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## 2014 Commission Summary for Red Willow County

### Residential Real Property - Current

Number of Sales	299	Median	93.58
Total Sales Price	\$27,492,514	Mean	96.99
Total Adj. Sales Price	\$27,482,514	Wgt. Mean	89.41
Total Assessed Value	\$24,571,443	Average Assessed Value of the Base	\$62,450
Avg. Adj. Sales Price	\$91,915	Avg. Assessed Value	\$82,179

### Confidence Interval - Current

95% Median C.I	91.98 to 94.82
95% Wgt. Mean C.I	87.40 to 91.42
95% Mean C.I	93.61 to 100.37
% of Value of the Class of all Real Property Value in the	29.41
% of Records Sold in the Study Period	6.20
% of Value Sold in the Study Period	8.16

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	271	93	93.35
2012	267	95	94.72
2011	293	96	96
2010	333	97	97

## 2014 Commission Summary for Red Willow County

### Commercial Real Property - Current

Number of Sales	23	Median	96.93
Total Sales Price	\$2,959,000	Mean	100.86
Total Adj. Sales Price	\$2,937,500	Wgt. Mean	95.04
Total Assessed Value	\$2,791,908	Average Assessed Value of the Base	\$154,182
Avg. Adj. Sales Price	\$127,717	Avg. Assessed Value	\$121,387

### Confidence Interval - Current

95% Median C.I	76.25 to 117.00
95% Wgt. Mean C.I	81.36 to 108.73
95% Mean C.I	84.74 to 116.98
% of Value of the Class of all Real Property Value in the County	11.12
% of Records Sold in the Study Period	3.11
% of Value Sold in the Study Period	2.45

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	21		96.93
2012	28	98	98.08
2011	37	99	99
2010	40	98	98



## 2014 Opinions of the Property Tax Administrator for Red Willow 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	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 7th day of April, 2014.



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

Ruth A. Sorensen  
Property Tax Administrator



## **2014 Residential Assessment Actions for Red Willow County**

A new physical inspection cycle began within the residential class for this assessment year. This year's inspection work was focused in McCook, with inspections being completed for all parcels in three neighborhoods; five additional neighborhoods had inspections completed in a portion of the neighborhood.

Neighborhood 8500, which represents Suburban properties and suburban neighborhoods outside the City of McCook, was reappraised. The costing tables were updated to Marshall and Swift June 2012 tables and new depreciation tables were developed. Site values were also increased to \$18,000 for the first acre and \$2,000 for the remaining acres up to 20 acres.

A sales study was completed; depreciation was adjusted in neighborhoods 1205 and 1505 in the City of McCook to bring the properties closer to market value and to be equalized with similar neighborhoods. The depreciation table in Indianola was also adjusted to bring properties closer to market value.

Only routine maintenance occurred in the remainder of the residential class; the pickup work was completed timely.



## 2014 Residential Assessment Survey for Red Willow County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The assessor and staff														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <tr> <td style="text-align: center;">01</td><td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td></tr> <tr> <td style="text-align: center;">02</td><td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td></tr> <tr> <td style="text-align: center;">03</td><td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td></tr> <tr> <td style="text-align: center;">04</td><td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td></tr> <tr> <td style="text-align: center;">06</td><td>Suburban - includes all residential parcels within a three mile radius of the City of McCook plus an extended portion west and north of the traditional suburban boundary. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td></tr> <tr> <td style="text-align: center;">07</td><td>Rural - all residential parcels outside of the City and Village boundaries excluding those in the suburban neighborhoods.</td></tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	02	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	03	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	04	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	06	Suburban - includes all residential parcels within a three mile radius of the City of McCook plus an extended portion west and north of the traditional suburban boundary. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	07	Rural - all residential parcels outside of the City and Village boundaries excluding those in the suburban neighborhoods.
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The cost approach and the sales comparison approach are both used.														
<b>4.</b>	<b>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?</b>														
	Yes, depreciation tables are established using local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Sales studies are conducted and values are established by the square foot.														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2009	2008	
	02	2013	2008	
	03	2010	2008	
	04	2010	2008	
	06	2013	2012	2014
	07	2005	2002	
<p>The county assessor was unsure when urban residential land values were last changed within the majority of the county, but noted that it had been several years. There are limited sales of vacant lots within Red Willow County, sales are reviewed frequently to determine whether changes to the land tables might be appropriate.</p>				

## **2014 Residential Correlation Section for Red Willow County**

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### **County Overview**

The majority of residential property in Red Willow County is in and around the City of McCook. McCook is the largest community in Southwest Nebraska and is a hub for employment and business opportunities in the area. Because of the availability of jobs and the amenities in the community, there is a shortage of residential housing and the market has shown a slight appreciation in each of the last few years. Due to the shortage of housing, the communities of Bartley and Indianola will serve as an alternative source of housing and the markets there have been stable, though will be generally softer than McCook. The Villages of Danbury and Lebanon are further from McCook and are not influenced by the housing shortage there, these communities are very small and the market is unorganized.

### **Description of Analysis**

A comparison of the number of sold parcels in each valuation grouping to the number of parcels in the county overall shows that all valuation groupings except 04, Danbury and Lebanon; and 07, Rural Residential have an adequate representation in the sales file. Analysis of the sales file and the abstract of assessment supports that assessment changes were made in accordance with the reported assessment actions. Based on the analysis, the statistics appear to be reliable indicators of a level of value within the acceptable range.

All valuation grouping with a representative sample of sales, have been assessed at similar portions of market value. The coefficients of dispersion also support assessment uniformity. The price related differential is somewhat high, primarily within the City of McCook. The city was last reappraised in 2009. The county assessor's office is currently in the process of physically inspecting McCook. Conversations with the assessor indicate that the costing tables will be updated and a new depreciation study will be completed when the review work is finished. Analysis of the sales price substrata also shows that the PRD drops nearly four points when the extreme low dollar sales are removed.

The Department conducts a cyclical review of assessment practices in which one-third of the counties are reviewed each year. This review was conducted in Red Willow County during 2013; it was determined that appraisal techniques were consistently and equitably applied within the residential class.

### **Sales Qualification**

A sales qualification review was completed by the Department for all counties this year. The review involved analyzing the sale utilization rate and reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

## **2014 Residential Correlation Section for Red Willow County**

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### **Equalization and Quality of Assessment**

The quality of assessment in the residential class has been determined to be in compliance with professionally accepted mass appraisal standards.

### **Level of Value**

Based on the analysis of all available information, the level of value of residential property in Red Willow County is 94%.



## **2014 Commercial Assessment Actions for Red Willow County**

Only routine maintenance occurred within the commercial class. A sales study was conducted and revealed that buildings that had been vacant for a period of time were consistently selling above the acceptable range. The assessor worked to identify these types of properties and repriced them as storage to bring them closer to market value. The pickup work was completed timely.

## 2014 Commercial Assessment Survey for Red Willow County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	The county assessor and staff and by the contracted appraisal service																
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																
	<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;">01</td><td>McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.</td></tr> <tr> <td style="text-align: center;">02</td><td>Indianola - small village near McCook with some basic services and amenities. There is no organized commercial market.</td></tr> <tr> <td style="text-align: center;">03</td><td>Bartley - small village further from McCook with very little services and amenities. There is no organized commercial market.</td></tr> <tr> <td style="text-align: center;">04</td><td>Lebanon - very small community with few commercial properties, the market is not organized.</td></tr> <tr> <td style="text-align: center;">05</td><td>Danbury - very small community with few commercial properties, most of which are vacant. The market is not organized.</td></tr> <tr> <td style="text-align: center;">06</td><td>Suburban - commercial properties within a three mile radius of the City of McCook and including an area west and north of the traditional suburban boundary. There are few commercial properties here, but they are influenced by their proximity to McCook.</td></tr> <tr> <td style="text-align: center;">07</td><td>Rural - all commercial parcels outside the towns and villages. These properties are largely agriculturally based and are not comparable to anything found within the towns.</td></tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.	02	Indianola - small village near McCook with some basic services and amenities. There is no organized commercial market.	03	Bartley - small village further from McCook with very little services and amenities. There is no organized commercial market.	04	Lebanon - very small community with few commercial properties, the market is not organized.	05	Danbury - very small community with few commercial properties, most of which are vacant. The market is not organized.	06	Suburban - commercial properties within a three mile radius of the City of McCook and including an area west and north of the traditional suburban boundary. There are few commercial properties here, but they are influenced by their proximity to McCook.	07	Rural - all commercial parcels outside the towns and villages. These properties are largely agriculturally based and are not comparable to anything found within the towns.
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.																
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary; when contract help is not relied upon commercial properties are valued using the cost approach with sales from surrounding counties to assist in determining depreciation and a sales comparison approach is also developed when possible.																
<b>4.</b>	<b>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?</b>																
	Yes, the depreciation tables are developed using local market information.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	Yes																
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2008	2007	
	02	2008	2007	
	03	2008	2007	
	04	2008	2007	
	05	2008	2007	
	06	2008	2007	
	07	2008	2007	
The county assessor was not sure when commercial lot values had last been changed, but notes that it had been a number of years. There are limited sales of commercial lots within Red Willow County; however, when sales exist they are examined to determine whether changes to the land tables are warranted.				



## **2014 Commercial Correlation Section for Red Willow County**

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### **County Overview**

In Red Willow County, nearly 90% of the commercial properties are in or around the City of McCook. McCook is the largest community in Southwest Nebraska and is a regional hub for goods and services; the economy in McCook is still largely dependent on agriculture. Some of the largest employers in the community manufacture agricultural products, including Valmont Irrigation, which manufactures pivots; Parker Industrial Hose; and Kugler Company, manufacturing fertilizer. Other major employers include BNSF Railway and Walmart, with additional employment opportunities in health services and education. The commercial market in McCook has been stable with steady annual growth.

There are four small villages within the county, each with populations less than 1000 people. Some of these villages offer basic services and amenities; however, the population base is too small to support more than the essential businesses and the market is not organized.

### **Description of Analysis**

Although the assessor recognizes each community as a valuation grouping, only McCook has an organized commercial market, and is therefore, the only grouping of sales that can be analyzed for purposes of determining the level of value. Within McCook, commercial parcels are represented by 55 different occupancy codes; 71% percent of parcels are located within seven occupancy codes, all of which are represented in the sales file making up approximately 75% of the sold parcels.

The three year plan and the assessment actions both indicate that only maintenance work was undertaken within the class this year. The county's abstract of assessment is supportive of the reported actions as only a minimal valuation change is reflected. A review of the statistical profile shows the median to be in the acceptable range; since the class was last revalued for assessment year 2012, the median has been stable, dropping only three points in two years. With few valuation changes and a commercial market that has been relatively flat statewide; these results are expected and support that the statistics are a reliable indicator of the level of value within the class.

Both the COD and the PRD are somewhat above the range that is recommended by the IAAO. Given that the sample consists of numerous types of property which can have different market influences, it is not unreasonable to expect more dispersion in the assessment ratios within the commercial class. While there are insufficient sales in the small villages to place reliance on the ratio study, the villages have been appraised using the same techniques that are employed in McCook and the Villages are believed to be in the acceptable range.

The Department conducts a cyclical review of assessment practices in which one-third of the counties are reviewed each year. This review was conducted in Red Willow County during 2013; the review confirmed that appraisal techniques were consistently and equitably applied within the class.

## **2014 Commercial Correlation Section for Red Willow County**

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### **Sales Qualification**

A sales qualification review was completed by the Department for all counties. This involved a screening of the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

### **Equalization and Quality of Assessment**

The evidence supports that the quality of assessment of the commercial class is in compliance with professionally accepted mass appraisal standards.

### **Level of Value**

Based on analysis of all available information, the level of value of the commercial class of property is 95%.



## **2014 Agricultural Assessment Actions for Red Willow County**

Only routine maintenance was completed for the agricultural improvements; the pickup work was completed timely. For agricultural land, a sales study was completed that indicated that increases were warranted for all types of agricultural land. While adjustments to land capability groupings were made at varying amounts, on average irrigated land increased 46%, dry land 53% and grass 42%.

## 2014 Agricultural Assessment Survey for Red Willow County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The assessor and staff				
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <tr> <td style="text-align: center;">01</td><td>There are no discernible differences throughout the county to warrant establishing market areas.</td></tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.
<u>Market Area</u>	<u>Description of unique characteristics</u>				
01	There are no discernible differences throughout the county to warrant establishing market areas.				
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>				
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.				
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>				
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.				
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>				
	Farm home sites and rural residential home sites are valued the same.				
<b>6.</b>	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>				
	Sales analysis and maps are developed to monitor the influence of non-agricultural characteristics.				
<b>7.</b>	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>				
	No				
<b>8.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>				
	n/a				

## Red Willow County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	2,700	2,700	2,630	2,532	2,299	1,921	1,844	1,730	2,607
Hitchcock	90	2,600	2,600	2,500	2,500	2,400	2,400	2,300	2,300	2,559
Hayes	1	2,500	2,500	2,260	2,260	2,100	2,100	1,950	1,950	2,282
Frontier	1	2,600	2,597	2,471	2,540	2,499	2,500	2,445	2,374	2,566
Furnas	1	4,200	4,200	3,400	3,200	2,500	2,350	2,250	2,250	3,721

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,500	1,500	1,450	1,450	1,350	1,300	1,250	1,200	1,450
Hitchcock	90	1,300	1,301	1,226	1,200	1,100	1,100	1,000	1,002	1,255
Hayes	1	1,230	1,230	1,090	1,090	1,040	1,040	990	990	1,159
Frontier	1	1,250	1,250	1,200	1,200	1,150	1,151	1,100	1,100	1,220
Furnas	1	1,599	1,600	1,250	1,250	1,100	1,100	1,000	1,000	1,409

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	525	525	525	525	525	525	525	525	525
Hitchcock	90	530	365	365	378	365	365	370	365	365
Hayes	1	360	404	416	383	393	394	365	360	370
Frontier	1	520	520	520	520	520	521	520	520	520
Furnas	1	900	900	850	850	700	700	650	650	676

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

# **2014 Agricultural Correlation Section for Red Willow County**

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## **County Overview**

The majority of the agricultural land in Red Willow County consists of rolling plains with moderate to steep slopes; there is a section in the western part of the county that is tableland with more irrigated farming concentrated in this area. The county is primarily dry farmland and grass, with little irrigation. Most parcels in the county are mixed use; nearly every sale will contain some portion of dry and grass acres. Red Willow is in the Middle Republican Natural Resource District (NRD), which imposes water allocation restrictions on irrigated parcels. All of the counties surrounding Red Willow are also in the Republican River Basin, and although the Lower and Upper Republican NRD's have slightly different rules, generally, the same water restrictions apply.

## **Description of Analysis**

Analysis of sales within the county showed the sales to be disproportionate when stratified by sale date. The sample was expanded using comparable sales from all the surrounding counties to resolve the disproportionality. Attempts were also made to expand the land use subclasses; because this area does contain a number of mixed use parcels, only the grass majority land use samples contain a sufficient number of sales.

Assessment actions taken by the assessor include adjustments to all property classes at a rate that was typical for the southwest region of the state this year. While there are few sales in most of the majority land use subclasses, the statistics are generally within the acceptable range. Since parcels in the county are primarily mixed use, samples of sales that were less than 80% majority land use were analyzed. These samples included larger numbers of dry and grass sales and consistently showed medians within the acceptable range. While additional irrigated sales were not found, analysis of past assessment actions show that irrigated and dry cropland have been adjusted at similar rates, suggesting that the irrigated assessments are also acceptable. A comparison of agricultural values in Red Willow County to the values used in all of the adjoining counties also supports that values are acceptable and equalized with other counties in the area.

## **Sales Qualification**

A sales qualification review was completed by the Department for all counties. This involved reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

## **Equalization and Quality of Assessment**

The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

## **2014 Agricultural Correlation Section for Red Willow County**

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### **Level of Value**

Based on analysis of all available information, the level of value of agricultural land in Red Willow County is 70%.





**73 Red Willow****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 : 299  
 Total Sales Price : 27,492,514  
 Total Adj. Sales Price : 27,482,514  
 Total Assessed Value : 24,571,443  
 Avg. Adj. Sales Price : 91,915  
 Avg. Assessed Value : 82,179

MEDIAN : 94  
 WGT. MEAN : 89  
 MEAN : 97  
 COD : 16.57  
 PRD : 108.48

COV : 30.77  
 STD : 29.84  
 Avg. Abs. Dev : 15.51  
 MAX Sales Ratio : 442.77  
 MIN Sales Ratio : 51.04

95% Median C.I. : 91.98 to 94.82  
 95% Wgt. Mean C.I. : 87.40 to 91.42  
 95% Mean C.I. : 93.61 to 100.37

*Printed:3/12/2014 2:39:15PM***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>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	38	95.05	98.12	91.89	12.16	106.78	65.59	144.39	91.85 to 100.64	80,895	74,335
01-JAN-12 To 31-MAR-12	26	97.19	102.24	92.35	17.22	110.71	69.84	185.55	91.94 to 102.16	85,325	78,796
01-APR-12 To 30-JUN-12	44	91.78	93.15	90.13	11.56	103.35	67.19	209.79	87.29 to 95.57	91,255	82,249
01-JUL-12 To 30-SEP-12	33	94.22	98.07	92.42	14.83	106.11	51.16	139.90	88.45 to 100.71	102,945	95,142
01-OCT-12 To 31-DEC-12	31	99.50	104.19	96.77	15.53	107.67	57.88	181.11	91.98 to 104.46	70,982	68,693
01-JAN-13 To 31-MAR-13	27	89.01	91.20	88.54	10.01	103.00	65.41	123.28	85.10 to 97.92	110,975	98,261
01-APR-13 To 30-JUN-13	48	93.67	102.61	90.29	21.99	113.64	70.90	442.77	84.04 to 98.65	94,263	85,114
01-JUL-13 To 30-SEP-13	52	87.68	89.65	80.52	22.33	111.34	51.04	218.74	74.18 to 93.27	97,236	78,295
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	141	94.28	97.32	91.56	13.76	106.29	51.16	209.79	93.04 to 97.05	90,105	82,497
01-OCT-12 To 30-SEP-13	158	92.60	96.70	87.56	19.14	110.44	51.04	442.77	89.52 to 95.23	93,529	81,894
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	134	94.70	98.68	92.44	14.88	106.75	51.16	209.79	93.04 to 97.81	88,293	81,618
<u>ALL</u>	299	93.58	96.99	89.41	16.57	108.48	51.04	442.77	91.98 to 94.82	91,915	82,179

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	238	93.55	97.57	89.68	16.46	108.80	51.04	442.77	91.47 to 95.01	89,410	80,186
02	15	94.92	96.38	91.02	10.38	105.89	76.85	140.31	86.42 to 100.58	68,533	62,380
03	16	97.35	103.68	84.40	26.15	122.84	51.16	181.58	74.18 to 131.79	55,281	46,660
05	3	93.01	93.96	93.85	17.98	100.12	69.36	119.52	N/A	77,833	73,045
06	23	93.04	92.38	91.12	11.75	101.38	70.82	122.57	83.48 to 98.27	157,471	143,487
07	4	69.05	66.90	65.68	06.31	101.86	57.88	71.62	N/A	108,750	71,422
<u>ALL</u>	299	93.58	96.99	89.41	16.57	108.48	51.04	442.77	91.98 to 94.82	91,915	82,179

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	290	93.44	95.36	89.32	15.08	106.76	51.04	218.74	91.47 to 94.78	94,204	84,142
06											
07	9	102.16	149.67	104.19	56.90	143.65	70.90	442.77	93.27 to 185.55	18,150	18,910
<u>ALL</u>	299	93.58	96.99	89.41	16.57	108.48	51.04	442.77	91.98 to 94.82	91,915	82,179

**73 Red Willow****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 : 299	MEDIAN : 94	COV : 30.77	95% Median C.I. : 91.98 to 94.82
Total Sales Price : 27,492,514	WGT. MEAN : 89	STD : 29.84	95% Wgt. Mean C.I. : 87.40 to 91.42
Total Adj. Sales Price : 27,482,514	MEAN : 97	Avg. Abs. Dev : 15.51	95% Mean C.I. : 93.61 to 100.37
Total Assessed Value : 24,571,443			
Avg. Adj. Sales Price : 91,915	COD : 16.57	MAX Sales Ratio : 442.77	
Avg. Assessed Value : 82,179	PRD : 108.48	MIN Sales Ratio : 51.04	

*Printed:3/12/2014 2:39:15PM***SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	442.77	442.77	442.77	00.00	100.00	442.77	442.77	N/A	2,350	10,405
Less Than 15,000	20	127.39	148.68	136.38	35.03	109.02	69.36	442.77	110.89 to 161.29	8,993	12,264
Less Than 30,000	42	122.35	132.35	122.44	27.15	108.09	69.36	442.77	105.94 to 133.59	16,008	19,601
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	298	93.55	95.83	89.38	15.38	107.22	51.04	218.74	91.94 to 94.82	92,215	82,420
Greater Than 14,999	279	93.04	93.29	89.10	13.41	104.70	51.04	181.58	91.08 to 94.19	97,859	87,191
Greater Than 29,999	257	92.08	91.21	88.58	12.13	102.97	51.04	151.15	90.09 to 93.63	104,320	92,405
<u>Incremental Ranges</u>											
0 TO 4,999	1	442.77	442.77	442.77	00.00	100.00	442.77	442.77	N/A	2,350	10,405
5,000 TO 14,999	19	125.18	133.20	132.32	24.17	100.67	69.36	218.74	100.71 to 161.29	9,342	12,362
15,000 TO 29,999	22	116.27	117.50	117.36	19.21	100.12	78.00	181.58	95.30 to 135.60	22,386	26,272
30,000 TO 59,999	59	94.78	97.70	97.12	14.32	100.60	51.04	151.15	91.36 to 100.67	46,054	44,728
60,000 TO 99,999	87	94.81	92.77	92.85	10.67	99.91	61.57	129.56	90.69 to 97.22	78,040	72,462
100,000 TO 149,999	63	90.44	87.90	87.91	10.07	99.99	51.16	122.57	88.08 to 93.03	125,757	110,555
150,000 TO 249,999	42	87.82	86.04	85.79	11.73	100.29	56.74	114.39	80.36 to 93.13	178,080	152,774
250,000 TO 499,999	6	74.98	75.91	74.86	15.87	101.40	57.97	98.27	57.97 to 98.27	316,917	237,256
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	299	93.58	96.99	89.41	16.57	108.48	51.04	442.77	91.98 to 94.82	91,915	82,179

**73 Red Willow****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 : 23  
 Total Sales Price : 2,959,000  
 Total Adj. Sales Price : 2,937,500  
 Total Assessed Value : 2,791,908  
 Avg. Adj. Sales Price : 127,717  
 Avg. Assessed Value : 121,387

MEDIAN : 97  
 WGT. MEAN : 95  
 MEAN : 101  
 COD : 29.52  
 PRD : 106.12

COV : 36.95  
 STD : 37.27  
 Avg. Abs. Dev : 28.61  
 MAX Sales Ratio : 178.26  
 MIN Sales Ratio : 40.49

95% Median C.I. : 76.25 to 117.00  
 95% Wgt. Mean C.I. : 81.36 to 108.73  
 95% Mean C.I. : 84.74 to 116.98

*Printed:3/12/2014 2:39:16PM***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>Qrtrs</u>											
01-OCT-10 To 31-DEC-10	4	126.62	123.97	112.61	32.28	110.09	64.38	178.26	N/A	16,375	18,440
01-JAN-11 To 31-MAR-11	2	110.41	110.41	81.09	46.48	136.16	59.09	161.73	N/A	70,000	56,760
01-APR-11 To 30-JUN-11	1	164.71	164.71	164.71	00.00	100.00	164.71	164.71	N/A	170,000	280,000
01-JUL-11 To 30-SEP-11	1	86.59	86.59	86.59	00.00	100.00	86.59	86.59	N/A	102,000	88,320
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
01-APR-12 To 30-JUN-12	3	76.25	84.84	74.02	42.53	114.62	40.49	137.78	N/A	107,667	79,695
01-JUL-12 To 30-SEP-12	1	57.57	57.57	57.57	00.00	100.00	57.57	57.57	N/A	65,000	37,420
01-OCT-12 To 31-DEC-12	2	103.05	103.05	100.19	13.64	102.85	88.99	117.10	N/A	370,000	370,720
01-JAN-13 To 31-MAR-13	3	95.00	90.17	84.47	11.40	106.75	71.50	104.00	N/A	85,000	71,800
01-APR-13 To 30-JUN-13	3	77.73	86.51	73.64	22.39	117.48	64.79	117.00	N/A	85,667	63,082
01-JUL-13 To 30-SEP-13	2	103.28	103.28	104.35	03.51	98.97	99.65	106.91	N/A	127,500	133,041
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	8	126.62	121.00	116.36	33.98	103.99	59.09	178.26	59.09 to 178.26	59,688	69,450
01-OCT-11 To 30-SEP-12	5	76.25	81.80	86.48	35.84	94.59	40.49	137.78	N/A	190,600	164,828
01-OCT-12 To 30-SEP-13	10	97.33	94.27	93.71	15.07	100.60	64.79	117.10	71.50 to 117.00	150,700	141,217
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	4	124.16	118.03	116.95	36.40	100.92	59.09	164.71	N/A	103,000	120,460
01-JAN-12 To 31-DEC-12	7	88.99	87.87	92.47	28.50	95.03	40.49	137.78	40.49 to 137.78	241,857	223,655
<u>ALL</u>	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	17	95.00	99.80	93.34	29.15	106.92	40.49	164.71	71.50 to 137.78	148,000	138,145
02	1	101.82	101.82	101.82	00.00	100.00	101.82	101.82	N/A	25,000	25,454
03	2	141.13	141.13	122.57	26.31	115.14	104.00	178.26	N/A	10,000	12,257
05	1	64.38	64.38	64.38	00.00	100.00	64.38	64.38	N/A	16,500	10,623
06	1	117.10	117.10	117.10	00.00	100.00	117.10	117.10	N/A	295,000	345,440
07	1	57.57	57.57	57.57	00.00	100.00	57.57	57.57	N/A	65,000	37,420
<u>ALL</u>	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387

**73 Red Willow****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 : 23  
 Total Sales Price : 2,959,000  
 Total Adj. Sales Price : 2,937,500  
 Total Assessed Value : 2,791,908  
 Avg. Adj. Sales Price : 127,717  
 Avg. Assessed Value : 121,387

MEDIAN : 97  
 WGT. MEAN : 95  
 MEAN : 101  
 COD : 29.52  
 PRD : 106.12

COV : 36.95  
 STD : 37.27  
 Avg. Abs. Dev : 28.61  
 MAX Sales Ratio : 178.26  
 MIN Sales Ratio : 40.49

95% Median C.I. : 76.25 to 117.00  
 95% Wgt. Mean C.I. : 81.36 to 108.73  
 95% Mean C.I. : 84.74 to 116.98

*Printed:3/12/2014 2:39:16PM***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	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387
04											
<u>ALL</u>	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	178.26	178.26	178.26	00.00	100.00	178.26	178.26	N/A	5,000	8,913
Less Than 30,000	6	110.50	119.48	112.20	26.62	106.49	64.38	178.26	64.38 to 178.26	16,750	18,793
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387
Greater Than 14,999	22	95.97	97.34	94.90	27.31	102.57	40.49	164.71	71.50 to 117.00	133,295	126,500
Greater Than 29,999	17	88.99	94.28	94.44	29.46	99.83	40.49	164.71	64.79 to 117.10	166,882	157,597
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	178.26	178.26	178.26	00.00	100.00	178.26	178.26	N/A	5,000	8,913
15,000 TO 29,999	5	104.00	107.72	108.74	19.65	99.06	64.38	151.42	N/A	19,100	20,769
30,000 TO 59,999	2	118.99	118.99	105.39	35.92	112.90	76.25	161.73	N/A	44,000	46,373
60,000 TO 99,999	4	88.69	93.18	95.57	28.79	97.50	57.57	137.78	N/A	85,000	81,237
100,000 TO 149,999	5	71.50	75.39	74.94	16.14	100.60	59.09	95.00	N/A	118,800	89,024
150,000 TO 249,999	3	106.91	104.04	103.38	38.73	100.64	40.49	164.71	N/A	170,000	175,753
250,000 TO 499,999	2	103.05	103.05	100.19	13.64	102.85	88.99	117.10	N/A	370,000	370,720
500,000 TO 999,999	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
1,000,000 +											
<u>ALL</u>	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387

**73 Red Willow****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 : 23  
 Total Sales Price : 2,959,000  
 Total Adj. Sales Price : 2,937,500  
 Total Assessed Value : 2,791,908  
 Avg. Adj. Sales Price : 127,717  
 Avg. Assessed Value : 121,387

MEDIAN : 97  
 WGT. MEAN : 95  
 MEAN : 101  
 COD : 29.52  
 PRD : 106.12

COV : 36.95  
 STD : 37.27  
 Avg. Abs. Dev : 28.61  
 MAX Sales Ratio : 178.26  
 MIN Sales Ratio : 40.49

95% Median C.I. : 76.25 to 117.00  
 95% Wgt. Mean C.I. : 81.36 to 108.73  
 95% Mean C.I. : 84.74 to 116.98

*Printed:3/12/2014 2:39:16PM***OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	120,000	114,000
326	1	101.82	101.82	101.82	00.00	100.00	101.82	101.82	N/A	25,000	25,454
344	5	117.10	107.25	116.69	31.74	91.91	57.57	164.71	N/A	146,000	170,372
350	1	104.00	104.00	104.00	00.00	100.00	104.00	104.00	N/A	15,000	15,600
352	2	89.21	89.21	92.00	19.85	96.97	71.50	106.91	N/A	142,500	131,100
353	3	88.99	88.30	89.36	08.77	98.81	76.25	99.65	N/A	197,667	176,636
384	1	117.00	117.00	117.00	00.00	100.00	117.00	117.00	N/A	20,000	23,400
406	4	108.11	108.74	58.81	51.89	184.90	40.49	178.26	N/A	85,250	50,136
412	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
426	1	77.73	77.73	77.73	00.00	100.00	77.73	77.73	N/A	95,000	73,845
442	1	64.38	64.38	64.38	00.00	100.00	64.38	64.38	N/A	16,500	10,623
444	1	86.59	86.59	86.59	00.00	100.00	86.59	86.59	N/A	102,000	88,320
528	1	161.73	161.73	161.73	00.00	100.00	161.73	161.73	N/A	30,000	48,520
<u>ALL</u>	23	96.93	100.86	95.04	29.52	106.12	40.49	178.26	76.25 to 117.00	127,717	121,387

**73 Red Willow****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 : 60  
 Total Sales Price : 25,267,060  
 Total Adj. Sales Price : 25,957,719  
 Total Assessed Value : 18,229,042  
 Avg. Adj. Sales Price : 432,629  
 Avg. Assessed Value : 303,817

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 75  
 COD : 28.92  
 PRD : 106.51

COV : 34.75  
 STD : 25.99  
 Avg. Abs. Dev : 20.33  
 MAX Sales Ratio : 138.95  
 MIN Sales Ratio : 32.48

95% Median C.I. : 64.38 to 79.36  
 95% Wgt. Mean C.I. : 63.99 to 76.47  
 95% Mean C.I. : 68.22 to 81.38

*Printed:3/12/2014 2:39:17PM***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	4	91.76	93.06	85.26	16.62	109.15	69.48	119.25	N/A	207,425	176,858
01-JAN-11 To 31-MAR-11	7	107.38	108.70	103.80	16.48	104.72	79.17	138.95	79.17 to 138.95	251,778	261,344
01-APR-11 To 30-JUN-11	6	92.91	91.40	90.59	29.12	100.89	47.91	131.09	47.91 to 131.09	223,652	202,604
01-JUL-11 To 30-SEP-11	1	88.74	88.74	88.74	00.00	100.00	88.74	88.74	N/A	615,000	545,775
01-OCT-11 To 31-DEC-11	1	88.41	88.41	88.41	00.00	100.00	88.41	88.41	N/A	260,000	229,873
01-JAN-12 To 31-MAR-12	7	90.17	85.06	81.76	19.69	104.04	43.77	114.49	43.77 to 114.49	537,357	439,344
01-APR-12 To 30-JUN-12	6	69.32	65.61	67.08	14.31	97.81	44.40	79.36	44.40 to 79.36	375,538	251,920
01-JUL-12 To 30-SEP-12	5	58.92	63.10	64.28	19.50	98.16	41.02	92.63	N/A	504,856	324,529
01-OCT-12 To 31-DEC-12	13	58.74	61.44	65.74	16.68	93.46	37.50	80.75	54.98 to 74.30	571,880	375,977
01-JAN-13 To 31-MAR-13	3	70.50	62.64	63.88	14.14	98.06	43.75	73.66	N/A	324,500	207,291
01-APR-13 To 30-JUN-13	2	35.92	35.92	36.11	09.58	99.47	32.48	39.35	N/A	714,264	257,912
01-JUL-13 To 30-SEP-13	5	45.19	53.23	52.86	25.43	100.70	37.69	70.08	N/A	554,638	293,193
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	18	96.25	98.35	94.49	21.12	104.09	47.91	138.95	79.17 to 119.25	252,726	238,791
01-OCT-11 To 30-SEP-12	19	73.52	73.32	73.18	22.57	100.19	41.02	114.49	58.55 to 90.17	463,106	338,918
01-OCT-12 To 30-SEP-13	23	58.58	57.59	59.41	21.20	96.94	32.48	80.75	44.06 to 69.12	548,246	325,711
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	15	95.12	99.10	96.01	21.84	103.22	47.91	138.95	79.17 to 122.20	265,291	254,712
01-JAN-12 To 31-DEC-12	31	65.12	67.85	69.47	22.16	97.67	37.50	114.49	58.55 to 74.30	515,272	357,976
<u>ALL</u>	60	70.29	74.80	70.23	28.92	106.51	32.48	138.95	64.38 to 79.36	432,629	303,817

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	60	70.29	74.80	70.23	28.92	106.51	32.48	138.95	64.38 to 79.36	432,629	303,817
<u>ALL</u>	60	70.29	74.80	70.23	28.92	106.51	32.48	138.95	64.38 to 79.36	432,629	303,817

**73 Red Willow**  
**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 : 60	MEDIAN : 70	COV : 34.75	95% Median C.I. : 64.38 to 79.36
Total Sales Price : 25,267,060	WGT. MEAN : 70	STD : 25.99	95% Wgt. Mean C.I. : 63.99 to 76.47
Total Adj. Sales Price : 25,957,719	MEAN : 75	Avg. Abs. Dev : 20.33	95% Mean C.I. : 68.22 to 81.38
Total Assessed Value : 18,229,042			
Avg. Adj. Sales Price : 432,629	COD : 28.92	MAX Sales Ratio : 138.95	
Avg. Assessed Value : 303,817	PRD : 106.51	MIN Sales Ratio : 32.48	

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	1	68.42	68.42	68.42	00.00	100.00	68.42	68.42	N/A	960,000	656,800
1	1	68.42	68.42	68.42	00.00	100.00	68.42	68.42	N/A	960,000	656,800
____Dry____											
County	6	74.55	81.12	78.18	17.26	103.76	57.57	113.89	57.57 to 113.89	475,529	371,792
1	6	74.55	81.12	78.18	17.26	103.76	57.57	113.89	57.57 to 113.89	475,529	371,792
____Grass____											
County	13	58.74	65.44	57.13	38.90	114.55	32.48	127.56	37.69 to 90.55	329,570	188,285
1	13	58.74	65.44	57.13	38.90	114.55	32.48	127.56	37.69 to 90.55	329,570	188,285
____ALL____	60	70.29	74.80	70.23	28.92	106.51	32.48	138.95	64.38 to 79.36	432,629	303,817

**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	6	68.95	71.79	70.22	07.03	102.24	64.38	86.14	64.38 to 86.14	487,450	342,310
1	6	68.95	71.79	70.22	07.03	102.24	64.38	86.14	64.38 to 86.14	487,450	342,310
____Dry____											
County	9	73.66	78.50	71.57	25.58	109.68	44.06	119.25	56.52 to 113.89	427,001	305,618
1	9	73.66	78.50	71.57	25.58	109.68	44.06	119.25	56.52 to 113.89	427,001	305,618
____Grass____											
County	18	74.84	73.61	69.55	35.84	105.84	32.48	138.95	43.75 to 95.12	343,606	238,983
1	18	74.84	73.61	69.55	35.84	105.84	32.48	138.95	43.75 to 95.12	343,606	238,983
____ALL____	60	70.29	74.80	70.23	28.92	106.51	32.48	138.95	64.38 to 79.36	432,629	303,817





Total Real Property  
Sum Lines 17, 25, & 30

Records : 8,205

Value : 1,024,294,386

Growth 5,734,950

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	436	1,748,384	102	774,134	69	239,645	607	2,762,163	
02. Res Improve Land	3,484	19,670,361	277	5,250,300	296	3,697,770	4,057	28,618,431	
03. Res Improvements	3,604	214,829,542	292	31,811,441	320	23,174,361	4,216	269,815,344	
04. Res Total	4,040	236,248,287	394	37,835,875	389	27,111,776	4,823	301,195,938	2,815,850
% of Res Total	83.77	78.44	8.17	12.56	8.07	9.00	58.78	29.41	49.10
05. Com UnImp Land	130	1,820,176	9	86,400	0	0	139	1,906,576	
06. Com Improve Land	505	11,109,752	32	561,862	13	976,410	550	12,648,024	
07. Com Improvements	530	89,552,021	36	5,223,818	34	4,609,923	600	99,385,762	
08. Com Total	660	102,481,949	45	5,872,080	34	5,586,333	739	113,940,362	2,160,165
% of Com Total	89.31	89.94	6.09	5.15	4.60	4.90	9.01	11.12	37.67
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	4,040	236,248,287	394	37,835,875	389	27,111,776	4,823	301,195,938	2,815,850
% of Res & Rec Total	83.77	78.44	8.17	12.56	8.07	9.00	58.78	29.41	49.10
Com & Ind Total	660	102,481,949	45	5,872,080	34	5,586,333	739	113,940,362	2,160,165
% of Com & Ind Total	89.31	89.94	6.09	5.15	4.60	4.90	9.01	11.12	37.67
17. Taxable Total	4,700	338,730,236	439	43,707,955	423	32,698,109	5,562	415,136,300	4,976,015
% of Taxable Total	84.50	81.59	7.89	10.53	7.61	7.88	67.79	40.53	86.77

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	2	387,807	7,450,182		0	0	0
20. Industrial	0	0	0		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		0	0	0
19. Commercial	0	0	0		2	387,807	7,450,182
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					2	387,807	7,450,182

## 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	51	43,282,840	51	43,282,840	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	51	43,282,840	51	43,282,840	0

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	475	126	198	799

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	31	581,053	342	52,495,058	1,593	335,043,782	1,966	388,119,893
28. Ag-Improved Land	2	130,158	154	31,957,777	434	109,921,031	590	142,008,966
29. Ag Improvements	2	3,934	156	8,437,472	468	27,304,981	626	35,746,387
30. Ag Total							2,592	565,875,246

## 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	82	82.00	969,000	
33. HomeSite Improvements	1	0.00	3,280	88	82.00	5,866,019	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	4,110	10	98.47	33,518	
36. FarmSite Improv Land	1	1.00	1,000	134	657.49	690,213	
37. FarmSite Improvements	1	0.00	654	139	0.00	2,571,453	
38. FarmSite Total							
39. Road & Ditches	0	4.76	0	0	989.76	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	11	11.00	81,000	11	11.00	81,000	
32. HomeSite Improv Land	296	296.00	1,740,000	378	378.00	2,709,000	
33. HomeSite Improvements	302	289.00	18,381,656	391	371.00	24,250,955	758,935
34. HomeSite Total				402	389.00	27,040,955	
35. FarmSite UnImp Land	33	416.91	161,026	44	519.49	198,654	
36. FarmSite Improv Land	379	1,458.70	1,490,617	514	2,117.19	2,181,830	
37. FarmSite Improvements	433	0.00	8,923,325	573	0.00	11,495,432	0
38. FarmSite Total				617	2,636.68	13,875,916	
39. Road & Ditches	0	5,875.02	0	0	6,869.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,019	9,895.22	40,916,871	758,935

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	3,998.50	6.47%	10,795,276	6.70%	2,699.83
46. 1A	43,409.08	70.25%	117,202,277	72.76%	2,699.95
47. 2A1	5,282.02	8.55%	13,890,101	8.62%	2,629.69
48. 2A	2,389.23	3.87%	6,048,857	3.76%	2,531.72
49. 3A1	2,176.44	3.52%	5,002,653	3.11%	2,298.55
50. 3A	216.63	0.35%	416,235	0.26%	1,921.41
51. 4A1	2,166.65	3.51%	3,995,461	2.48%	1,844.07
52. 4A	2,154.50	3.49%	3,727,254	2.31%	1,729.99
53. Total	61,793.05	100.00%	161,078,114	100.00%	2,606.74
Dry					
54. 1D1	1,250.83	0.69%	1,876,245	0.71%	1,500.00
55. 1D	130,615.19	72.16%	195,922,785	74.65%	1,500.00
56. 2D1	4,591.40	2.54%	6,657,605	2.54%	1,450.02
57. 2D	1,244.55	0.69%	1,804,663	0.69%	1,450.05
58. 3D1	23,893.73	13.20%	32,256,824	12.29%	1,350.01
59. 3D	131.14	0.07%	170,482	0.06%	1,300.00
60. 4D1	12,279.33	6.78%	15,349,585	5.85%	1,250.03
61. 4D	7,007.66	3.87%	8,409,192	3.20%	1,200.00
62. Total	181,013.83	100.00%	262,447,381	100.00%	1,449.87
Grass					
63. 1G1	1,001.36	0.52%	525,741	0.52%	525.03
64. 1G	20,436.12	10.58%	10,729,393	10.58%	525.02
65. 2G1	6,079.00	3.15%	3,191,542	3.15%	525.01
66. 2G	3,725.68	1.93%	1,956,047	1.93%	525.02
67. 3G1	5,908.66	3.06%	3,102,172	3.06%	525.02
68. 3G	298.56	0.15%	156,752	0.15%	525.03
69. 4G1	29,660.50	15.36%	15,572,059	15.36%	525.01
70. 4G	126,051.68	65.26%	66,177,487	65.26%	525.00
71. Total	193,161.56	100.00%	101,411,193	100.00%	525.01
Irrigated Total	61,793.05	14.15%	161,078,114	30.68%	2,606.74
Dry Total	181,013.83	41.44%	262,447,381	49.99%	1,449.87
Grass Total	193,161.56	44.22%	101,411,193	19.32%	525.01
72. Waste	865.51	0.20%	21,687	0.00%	25.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,833.95	100.00%	524,958,375	100.00%	1,201.73

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	158.87	426,564	18,193.34	47,392,582	43,440.84	113,258,968	61,793.05	161,078,114
<b>77. Dry Land</b>	151.70	220,637	17,021.18	24,609,530	163,840.95	237,617,214	181,013.83	262,447,381
<b>78. Grass</b>	112.17	58,900	20,482.34	10,753,464	172,567.05	90,598,829	193,161.56	101,411,193
<b>79. Waste</b>	0.00	0	180.66	4,528	684.85	17,159	865.51	21,687
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	2.00	0	2.00	0
<b>82. Total</b>	<b>422.74</b>	<b>706,101</b>	<b>55,877.52</b>	<b>82,760,104</b>	<b>380,533.69</b>	<b>441,492,170</b>	<b>436,833.95</b>	<b>524,958,375</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	61,793.05	14.15%	161,078,114	30.68%	2,606.74
<b>Dry Land</b>	181,013.83	41.44%	262,447,381	49.99%	1,449.87
<b>Grass</b>	193,161.56	44.22%	101,411,193	19.32%	525.01
<b>Waste</b>	865.51	0.20%	21,687	0.00%	25.06
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	2.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>436,833.95</b>	<b>100.00%</b>	<b>524,958,375</b>	<b>100.00%</b>	<b>1,201.73</b>

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

73 Red Willow

	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	287,235,047	301,195,938	13,960,891	4.86%	2,815,850	3.88%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	25,815,671	27,040,955	1,225,284	4.75%	758,935	1.81%
<b>04. Total Residential (sum lines 1-3)</b>	<b>313,050,718</b>	<b>328,236,893</b>	<b>15,186,175</b>	<b>4.85%</b>	<b>3,574,785</b>	<b>3.71%</b>
05. Commercial	111,470,754	113,940,362	2,469,608	2.22%	2,160,165	0.28%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	13,144,474	13,875,916	731,442	5.56%	0	5.56%
08. Minerals	42,367,950	43,282,840	914,890	2.16	0	2.16
<b>09. Total Commercial (sum lines 5-8)</b>	<b>166,983,178</b>	<b>171,099,118</b>	<b>4,115,940</b>	<b>2.46%</b>	<b>2,160,165</b>	<b>1.17%</b>
<b>10. Total Non-Agland Real Property</b>	<b>480,033,896</b>	<b>499,336,011</b>	<b>19,302,115</b>	<b>4.02%</b>	<b>5,734,950</b>	<b>2.83%</b>
11. Irrigated	110,394,588	161,078,114	50,683,526	45.91%		
12. Dryland	171,061,809	262,447,381	91,385,572	53.42%		
13. Grassland	71,504,469	101,411,193	29,906,724	41.82%		
14. Wasteland	21,603	21,687	84	0.39%		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>352,982,469</b>	<b>524,958,375</b>	<b>171,975,906</b>	<b>48.72%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>833,016,365</b>	<b>1,024,294,386</b>	<b>191,278,021</b>	<b>22.96%</b>	<b>5,734,950</b>	<b>22.27%</b>



AMENDED

**2013 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY**  
**ASSESSMENT YEARS 2014, 2015 AND 2016**  
**DATE: JUNE 01, 2013**

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 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 mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,838	58.96%	34.50%
Commercial	743	09.06%	13.38%
Agricultural	2,573	31.36%	47.04%
Mineral Interest	51	00.62%	05.08%

Agricultural Land – taxable acres:

Irrigated	61,855.23	14.16%
Dry	180,743.34	41.38%
Grass	193,273.94	44.26%
Waste	867.25	00.20%

For more information see 2013 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor supervises all reappraisals in the county. Reviews of all properties that have sold are completed and a questionnaire is mailed to both buyer and seller. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor's office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor. The assessor oversees the filing of the personal property schedules. She works the schedules in the mail and corresponds with taxpayers requesting additional

information.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals and preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy checking all data entry and any changes in value because of appraisals or corrections. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor. Her job is to prepare spreadsheets for the agland properties and work with the county assessor on the ag what-if program in determining the agland values.

The assessor's clerk handles the real estate transfers including changing the record cards, computer records, and electronically files the sales information. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the clerk which would include splitting the parcel on GIS and keeping all maps current. She is also responsible for mailing the questionnaires on the sold property. The clerk prepares leased land letters for the signatures of the land owner and improvement owner.

The assessor's clerk updates record cards and copies information to the current records. Her duties include updating the inventory report. The annual tax exempt applications are prepared by the clerk. The clerk also assists the data collector with appraisal work.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the Marshall-Swift costing. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor and deputy assessor hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new legislation and the latest information. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

The 2013 budget for the Red Willow County Assessor's office is \$ 211,682.00

#### B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. The new soil conversion was completed for 2009. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys.

#### C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

#### D. Software for CAMA, Assessment Administration, GIS

We are currently using Manatron software for our CAMA as well as our administrative package. We have a contract with GIS Workshop Inc. for our GIS software & website.

#### Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. The interior of our commercial property was inspected in 2012 by the data collector.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Manatron system so we can study the statistics annually.

We plan to contact outside appraisal if available to assist us with commercial on a per hour basis using the 3 approaches to value. A market analysis is completed on a yearly basis.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93.00	17.12	105.51
Commercial	N/A	N/A	N/A
Agricultural	71.00	25.90	108.64

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

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor's office prepares the real estate and personal property tax statements for the county treasurer.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1<sup>st</sup> thru June 30<sup>th</sup> of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1<sup>st</sup> of each year.

Personal property schedules are to be filed with our office between January 1<sup>st</sup> and May

1<sup>st</sup> of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1<sup>st</sup> deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits. The personal property abstract is filed by June 15<sup>th</sup>.

Our real estate transfers are completed and sent to the Property Assessment Division. The assessor's clerk works the 521's, changes all the necessary records, electronically files the sales information and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

#### **Assessment Actions Planned for Assessment Year 2014**

Residential (and/or subclasses):

Our office will proceed with the on-site inspections of City of McCook. We are gathering the data for all current sales of residential properties in McCook. Based on the information collected new depreciation tables will be developed for each neighborhood. Mobile homes continue to be an area of concern in Red Willow County. There is an ongoing study of all mobile home sales in the county. Pickup work will be completed annually in-house.

Commercial (and/or subclasses):

We continue to build spreadsheets by occupation codes, commercial land sales and market areas to help us determine the need for new costing and depreciation. Pickup work will be completed annually in-house.

Agricultural Land (and/or subclasses):

GIS will be updated using recorded surveys to assure the accuracy of our mapping system. Our office is current with the most updated aerial maps downloaded from GIS. A study of all land sales will be completed and values will be determined. I plan to physically inspect parcels of land sold to verify land use.

#### **Assessment Actions Planned for Assessment Year 2015**

Residential (and/or subclasses):

The statutory requirements should have been met for the six year physical inspections. I plan to use in house staff to begin the rotation of the physical inspections starting with the small villages. New costing and depreciation tables will be developed. Future statistics will determine the need for the upcoming appraisals.

Commercial (and/or subclasses):

I need to examine the uniformity of assessment on all commercial property. If the funds

are available my goal is to hire an outside appraisal firm to revalue our commercial property.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed.

### **Assessment Actions planned for Assessment Year 2016**

Residential (and/or subclasses):

Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work is completed in-house.

Commercial (and/or subclasses):

Review all the statistical studies for commercial. Our office has met the statutory requirements of the 6 year physical inspections on all commercial properties. Our office will complete the pickup work for any new improvements.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually.

### **Detailed Breakdown of functions performed by the assessor's office, but not limited to:**

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
  - a. Real abstract
  - b. Assessor survey
  - c. Sales information to PA&T rosters and 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 962 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 435 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. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization-attend 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 Deputy Assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal. This line item also includes expenses for fuel costs for sales reviews and on-site inspections for all appraisals. I have budgeted enough to hire an outside appraisal company to assist with the commercial appraisals and unique residential properties.

Our budget also contains a line item for the geographical information system. This would include the annual costs for maintenance of GIS.



Respectfully submitted,

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Sandra K. Kotschwar  
Red Willow County Assessor

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Date

**PRIOR YEAR'S STATISTICAL CORRELATION**

ASSESSMENT YEAR	R & O MEDIAN	WGT. MEAN	COD	PRD
RESIDENTIAL				
2003	95.00	93.00	18.00	104.00
2004	97.22	95.74	19.70	107.19
2005	97.42	95.18	15.14	106.19
2006	95.98	93.17	17.25	106.94
2007	93.71	91.46	16.86	105.81
2008	95.37	92.36	18.21	107.54
2009	98.00	95.00	20.07	107.23
2010	97.00	95.00	12.44	103.79
2011	96.00	96.00	11.73	104.05
2012	95.00	92.00	15.96	107.01
COMMERCIAL				
2003	96.00	95.00	17.00	94.00
2004	96.00	97.08	24.31	99.09
2005	96.09	97.01	25.75	99.38
2006	96.09	95.96	20.11	95.57
2007	97.38	92.13	20.97	106.64
2008	96.00	91.76	23.41	103.07
2009	99.00	97.00	7.84	101.32
2010	98.00	83.00	13.77	109.01
2011	99.00	94.00	13.47	98.44
2012	98.00	95.00	23.99	103.74
AG-LAND				
2003	76.00	75.00	15.00	102.00
2004	74.00	74.95	19.24	103.65
2005	76.33	76.38	15.56	102.21
2006	75.82	73.70	18.79	103.26
2007	71.69	66.35	26.81	108.15
2008	71.59	68.25	24.70	109.43
2009	71.00	66.00	24.12	108.27
2010	72.00	65.00	19.56	110.79
2011	69.00	70.00	18.22	108.11
2012	70.00	68.00	19.85	104.82

## 2014 Assessment Survey for Red Willow County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$210,899.58
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$211,682
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$30,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$11,500 is dedicated to the GIS System. The County Treasurer and County Assessor share a computer budget out of the general fund for programs and equipment.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,800
<b>12.</b>	<b>Other miscellaneous funds:</b>
	0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$28,494.58

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan, owned by Thomson Reuters
2.	<b>CAMA software:</b>
	TerraScan with Marshall Swift pricing
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Office Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.redwillow.gisworkshop.com">www.redwillow.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office staff
8.	<b>Personal Property software:</b>
	TerraScan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	McCook
4.	<b>When was zoning implemented?</b>
	October 2001

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott and Stanard Appraisal
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop, Inc.
<b>3.</b>	<b>Other services:</b>
	None

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, for the commercial pickup work and for the appraisal of oil and gas minerals
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes



## 2014 Certification for Red Willow County

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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 Red Willow County Assessor.

Dated this 7th day of April, 2014.



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

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Ruth A. Sorensen  
Property Tax Administrator





