	7,554,747
01-OCT-11 To 30-SEP-12	18	72.75	84.11	77.71	30.41	108.24	44.21	144.82	63.69 to 101.34	567,229	440,819
01-OCT-12 To 30-SEP-13	26	62.56	66.91	63.50	23.85	105.37	35.46	123.83	52.07 to 72.82	622,251	395,117
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	19	87.37	92.60	84.76	23.97	109.25	60.52	139.57	71.50 to 112.13	413,695	350,633
01-JAN-12 To 31-DEC-12	29	64.54	71.16	65.98	28.42	107.85	35.46	144.82	54.76 to 74.02	636,539	419,959
<u>ALL</u>	68	74.01	1762.84	586.41	2300.58	300.62	35.46	114353.82	69.75 to 89.66	500,354	2,934,143

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	68	74.01	1762.84	586.41	2300.58	300.62	35.46	114353.82	69.75 to 89.66	500,354	2,934,143
<u>ALL</u>	68	74.01	1762.84	586.41	2300.58	300.62	35.46	114353.82	69.75 to 89.66	500,354	2,934,143

61 Merrick
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 68	MEDIAN : 74	COV : 786.09	95% Median C.I. : 69.75 to 89.66
Total Sales Price : 34,076,245	WGT. MEAN : 586	STD : 13857.48	95% Wgt. Mean C.I. : 421.10 to 751.73
Total Adj. Sales Price : 34,024,045	MEAN : 1,763	Avg. Abs. Dev : 1702.66	95% Mean C.I. : -1,530.87 to 5,056.55
Total Assessed Value : 199,521,707			
Avg. Adj. Sales Price : 500,354	COD : 2300.58	MAX Sales Ratio : 114353.82	
Avg. Assessed Value : 2,934,143	PRD : 300.62	MIN Sales Ratio : 35.46	

Printed:3/24/2014 4:34:12PM

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	34	72.75	80.02	70.73	29.86	113.13	44.21	149.34	63.16 to 89.66	649,756	459,567
1	34	72.75	80.02	70.73	29.86	113.13	44.21	149.34	63.16 to 89.66	649,756	459,567
____Dry____											
County	1	46.79	46.79	46.79	00.00	100.00	46.79	46.79	N/A	157,500	73,700
1	1	46.79	46.79	46.79	00.00	100.00	46.79	46.79	N/A	157,500	73,700
____Grass____											
County	10	68.45	76.93	67.14	35.44	114.58	35.46	118.09	49.34 to 117.09	222,079	149,105
1	10	68.45	76.93	67.14	35.44	114.58	35.46	118.09	49.34 to 117.09	222,079	149,105
____ALL____	68	74.01	1762.84	586.41	2300.58	300.62	35.46	114353.82	69.75 to 89.66	500,354	2,934,143

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	41	74.00	83.05	73.70	31.11	112.69	44.21	149.34	65.56 to 89.66	638,427	470,503
1	41	74.00	83.05	73.70	31.11	112.69	44.21	149.34	65.56 to 89.66	638,427	470,503
____Dry____											
County	2	55.39	55.39	59.99	15.53	92.33	46.79	63.99	N/A	338,750	203,230
1	2	55.39	55.39	59.99	15.53	92.33	46.79	63.99	N/A	338,750	203,230
____Grass____											
County	11	72.36	76.83	68.36	30.91	112.39	35.46	118.09	49.34 to 117.09	234,527	160,312
1	11	72.36	76.83	68.36	30.91	112.39	35.46	118.09	49.34 to 117.09	234,527	160,312
____ALL____	68	74.01	1762.84	586.41	2300.58	300.62	35.46	114353.82	69.75 to 89.66	500,354	2,934,143

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,710

Value : 1,259,559,740

Growth 10,925,785

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	190	1,044,370	10	91,775	110	2,266,885	310	3,403,030	
02. Res Improve Land	1,832	11,909,715	149	2,154,480	784	16,319,355	2,765	30,383,550	
03. Res Improvements	1,889	97,762,415	151	9,915,235	973	109,730,215	3,013	217,407,865	
04. Res Total	2,079	110,716,500	161	12,161,490	1,083	128,316,455	3,323	251,194,445	8,331,960
% of Res Total	62.56	44.08	4.85	4.84	32.59	51.08	49.52	19.94	76.26
05. Com UnImp Land	56	499,820	1	6,640	16	377,475	73	883,935	
06. Com Improve Land	275	3,400,800	2	33,680	29	866,030	306	4,300,510	
07. Com Improvements	297	27,778,245	2	710,710	52	15,407,700	351	43,896,655	
08. Com Total	353	31,678,865	3	751,030	68	16,651,205	424	49,081,100	1,165,085
% of Com Total	83.25	64.54	0.71	1.53	16.04	33.93	6.32	3.90	10.66
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	297,345	0	0	0	0	2	297,345	
11. Ind Improvements	3	1,397,455	0	0	0	0	3	1,397,455	
12. Ind Total	3	1,694,800	0	0	0	0	3	1,694,800	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.04	0.13	0.00
13. Rec UnImp Land	0	0	0	0	16	567,695	16	567,695	
14. Rec Improve Land	0	0	0	0	4	380,390	4	380,390	
15. Rec Improvements	0	0	0	0	4	49,830	4	49,830	
16. Rec Total	0	0	0	0	20	997,915	20	997,915	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.30	0.08	0.00
Res & Rec Total	2,079	110,716,500	161	12,161,490	1,103	129,314,370	3,343	252,192,360	8,331,960
% of Res & Rec Total	62.19	43.90	4.82	4.82	32.99	51.28	49.82	20.02	76.26
Com & Ind Total	356	33,373,665	3	751,030	68	16,651,205	427	50,775,900	1,165,085
% of Com & Ind Total	83.37	65.73	0.70	1.48	15.93	32.79	6.36	4.03	10.66
17. Taxable Total	2,435	144,090,165	164	12,912,520	1,171	145,965,575	3,770	302,968,260	9,497,045
% of Taxable Total	64.59	47.56	4.35	4.26	31.06	48.18	56.18	24.05	86.92

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	41	224,005	5,536,785		0	0	0
19. Commercial	7	163,430	5,165,005		0	0	0
20. Industrial	1	182,345	26,403,465		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		41	224,005	5,536,785
19. Commercial	0	0	0		7	163,430	5,165,005
20. Industrial	0	0	0		1	182,345	26,403,465
21. Other	0	0	0		0	0	0
22. Total Sch II					49	569,780	37,105,255

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	218	2	652	872

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	6	154,790	3	8,700	2,051	566,652,635	2,060	566,816,125
28. Ag-Improved Land	4	44,970	3	21,915	1,424	325,542,500	1,431	325,609,385
29. Ag Improvements	2	12,425	0	0	873	64,152,960	875	64,165,385
30. Ag Total							2,935	956,590,895

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	2	12.38	23,245	3	8.77	21,915	
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	2	3.53	8,825	0	0.00	0	
37. FarmSite Improvements	2	0.00	12,425	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.11	0	1	0.16	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	69	275.28	1,394,200	69	275.28	1,394,200	
32. HomeSite Improv Land	1,009	3,219.02	14,372,445	1,014	3,240.17	14,417,605	
33. HomeSite Improvements	501	0.00	41,108,645	501	0.00	41,108,645	0
34. HomeSite Total				570	3,515.45	56,920,450	
35. FarmSite UnImp Land	64	195.45	388,725	64	195.45	388,725	
36. FarmSite Improv Land	721	2,853.11	6,460,850	723	2,856.64	6,469,675	
37. FarmSite Improvements	839	0.00	23,044,315	841	0.00	23,056,740	1,428,740
38. FarmSite Total				905	3,052.09	29,915,140	
39. Road & Ditches	2,724	5,553.46	0	2,726	5,553.73	0	
40. Other- Non Ag Use	52	2,875.12	1,883,330	52	2,875.12	1,883,330	
41. Total Section VI				1,475	14,996.39	88,718,920	1,428,740

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	2	256.23	167,290	2	256.23	167,290

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	8	249.19	729,205	8	249.19	729,205
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	6,532.76	3.48%	28,744,140	3.85%	4,400.00
46. 1A	14,743.18	7.85%	64,575,100	8.66%	4,380.00
47. 2A1	37,881.08	20.16%	164,783,060	22.10%	4,350.01
48. 2A	46,117.95	24.55%	196,004,060	26.28%	4,250.06
49. 3A1	3,076.85	1.64%	11,615,125	1.56%	3,775.01
50. 3A	59,078.57	31.45%	214,161,285	28.72%	3,625.02
51. 4A1	16,994.54	9.05%	56,081,925	7.52%	3,300.00
52. 4A	3,435.79	1.83%	9,792,110	1.31%	2,850.03
53. Total	187,860.72	100.00%	745,756,805	100.00%	3,969.73
Dry					
54. 1D1	178.99	1.06%	449,270	1.33%	2,510.03
55. 1D	999.84	5.91%	2,309,600	6.85%	2,309.97
56. 2D1	2,500.51	14.78%	5,601,140	16.61%	2,240.00
57. 2D	4,576.90	27.06%	9,886,075	29.31%	2,159.99
58. 3D1	269.12	1.59%	511,340	1.52%	1,900.04
59. 3D	4,466.09	26.40%	8,351,540	24.76%	1,869.99
60. 4D1	3,290.66	19.45%	5,594,145	16.59%	1,700.01
61. 4D	634.19	3.75%	1,021,055	3.03%	1,610.01
62. Total	16,916.30	100.00%	33,724,165	100.00%	1,993.59
Grass					
63. 1G1	251.86	0.37%	397,880	0.51%	1,579.77
64. 1G	677.37	0.98%	987,785	1.27%	1,458.27
65. 2G1	2,125.43	3.09%	2,908,235	3.75%	1,368.30
66. 2G	11,701.45	17.01%	14,857,150	19.17%	1,269.68
67. 3G1	1,349.98	1.96%	1,670,630	2.16%	1,237.52
68. 3G	20,121.26	29.25%	23,542,480	30.38%	1,170.03
69. 4G1	20,497.34	29.80%	21,401,100	27.62%	1,044.09
70. 4G	12,062.14	17.54%	11,732,715	15.14%	972.69
71. Total	68,786.83	100.00%	77,497,975	100.00%	1,126.64
Irrigated Total	187,860.72	64.31%	745,756,805	85.93%	3,969.73
Dry Total	16,916.30	5.79%	33,724,165	3.89%	1,993.59
Grass Total	68,786.83	23.55%	77,497,975	8.93%	1,126.64
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	18,533.93	6.35%	10,893,030	1.26%	587.73
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	292,097.78	100.00%	867,871,975	100.00%	2,971.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	41.30	153,705	2.40	8,700	187,817.02	745,594,400	187,860.72	745,756,805
77. Dry Land	5.51	12,135	0.00	0	16,910.79	33,712,030	16,916.30	33,724,165
78. Grass	0.00	0	0.00	0	68,786.83	77,497,975	68,786.83	77,497,975
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	5.80	1,850	0.00	0	18,528.13	10,891,180	18,533.93	10,893,030
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	52.61	167,690	2.40	8,700	292,042.77	867,695,585	292,097.78	867,871,975

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	187,860.72	64.31%	745,756,805	85.93%	3,969.73
Dry Land	16,916.30	5.79%	33,724,165	3.89%	1,993.59
Grass	68,786.83	23.55%	77,497,975	8.93%	1,126.64
Waste	0.00	0.00%	0	0.00%	0.00
Other	18,533.93	6.35%	10,893,030	1.26%	587.73
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,097.78	100.00%	867,871,975	100.00%	2,971.17

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

61 Merrick

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	236,056,450	251,194,445	15,137,995	6.41%	8,331,960	2.88%
02. Recreational	970,250	997,915	27,665	2.85%	0	2.85%
03. Ag-Homesite Land, Ag-Res Dwelling	53,834,465	56,920,450	3,085,985	5.73%	0	5.73%
04. Total Residential (sum lines 1-3)	290,861,165	309,112,810	18,251,645	6.28%	8,331,960	3.41%
05. Commercial	47,793,125	49,081,100	1,287,975	2.69%	1,165,085	0.26%
06. Industrial	1,694,800	1,694,800	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	27,851,845	29,915,140	2,063,295	7.41%	1,428,740	2.28%
08. Minerals	585	585	0	0.00	0	0.00
09. Total Commercial (sum lines 5-8)	77,340,355	80,691,625	3,351,270	4.33%	2,593,825	0.98%
10. Total Non-Agland Real Property	368,201,520	391,687,765	23,486,245	6.38%	10,925,785	3.41%
11. Irrigated	585,738,230	745,756,805	160,018,575	27.32%		
12. Dryland	22,039,185	33,724,165	11,684,980	53.02%		
13. Grassland	61,667,900	77,497,975	15,830,075	25.67%		
14. Wasteland	0	0	0			
15. Other Agland	8,247,645	10,893,030	2,645,385	32.07%		
16. Total Agricultural Land	677,692,960	867,871,975	190,179,015	28.06%		
17. Total Value of all Real Property (Locally Assessed)	1,045,894,480	1,259,559,740	213,665,260	20.43%	10,925,785	19.38%

2013 Plan of Assessment for Merrick County Assessment Years 2014, 2015 and 2016

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, §9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be sent to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;

Reference, Nebraska Rev. Stat.77-201 and LB 968

General Description of Real Property in Merrick County:

Per the 2013 County Abstract, Merrick County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3326	49.75%	22.55%
Commercial	425	6.36%	4.58%
Industrial	3	.03%	.16%
Recreational	20	.03%	.09%
Agricultural	2907	43.49%	72.61%

Other pertinent facts: Annually an estimated 250 building permits and/or information statements are filed for new property construction or additions and agland use update in the county.

Current Resources

A. Staff consists of Assessor, Clerk & part time clerk. All currently hold assessor certificates. The 2013-2014 office budget requests \$127,395. An additional \$45,440 was requested for contract appraisal services.

B. Merrick County currently uses 1989 Cadastral maps with ownership updates done on a monthly basis. Agricultural land is based on the latest soil survey which was implemented in 2010.

C. Property Record Cards contain current listings along with a sketch of the dwelling and a 2003 digital aerial photo of rural improvements.

D. On June 28, 2011 Merrick County updated to MIPS CAMA and PC Administration.

Current Assessment Procedures for Real Property

A. Real Estate Transfers and ownership changes are handled on a monthly basis by the clerk.

B. Initial sales reviews are done by the staff with follow-up sales letters mailed both to the seller and the buyer.

C. The county maintains a sales file that is available for staff and contract appraisal. Each sale is physically reviewed by staff or outside appraisal for verification. Building permits are required for the removal or additions of improvements

D. Merrick County uses Market, Cost and/or Income approach to value according to IAAO standards. Modeling is handled by Stanard Appraisal Services. The county is currently using Marshall and Swift Cost information.

E. Merrick County will work with Stanard Appraisal in establishing market areas and land values.

F. Reconciliation of final value, documentation and review of assessment sales ratios has been handled by Stanard Appraisal.

G. Board of Supervisors is kept informed as to the actions of the assessor's office. Notices of valuation changes are sent to the property owner on or before June 1 of each year.

Level of Value, Quality, and Uniformity for assessment year 2013:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98	9.70	105.74
Commercial	Insufficient information to determine level of value		
Agricultural Land	73	25.43	103.67

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2013 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2014

Residential

The county plans to review the Clarks and Central Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include drive-by-inspections along with taking new digital pictures. These

properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with Central Platte and Lower Loup Natural Resources Districts

Assessment Actions Planned for Assessment Year 2015

Residential

The county plans to begin the review of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1530 in the rural area. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to cooperate with the Central Platte and Lower Loup Natural Resource districts to monitor land use changes along with GIS, FSA records, owner information, and property inspections.

Assessment Actions Planned for Assessment Year 2016

Residential

The county will complete the appraisal update of rural residential improvements started in 2015. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with Central Platte and Lower Loup Natural Resources Districts.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes done on a monthly basis
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1,200 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 400 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attends county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Clerks – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. This is made available to all staff even though scheduling is difficult due to limited staff.

Additional Information:

At the request of the assessor, assessor and tax information is now available on line. The assessor is requesting that mapping information, also, be made available on line.

Katt Surveying in cooperation with the Merrick County Surveyor is continuing survey work along the Merrick/Hamilton County line on the Platte River to ascertain proper number of acres and boundary lines. This has been a multi-year project and is projected to be completed for 2014. The Merrick-Hamilton County line was established by the 2011 State Legislature. The Polk-Merrick County line was established in 2010.

Conclusion:

In order to achieve assessment actions, \$127,395* was requested to be budgeted for the office including wages for permanent staff. This is 6.6% increase due to a request to purchase a combination color printer-copier. An additional \$45,440 was requested for contract appraisal services including \$4,000 for Terc review. The assessor requested that survey work continue on the Platte River along the Merrick/Hamilton and Polk County line to ascertain proper number of acres.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

*\$132,194 was adopted by the board after adding \$4,800 in anticipation of receiving a grant for development of a web page for interactive mapping.

2014 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	Office Budget Only \$132,194
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$45,440
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$5,673.16

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	No
7.	Who maintains the GIS software and maps?
	GIS Workshop maintains the software and the assessor and staff maintain the maps.
8.	Personal Property software:
	MIPS/County Solutions

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?
	Central City, Chapman, Clarks, Palmer, Silver Creek
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Workshop
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2014 Certification for Merrick County

This is to certify that the 2014 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 Merrick County Assessor.

Dated this 7th day of April, 2014.



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

Ruth A. Sorensen
Property Tax Administrator

