

State of Nebraska

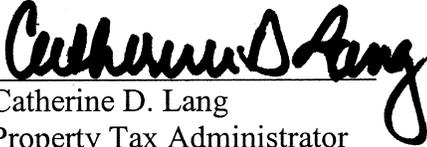
Property Assessment Division of the
Nebraska Department of Revenue

IN THE MATTER OF THE AUDIT OF)
SHERIDAN COUNTY, NEBRASKA, FOR)
IMPLEMENTATION OF THE ORDER) Certification of the
OF THE NEBRASKA TAX) Property Tax Administrator
EQUALIZATION AND REVIEW)
COMMISSION FOR THE)
ASSESSMENT YEAR 2007.)

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 Sheridan 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 19, 2007

SHERIDAN 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 THAT:

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, or a subclass thereof, for tax year 2007.
2. The level of value for the Assessor Location Gordon subclass of the class of commercial real property in the County shall be adjusted by a decrease in the amount of 17.076% so that the level of value indicated by the median of the subclass will be 96%. The ordered adjustment shall be made to all land and improvements however classified or coded within the Assessor Location Gordon subclass of the class of commercial 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 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.
4. These Findings and Orders shall be served on the Property Tax Administrator of the State of Nebraska via personal delivery, the Sheridan County Assessor via Certified United States Mail, return receipt requested, the Sheridan County Clerk, the Chairperson of the Sheridan County Board and the Sheridan 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).
5. On or before June 5, 2007, the Sheridan 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 (Cum. Supp. 2006).

6. The Property Tax Administrator shall audit the records of the Sheridan County Assessor to determine whether this Order was implemented, as required by neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).
7. 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 Sheridan County, as required by Neb. Rev. Stat. §77-5029 (Cum. Supp. 2006).
8. This order is effective the date it is signed and sealed.

Audit

An audit was conducted on June 26, 2007 in Sheridan County. Twenty samples were chosen at random. Sheridan 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 decreased can be attributed to rounding.

Based on the outcome of the audit, it is the opinion of the Department of Property Assessment & Taxation that the Sheridan 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 sample, that Sheridan County has implemented the orders issued by the Tax Equalization and Review Commission and the value of the commercial subclass in the County consisting of Assessor Location Gordon was decreased by 17.076%.

Liaison Signature Mark W. Loose Date 6.28.07

**SHERIDAN COUNTY COMMERCIAL PROPERTY
WITHIN GORDON SAMPLE**

ASSESSOR LOCATION: GORDON - DECREASE ALL LAND & IMPROVEMENTS BY 17.076%

Loc ID #	Before TERC Action			After TERC Action			% Chng	
	Land	Improv	Total	Land	Improv	Total		
1	810078864	7521	18468	25989	6237	15314	21551	-17.076
2	810085216	10740	40118	50858	8906	33267	42173	-17.077
3	810085488	30643	556887	587530	25410	461785	487195	-17.077
4	810083884	8586	0	8586	7120	0	7120	-17.074
5	810084090	15646	22789	38435	12974	18898	31872	-17.076
6	810083582	4868	59183	64051	4037	49077	53114	-17.075
7	810083043	8348	1541	9889	6922	1278	8200	-17.080
8	810084430	4661	22932	27593	3865	19016	22881	-17.077
9	810083132	57153	132544	189697	47394	109911	157305	-17.076
10	810079879	7762	18855	26617	6437	15635	22072	-17.076
11	810082993	86386	326701	413087	71635	270914	342549	-17.076
12	810092174	2530	0	2530	2098	0	2098	-17.075
13	810079836	32597	21659	54256	27031	17961	44992	-17.075
14	810079933	7762	44419	52181	6437	36834	43271	-17.075
15	810079984	23284	473823	497107	19308	392913	412221	-17.076
16	810079917	7762	14693	22455	6437	12184	18621	-17.074
17	810085348	12268	79263	91531	10173	65728	75901	-17.076
18	810083922	8220	0	8220	6816	0	6816	-17.080
19	810092115	19290	76420	95710	15996	63371	79367	-17.076
20	810092190	2530	2310	4840	2098	1916	4014	-17.066

Note: Any deviation shown by the percent change is due to rounding by the CAMA program.