

State of Nebraska

Property Assessment Division of the
Nebraska Department of Revenue

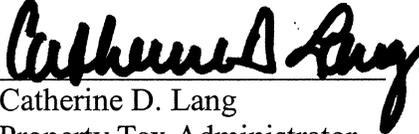
IN THE MATTER OF THE AUDIT OF)
HOLT COUNTY, NEBRASKA, FOR)
IMPLEMENTATION OF THE ORDER)
OF THE NEBRASKA TAX)
EQUALIZATION AND REVIEW)
COMMISSION FOR THE)
ASSESSMENT YEAR 2007.)

Certification of the
Property Tax Administrator

Pursuant to Neb. Rev. Stat. §77-5029 (R.S. Supp. 2006), the order of the Nebraska Tax Equalization and Review Commission, dated July, 24, 2007, issued to Holt County to adjust the valuation of a class or subclass of real property for tax year 2007, was audited by the Property Assessment Division of the Nebraska Department of Revenue.

Based upon the audit findings attached hereto, Catherine D. Lang, the Property Tax Administrator, hereby certifies that the order was implemented by the county.

Dated this 24th day of July, 2007.


Catherine D. Lang
Property Tax Administrator

Certificate of Service

Sent as certification of the findings of the Property Tax Administrator, to the Nebraska Tax Equalization and Review Commission, by hand delivery, on the 24th day of July, 2007.

Sent as certification of the findings of the Property Tax Administrator, to the County Assessor, regular U.S. mail, on the 24th day of July, 2007.



July 23, 2007

HOLT COUNTY AUDIT

On or before August 1 of each year, the Property Tax Administrator shall certify to the Tax Equalization and Review Commission that any order issued, pursuant to Section 77-5028, of Nebraska Revised Statutes (Reissue 2003), was implemented by the County Assessor.

Order

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. No adjustment by a percentage by the Commission shall be made to level of value for the residential class of real property in the County excepting an adjustment to a subclass, for tax year 2007.
2. The level of value for the Assessor Location O'Neill subclass of the class of residential real property in the County shall be adjusted by a decrease in the amount of 8.00% to Improvements only so that the level of value indicated by the median of the subclass will be 96%. The ordered adjustment shall be made to all improvements however classified or coded within the Assessor Location O'Neill subclass of the class of residential real property as shown in the County's 2007 abstract of assessment.
3. No adjustment by a percentage by the Commission shall be made to the level of value for the commercial and industrial class of real property in the County excepting an adjustment to a subclass, for tax year 2007.
4. The level of value for the Assessor Location O'Neill subclass of the class of commercial and industrial real property in the County shall be adjusted by a decrease in the amount of 14.29% so that the level of value indicated by the median of the subclass will be 96.00%. The ordered adjustment shall be made to all land and improvements however classified or coded within the Assessor Location O'Neill subclass of the class of commercial and industrial real property as shown in the County's 2007 abstract of assessment.
5. No adjustment by a percentage by the Commission shall be made to the level of value for the agricultural land and horticultural land class of real property not subject to special valuation in the County or a subclass thereof for tax year 2007.
6. These Findings and Orders shall be served on the Property Tax Administrator of the State of Nebraska via personal delivery, the Holt County Assessor via Certified United States Mail, return receipt requested, the Holt County Clerk, the Chairperson of the Holt County Board and the Holt County Attorney via First Class United States

Mail sufficient postage paid, on or before May 15, 2007, as required by Neb. Rev. Stat. §77-5028 (Cum. Supp. 2006).

7. On or before June 5, 2007, the Holt County Assessor shall recertify the County Abstract of Assessment to the Property Tax Administrator, which Abstract shall reflect that the ordered adjustments have been made as required by Neb. Rev. Stat. §77-5029 (Cu. Supp. 2006).
8. The Property Tax Administrator shall audit the records of the Holt County Assessor to determine whether this Order was implemented, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).
9. On or before August 1, 2007, the Property Tax Administrator shall certify to the Commission that this Order either was or was not implemented by Holt County, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).

CONCLUSION

An audit was conducted on June 27, 2007 in Holt County. Twenty samples were chosen at random for both residential and commercial properties. Holt County adjusted their file manually as well as electronically. Record cards were pulled at random. The 2007 final values were transferred to the record cards. Attached is a table illustrating the changes made to the properties randomly selected. Slight variation in the percentage increased can be attributed to rounding.

Based on the outcome of the audit, it is the opinion of the Property Assessment Division that the Holt County Assessor implemented the Order as specified.

The Assessor filed an amended abstract as required by the order.

Pursuant to Neb. Rev. Stat. §77-5029 (Reissue 2003) the Property Tax Administrator shall audit the records of the county assessor to determine whether the orders were implemented. Therefore it is concluded from the random sampling that Holt County has implemented the orders issued by the Tax Equalization and Review Commission and the value of the Assessor Location O'Neill subclass of residential real property in the County was **decreased** by 8.00% to Improvements Only. The value of the Assessor Location O'Neill subclass of commercial and industrial real property in the County was **decreased** by 14.29% to land and improvements.

Liaison Signature Mike Kulchansk Date 7-23-07

**HOLT COUNTY RESIDENTIAL PROPERTY
SUBCLASS: ASSESSOR LOCATION: O'NEILL**

O'NEILL - DECREASE 8% (IMPROVEMENTS ONLY)

Loc ID #	Before TERC Action			After TERC Action			% Chng	
	Land	Improv	Total	Land	Improv	Total		
1	450024817	6545	62145	68690	6545	57175	63720	-8.00
2	450024465	8735	136985	145720	8735	126025	134760	-8.00
3	450024651	9465	97610	107075	9465	89805	99270	-8.00
4	450024649	11280	246455	257735	11280	226895	238175	-7.94
5	450024606	9505	117710	127215	9505	108300	117805	-7.99
6	450024597	7850	56600	64450	7850	52090	59940	-7.97
7	450023168	4590	35265	39855	4590	32445	37035	-8.00
8	450024344	5670	20390	26060	5670	18785	24455	-7.87
9	450023156	4000	55850	59850	4000	51380	55380	-8.00
10	450023106	10995	112985	123980	10995	104035	115030	-7.92
11	450023048	6025	14510	20535	6025	13350	19375	-7.99
12	450022958	2720	58925	61645	2720	54210	56930	-8.00
13	450022930	4080	82405	86485	4080	76205	80285	-7.52
14	450022891	4895	43485	48380	4895	40005	44900	-8.00
15	450022858	7400	56115	63515	7400	51680	59080	-7.90
16	450022642	6465	83570	90035	6465	76885	83350	-8.00
17	450022624	12240	102395	114635	12240	94260	106500	-7.94
18	450022584	10405	130300	140705	10405	119875	130280	-8.00
19	450022448	6960	75135	82095	6960	69135	76095	-7.99
20	450022389	7575	136295	143870	7575	125390	132965	-8.00

*computer system is programmed to round to the nearest \$5.00.

**HOLT COUNTY COMMERCIAL PROPERTY
SUBCLASS: ASSESSOR LOCATION: O'NEILL**

O'NEILL - DECREASE 14.29% (LAND & IMP.S.)

Loc ID #	Before TERC Action			After TERC Action			% Chng	
	Land	Improv	Total	Land	Improv	Total		
1	450023762	10280	75010	85290	8810	64290	73100	-14.29
2	450023561	3650	43600	47250	3130	37370	40500	-14.29
3	450023280	44980	34900	79880	38550	29915	68465	-14.29
4	450023207	8545	185730	194275	7320	159190	166510	-14.29
5	450022843	31825	219935	251760	27285	188505	215790	-14.29
6	450022526	8465	238940	247405	7255	204785	212040	-14.29
7	450022528	7170		7170	6145		6145	-14.30
8	450022529	13795	299340	313135	11825	256565	268390	-14.29
9	450022535	7280		7280	6240		6240	-14.29
10	450022516	8130	84860	92990	6970	72730	79700	-14.29
11	450022512	12800	150905	163705	10970	129335	140305	-14.29
12	450022557	11250	148955	160205	9640	127690	137330	-14.28
13	450022548	15615	34360	49975	13380	29450	42830	-14.30
14	450022546	11800		11800	10110		10110	-14.32
15	450022544	10210		10210	8750		8750	-14.30
16	450022541	9670		9670	8285		8285	-14.32
17	450022508	12800	84175	96975	10970	72145	83115	-14.29
18	450022020	19125	237065	256190	16390	203190	219580	-14.29
19	450022522	12465	143365	155830	10685	122875	133560	-14.29
20	450022539	9340	230190	239530	8005	197285	205290	-14.29

*computer system is programmed to round to the nearest \$5.00.