

- Attachments

S1-1	Property Record 130109576
S1-2	Web/GIS image for 130109576
S1-3	ArcGIS image for 130109576
S2-1	Property Record 130120979
S2-2	Web/GIS image for 130120979
S2-3	ArcGIS image for 130120979
S3	Nebraska Farm Real Estate Reports, UNL, (2006, 2007, 2008)
S4-1	BELF Rentals and Valuations for Cass County
S4-2	E-mail reply, BELF, Ms Cindy Kehling
S5	Cass County Response to R&O (Excel)
S6	County GIS Land Use Progress Map

- Statement:

This morning's discussion should highlight a basic requirement to work off of the same sheet of information. Chapter 22, Measurement of Special Valuation, references both UNL Nebraska Farm Real Estate Reports and Board of Education Land and Funds (BELF) as resources. The fact that the BELF information is not readily available to assessors, and I imagine nearly impossible to get for land owners, should be recognized as a problem. The average east Nebraska county has less than 500 acres of BELF land and probably averages closer to 250. Cass County has a total of 80 acres which to me demonstrates its irrelevance for my county in determining any type of value. I believe the difference of opinions in today's hearing for agricultural land value is simply that, a different opinion. The different values aren't necessarily supported any more one way or the other by the factual components that are used to derive the value through an income approach. Both can be considered relevant and neither should be considered "more right than the other" as they are simply derived from different yet similar sources. Their availability and ease of incorporation into appraisal formulas and processes to determine a value should be considered. UNL reports are provided online every year while the BELF information is as yet "not available electronically" from any source. It is on this basis, as well as the reasons in my 2009 Valuation Report to PAD, that I ask the Commission not to order a change in values for any Cass County real property, and especially not the agricultural land. I also ask the Property Assessment Division to support my position and accept the assessment I have set as valid.

In my 2009 Valuation Report, I stated the ongoing creation of a land use layer on GIS, which is necessary in order to complete the requirement to incorporate an updated soil survey, have caused and will continue to cause noticeable and sometimes significant changes in valuation. Trying to explain to land owners these changes and their impact on values (as well as the confusion for clerical staff) is a lot to ask at anytime. The continued news concerning a recession and values dropping and costs rising on everything is a big negative that will simply cause even more aggravation to land owners which shouldn't be added to with an increase.

As for actual cash rents, which is the basis for the special value in Cass County, the value currently being used is \$113. The 3 year average from the UNL reports is \$117 which



when incorporated into the formulas would make an unnoticeable difference. Considering the work and cost to make this change and provide change of value notices for nearly 5,000 parcels I believe we are much better off holding steady and waiting until 2010.

What I have brought today is a comparison of information on property owned by the Board of Education Land and Funds (BELF) within Cass County. The only two parcels they own in the county are typical 40 acre parcels within the county and a simple review of processes will show how source data manipulated in the same way produces widely varying results.

Sections One and Two are the two parcels and each contain 5 pages which are the 3-page property record, a county web-site GIS image, and ArcGIS image (program used to create land use layer).

Section Three contains UNL Nebraska Farm Real Estate Report excerpts from 2006, 2007 and 2008. These are the heart of my valuations and show the written justification and cash rent numbers for each year.

Section Four contains the BELF information for Cass County as provided to the County Treasurer. It also contains the e-mail response from Ms Cindy Kehling (BELF) on my request for any information they could provide.

Section Five is an excel spread sheet showing the applications used on the BELF properties and its results using current county values and data to include using the current cash rent for dry ground.

Section Six is a map showing the progress in the county on mapping land use with the ArcGIS program.