

2024 Commercial Correlation for Morrill County

Assessment Actions

The county assessor increased commercial land by 70% and improvements by 5%. The pick-up work was also completed and placed on the tax roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The usability rate in the Morrill County commercial class is within the statewide average. The review of the county assessor's disqualified sales provides sufficient justification, affirming the use of all qualified sales for valuation. The county assessor employs two valuation groups for its commercial properties, reflecting the economic diversity of Bridgeport, Bayard, Broadwater, and rural areas.

In 2020, a commercial appraiser assisted in developing costing and depreciation tables using local data. The county assessor's adherence to the 6-year inspection cycle and qualification procedures, ensures that all qualified sales were made available for measurement purposes.

Description of Analysis

Using two valuation groups, the county assessor analyzed the statistical profile of the unique economic characteristics of Bridgeport in Valuation Group 1 and Bayard, Broadwater and Rural in Valuation Group 2.

Valuation Group	Description
1	Bridgeport
2	Bayard, Broadwater and Rural

The statistical profile of the commercial sales only presented with nine sales in the current study period that were widely dispersed with the median being the only measure within the acceptable range. As mentioned, the actual median of the overall commercial sales was within the acceptable range but the dispersion and the small sample precludes using the median as the level of value.

A review of the sold parcels compared to the change in the 2024 County Abstract of Assessment for Real Property, Form 45, Compared with the 2023 Certificate of Taxes Levied Report (CTL) show that the population moved in a similar fashion after the accounting for two parcels one of which had a revaluation after a protest and a second parcel whose value was not pulled over correctly the previous year.

2024 Residential Correlation for Morrill County

Assessment Actions

The Morrill County Assessor increased all lot values and conducted a complete revaluation of Bridgeport. A 50% blanket increase was applied to the dwellings in Broadwater. The county assessor also completed all pick-up work for inclusion on the tax roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

In Morrill County, the residential sales usability ratio is slightly above the statewide average. The sales verification process consists of surveys and follow-up phone calls to buyers and sellers. A thorough review of the residential sales labeled as non-qualified revealed that all disqualifications were justifiably annotated. As a result, all arm's-length residential sales were available in the current measurement analysis.

The county's valuation methodology, which is on file, provides a structured approach to property assessment, ensuring uniformity across different property types. The county segments the statistical sample into four distinct valuation groups that reflect the unique economic characteristics of each area. Valuation Group 4 includes the rural parcels in the county. Valuation Group 1 is the county seat of Bridgeport the largest community with the main business district in the county. Bayard, Valuation Group 2 is slightly smaller in population and is economically influenced by the proximity of Scottsbluff. The Village of Broadwater, Valuation Group 3 is a small distinct village within the county. The cost and depreciation tables date between 2020 and 2023, alongside lot studies from 2023.

The land to building ratios in the county improved considerably with the actions of the county assessor. The submission of sales data on a timely basis was lacking on three different occasions during the year.

Adhering to the six-year inspection cycle, the county has completed an inspection for Bridgeport for the current assessment year. Revaluations are scheduled to be completed for the 2025 assessment year for Broadwater and Bayard.

Description of Analysis

The county assessor utilizes four valuation groups with unique economic characteristics to analyze the residential sales in Morrill County.

Loukota, Joe

From: Scott, Sarah
Sent: Monday, April 15, 2024 3:20 PM
To: Russell, Jacqueline
Cc: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Loukota, Joe; rnelson@morrillcountyne.com
Subject: RE: Morrill County Edits
Attachments: Morrill Res Correlation Page 10.pdf; Morrill Com Correlation Page 13.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Russell,

The residential correlation (page 10) for Morrill County was corrected to reflect that Valuation Group 1 is Bridgeport, the county seat. Additionally, the planned revaluation work for 2025 is to be conducted in Broadwater and Bayard.

The commercial correlation (page 13) for Morrill County was corrected to reflect that the 2024 County Abstract of Assessment was compared to the 2023 Certificate of Taxes Levied.

Additionally, a corrected Report for Morrill County has been placed on the FTP site for receipt at Wednesday's initial hearing.

Thank you,

Sarah Scott

Property Tax Administrator

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>
Sent: Monday, April 15, 2024 9:22 AM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; rnelson@morrillcountyne.com
Subject: Morrill County Edits

Good Morning Ms. Scott,

After reviewing Morrill County, the Residential Correlation section has some conflicting locational descriptions within the opening Assessment Actions section and the Assessment Practice Review. Further reading would clarify the situation, but could you please have that information cleaned up for the record?

Also, Valuation Group 1 is labeled in the practice review text differently than within the sales file description grid, if you would please adjust that for accuracy as well.

Lastly, the Commercial correlation section is stating that the 2024 Abstract was compared to the 2022 CTL; is this accurate?

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

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