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## 2010 Commission Summary

### 19 Colfax

#### Residential Real Property - Current

Number of Sales	158	Median	95
Total Sales Price	\$12,047,183	Mean	97
Total Adj. Sales Price	\$12,019,433	Wgt. Mean	93
Total Assessed Value	\$11,143,310	Average Assessed Value of the Base	\$57,576
Avg. Adj. Sales Price	\$76,072	Avg. Assessed Value	\$70,527

#### Confidence Interval - Current

95% Median C.I	92.94 to 98.74
95% Mean C.I	93.23 to 100.51
95% Wgt. Mean C.I	88.99 to 96.43

% of Value of the Class of all Real Property Value in the County	21.92
% of Records Sold in the Study Period	4.40
% of Value Sold in the Study Period	5.39

#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	152	97	97
2008	168	97	97
2007	188	96	96
2006	201	97	97

## 2010 Commission Summary

### 19 Colfax

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#### Commercial Real Property - Current

Number of Sales	18	Median	100
Total Sales Price	\$1,034,350	Mean	101
Total Adj. Sales Price	\$1,034,350	Wgt. Mean	88
Total Assessed Value	\$911,925	Average Assessed Value of the Base	\$150,979
Avg. Adj. Sales Price	\$57,464	Avg. Assessed Value	\$50,663

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#### Confidence Interval - Current

95% Median C.I	90.26 to 102.19
95% Mean C.I	87.14 to 115.14
95% Wgt. Mean C.I	68.57 to 107.76

% of Value of the Class of all Real Property Value in the County	8.87
% of Records Sold in the Study Period	3.25
% of Value Sold in the Study Period	1.09

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#### Commercial Real Property - History

Year	Number of Sales	LOV	Median
<b>2009</b>	16	99	99
<b>2008</b>	11	99	99
<b>2007</b>	15	99	99
<b>2006</b>	30	96	96



## 2010 Opinions of the Property Tax Administrator for Colfax County

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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 (R. S. Supp., 2005). 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 this 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.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Colfax County is 95% of market value. The quality of assessment for the class of residential real property in Colfax County indicates the assessment practices meet generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Colfax County is 100% of market value. The quality of assessment for the class of commercial real property in Colfax County indicates the assessment practices meet generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Colfax County is 71% of market value. The quality of assessment for the class of agricultural land in Colfax County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Colfax County**

### **taken to address the following property classes/subclasses:**

#### **Residential**

For 2010 Colfax County completed a market analysis of the county using sale information. Subclasses of real property that were determined to be outside of the acceptable range were reviewed and new values were developed. The most notable assessment actions are as follows:

- The area of Schuyler prone to occasional flooding was physically inspected. Data was verified against the information on the property record card. This inspection resulted in some value changes for individual properties.
- The county reviewed market information available for the town of Clarkson. As a result, the county removed a previously applied 10% economic depreciation factor resulting in a universal increase in assessed values.

In addition to the revaluation of the areas listed, the county completed the pick-up work of new and omitted construction, resulting in other changes in assessed values.

## 2010 Assessment Survey for Colfax County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>	
	Appraiser and Assessor	
2.	<b>List the valuation groupings used by the County:</b>	
	<i><b>Valuation Grouping</b></i>	<i><b>Assessor Location(s)/Neighborhood(s) included</b></i>
	01	Clarkson, and Clarkson Vacant
	02	Howells, and Howells Vacant
	03	Leigh and Leigh Vacant
	04	Richland and Richland Vacant
	05	Rural and Rural Vacant
	06	Schuyler and Schuyler Vacant
	07	Schuyler Sub
	08	Schuyler Sub Vacant
	09	Recreational
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>	
	<i><b>Valuation Grouping</b></i>	<i><b>Assessor Location(s)/Neighborhood(s) included</b></i>
	01	Clarkson, and Clarkson Vacant—Town has a steady commercial district, and houses are well established. There are very few newer homes in this valuation grouping.
	02	Howells, and Howells Vacant---Bustling commercial district and some newer homes.
	03	Leigh and Leigh Vacant---Small commercial district and mostly older homes in this valuation grouping.
	04	Richland and Richland Vacant---Bedroom community of Columbus with a historically stable residential market.
	05	Rural and Rural Vacant---Consists of all rural residential properties in the county.
	06	<i>Schuyler and Schuyler Vacant</i> --Parcels in this area consist of both newer and older homes, but generally sell at the same proportion of market value. As evidenced by the inspection for 2010, the flood area and remainder of the town sell similarly.
	07	Schuyler Sub---Properties outside the city limits of Schuyler consisting of various types of residential properties.
	08	Schuyler Sub Vacant---Primarily new subdivisions in close proximity to the town of Schuyler.
	09	Recreational---Properties located along the river and sandpits.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>	

	The cost approach is the primary method used to estimate market value, with Marshall and Swift costing used as the cost estimator. Depreciation is used from the local market.
4	<b>When was the last lot value study completed?</b>
	Lot value studies are completed in conjunction with neighborhood revaluations. Clarkson was done for assessment year 2010 and all other valuation groupings were completed in 2004.
a.	<b>What methodology was used to determine the residential lot values?</b>
	The county conducts an analysis of vacant lot sales as the primary method of establishing residential lot values.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes, 2005 cost tables are used for the entire residential class.
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	Depreciation studies in Colfax County are developed using local market information.
a.	<b>How often does the County update depreciation tables?</b>
	Depreciation tables are generally updated in conjunction with revaluations of valuation groupings. Depreciation studies are also done when new cost tables are implemented.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor and Appraiser complete the pick-up work
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>

	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The county is on schedule to complete the review and inspection of all parcels within the six year time frame.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes. The county keeps a list of all areas reviewed each year, and lists the areas scheduled for future review in the three year plan of assessment.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The ratio study statistics are analyzed in areas not reviewed and inspected for the current year and value adjustments are made to ensure all classes and subclasses are valued within the acceptable range.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	158	<b>MEDIAN:</b>	<b>95</b>	COV:	24.11	95% Median C.I.:	92.94 to 98.74	(! : Derived)
TOTAL Sales Price:	12,047,183	WGT. MEAN:	93	STD:	23.35	95% Wgt. Mean C.I.:	88.99 to 96.43	
TOTAL Adj.Sales Price:	12,019,433	MEAN:	97	AVG.ABS.DEV:	12.40	95% Mean C.I.:	93.23 to 100.51	
TOTAL Assessed Value:	11,143,310							
AVG. Adj. Sales Price:	76,072	COD:	13.10	MAX Sales Ratio:	321.70			
AVG. Assessed Value:	70,527	PRD:	104.48	MIN Sales Ratio:	41.38			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	27	99.31	98.25	93.65	8.47	104.91	68.47	125.20	91.84 to 103.93	80,444	75,337
10/01/07 TO 12/31/07	23	99.17	100.17	100.71	8.33	99.47	83.44	122.75	93.10 to 103.49	72,831	73,346
01/01/08 TO 03/31/08	11	95.16	96.00	96.73	5.95	99.25	82.21	106.71	88.96 to 104.98	83,318	80,590
04/01/08 TO 06/30/08	16	89.97	90.49	92.93	12.93	97.38	53.79	116.75	80.35 to 101.21	63,687	59,184
07/01/08 TO 09/30/08	23	93.44	95.76	96.06	13.24	99.69	53.28	122.47	89.77 to 103.43	71,224	68,417
10/01/08 TO 12/31/08	19	97.15	96.77	88.14	11.87	109.79	41.38	128.94	89.34 to 103.08	92,859	81,846
01/01/09 TO 03/31/09	12	92.76	92.18	87.02	14.23	105.92	63.93	145.33	76.39 to 100.53	68,400	59,522
04/01/09 TO 06/30/09	27	88.53	99.91	86.71	23.29	115.23	68.01	321.70	83.04 to 102.76	74,574	64,660
<u>Study Years</u>											
07/01/07 TO 06/30/08	77	97.69	96.89	96.06	9.31	100.87	53.79	125.20	93.37 to 100.42	75,099	72,136
07/01/08 TO 06/30/09	81	92.94	96.85	89.61	16.40	108.08	41.38	321.70	89.97 to 97.15	76,997	68,997
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	69	93.44	94.85	92.96	11.81	102.04	41.38	128.94	91.89 to 100.49	77,362	71,914
<u>ALL</u>											
	158	94.66	96.87	92.71	13.10	104.48	41.38	321.70	92.94 to 98.74	76,072	70,527

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	17	95.10	111.09	97.48	26.44	113.96	74.71	321.70	85.88 to 118.98	42,820	41,743
02	14	93.74	92.75	92.11	16.52	100.70	53.79	123.91	73.87 to 116.07	51,360	47,306
03	10	92.83	96.31	88.77	14.93	108.50	69.75	145.33	73.17 to 109.51	53,900	47,845
04	1	98.74	98.74	98.74			98.74	98.74	N/A	28,500	28,140
05	19	96.59	92.75	93.54	13.25	99.16	63.93	122.75	83.23 to 104.45	113,700	106,352
06	85	97.15	97.27	96.27	9.37	101.04	53.28	128.94	93.07 to 100.61	76,508	73,652
07	5	86.27	83.82	80.37	9.87	104.30	68.47	100.49	N/A	159,480	128,167
08	5	96.34	95.87	95.64	3.65	100.24	89.77	103.95	N/A	41,300	39,500
09	2	63.91	63.91	43.05	35.25	148.46	41.38	86.44	N/A	168,749	72,645
<u>ALL</u>											
	158	94.66	96.87	92.71	13.10	104.48	41.38	321.70	92.94 to 98.74	76,072	70,527

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	149	94.71	95.78	92.66	11.79	103.36	41.38	145.33	92.90 to 99.06	79,125	73,317
2	9	93.37	114.96	95.38	35.15	120.52	53.79	321.70	86.44 to 103.95	25,519	24,341
<u>ALL</u>											
	158	94.66	96.87	92.71	13.10	104.48	41.38	321.70	92.94 to 98.74	76,072	70,527

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	70,527	PRD:	104.48	MIN Sales Ratio:	41.38			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	156	94.91	97.29	94.15	12.82	103.34	53.28	321.70	93.05 to 98.83	74,884	70,500
06	2	63.91	63.91	43.05	35.25	148.46	41.38	86.44	N/A	168,749	72,645
07											
ALL	158	94.66	96.87	92.71	13.10	104.48	41.38	321.70	92.94 to 98.74	76,072	70,527

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	119.35	153.55	110.64	67.00	138.78	53.79	321.70	N/A	3,418	3,782
5000 TO 9999	1	94.37	94.37	94.37			94.37	94.37	N/A	9,500	8,965
Total \$											
1 TO 9999	5	94.37	141.71	103.97	67.79	136.30	53.79	321.70	N/A	4,635	4,819
10000 TO 29999	15	98.74	99.95	98.95	12.46	101.01	74.71	130.12	89.97 to 114.04	20,891	20,671
30000 TO 59999	40	97.78	99.08	99.59	10.56	99.48	63.93	128.94	94.61 to 103.95	45,082	44,897
60000 TO 99999	62	92.58	94.91	94.75	9.08	100.17	69.57	122.47	89.59 to 100.42	77,203	73,151
100000 TO 149999	28	92.37	92.53	92.65	13.57	99.87	53.28	122.75	86.27 to 100.49	123,033	113,992
150000 TO 249999	6	95.88	91.52	92.26	7.95	99.20	68.01	101.51	68.01 to 101.51	172,166	158,832
250000 TO 499999	2	54.93	54.93	54.15	24.66	101.42	41.38	68.47	N/A	307,499	166,525
ALL	158	94.66	96.87	92.71	13.10	104.48	41.38	321.70	92.94 to 98.74	76,072	70,527



**2010 Correlation Section  
for Colfax County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Colfax County, as determined by the PTA is 95%. The mathematically calculated median is 95%.

RESIDENTIAL: The residential class of property in Colfax County is valued within the acceptable range as indicated by the median measure of central tendency. The county has recognized nine valuation groupings in the residential class. Information contained in the statistics indicates that five groupings are sufficiently represented by sales. Valuation groupings without a sufficient number of sales are a part of the same inspection and review cycle as those with sufficient sales. Based on the consistent review and attention to market information, the residential class is assumed to be equitably valued within the acceptable range.

**2010 Correlation Section  
for Colfax County**

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**II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

RESIDENTIAL:A review of the qualified and nonqualified sales in Colfax County indicates sales have appropriately been coded for use in the qualified statistics. In reviewing the residential sales verification process used by the county, it is apparent the county aggressively reviews the specifics of each sale with the buyer, seller, or realtor. Consistent review processes used by the county ensures no bias exists in the inclusion or exclusion of sales for development of the sales file.

**2010 Correlation Section  
for Colfax County**

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**III. Measure of Central Tendency**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95</b>	<b>93</b>	<b>97</b>

**2010 Correlation Section  
for Colfax County**

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#### **IV. Analysis of Quality of Assessment**

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section  
for Colfax County**

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2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Colfax County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.10</b>	<b>104.48</b>

RESIDENTIAL: The coefficient of dispersion is within the acceptable range, however the price related differential is slightly above the acceptable range. Analysis of the residential sales file displays two rather large residential sales in excess of \$250,000 having ratios of 41 percent and 68 percent. These two sales appear to be primary contributor to the excessive PRD, but appear to simply be outliers. In a sample with inequities based on the vertical assessments, one would typically find significant disparities in the assessment levels for low and high priced properties. Analysis of the sale price strata contained in the statistics indicates that all categories are valued within the acceptable range with the exception of these two sales.

Based on the assessment practices consistently demonstrated by the county, the residential class is considered to be valued uniformly and proportionately.



## **2010 Assessment Actions for Colfax County**

### **taken to address the following property classes/subclasses:**

#### **Commercial**

The county assessor analyzed three years of sale information for the commercial class and made changes to all commercial properties located outside of the town of Schuyler. Sales information indicated a seven percent reduction was necessary to bring the level of value for the subclass within the acceptable range. The commercial valuation grouping of Schuyler was analyzed, but no changes to assessed values resulted.

The county assessor also implemented 2010 Marshall and Swift pricing for the packing plant, resulting in a change in assessed value.

## 2010 Assessment Survey for Colfax County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>	
	Assessor	
2.	<b>List the valuation groupings used by the County:</b>	
	<b><i>Valuation Grouping</i></b>	<b><i>Assessor Location(s)/Neighborhood(s) included</i></b>
	01	Schuyler
	02	All other commercial properties in the county
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>	
	Valuation grouping 01 consists of all parcels located within the town of Schuyler. As the county seat, this commercial district is the commercial hub for the area. Valuation group 02 consists of all commercial properties in Colfax County located outside the town of Schuyler.	
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>	
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.	
4	<b>When was the last lot value study completed?</b>	
	Vacant lot value study was last completed in 2004.	
a.	<b>What methodology was used to determine the commercial lot values?</b>	
	Vacant commercial lots are valued primarily using market information from vacant lot sales.	
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>	
	Yes, the 2005 costing year is used for the entire commercial class.	
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>	
	Depreciation tables are developed using information derived from the market.	

a.	<b>How often does the County update the depreciation tables?</b>
	Depreciation tables are updated in conjunction with revaluations of particular areas, which are completed at least once every six years.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes.
b.	<b>By Whom?</b>
	Appraiser completes commercial pick-up work in the county.
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes.
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The county is scheduled to complete a review and inspection of all commercial properties within the 6 year requirement.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	The county maintains a tracking process internally, but annually reports the assessment actions completed and documents future plans for review in the three year plan of assessment.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The assessor studies the statistics for the subclasses not adjusted and percentage adjustments are applied to ensure all subclasses are valued within the acceptable range.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>100</b>	COV:	27.84	95% Median C.I.:	90.26 to 102.19	(! : Derived)
TOTAL Sales Price:	1,034,350	WGT. MEAN:	88	STD:	28.15	95% Wgt. Mean C.I.:	68.57 to 107.76	
TOTAL Adj.Sales Price:	1,034,350	MEAN:	101	AVG.ABS.DEV:	14.78	95% Mean C.I.:	87.14 to 115.14	
TOTAL Assessed Value:	911,925							
AVG. Adj. Sales Price:	57,463	COD:	14.77	MAX Sales Ratio:	197.09			
AVG. Assessed Value:	50,662	PRD:	114.72	MIN Sales Ratio:	59.36			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	1	97.07	97.07	97.07			97.07	97.07	N/A	45,000	43,680
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	90.26	90.26	90.26			90.26	90.26	N/A	32,500	29,335
07/01/07 TO 09/30/07	2	149.55	149.55	141.92	31.79	105.37	102.00	197.09	N/A	16,375	23,240
10/01/07 TO 12/31/07	3	99.43	97.74	94.19	2.20	103.77	93.61	100.18	N/A	44,000	41,441
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	4	94.21	88.00	98.59	14.93	89.25	59.36	104.20	N/A	22,875	22,552
07/01/08 TO 09/30/08	2	102.94	102.94	106.77	19.52	96.41	82.85	123.03	N/A	42,000	44,842
10/01/08 TO 12/31/08	1	101.61	101.61	101.61			101.61	101.61	N/A	14,000	14,225
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	4	101.45	95.36	78.66	11.71	121.24	66.27	112.30	N/A	150,650	118,496
<u>Study Years</u>											
07/01/06 TO 06/30/07	2	93.66	93.66	94.21	3.64	99.42	90.26	97.07	N/A	38,750	36,507
07/01/07 TO 06/30/08	9	99.92	104.92	101.86	18.08	103.01	59.36	197.09	88.50 to 104.20	28,472	29,001
07/01/08 TO 06/30/09	7	101.61	98.42	82.49	12.33	119.32	66.27	123.03	66.27 to 123.03	100,085	82,556
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	6	99.81	113.76	101.47	19.37	112.12	90.26	197.09	90.26 to 197.09	32,875	33,356
01/01/08 TO 12/31/08	7	99.92	94.21	102.44	14.03	91.97	59.36	123.03	59.36 to 123.03	27,071	27,731
<u>ALL</u>											
	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	10	100.31	97.15	85.40	9.17	113.76	66.27	123.03	82.85 to 104.20	91,660	78,273
02	8	99.81	106.14	109.72	21.80	96.74	59.36	197.09	59.36 to 197.09	14,718	16,148
<u>ALL</u>											
	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	100.05	103.26	101.74	14.37	101.49	59.36	197.09	90.26 to 104.20	39,796	40,490
2	2	84.23	84.23	66.42	21.32	126.82	66.27	102.19	N/A	198,800	132,037
<u>ALL</u>											
	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	1,034,350	WGT. MEAN:	88	STD:	28.15	95% Wgt. Mean C.I.:	68.57 to 107.76	
TOTAL Adj.Sales Price:	1,034,350	MEAN:	101	AVG.ABS.DEV:	14.78	95% Mean C.I.:	87.14 to 115.14	
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AVG. Assessed Value:	50,662	PRD:	114.72	MIN Sales Ratio:	59.36			

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**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	17	100.18	103.19	101.74	13.63	101.42	59.36	197.09	90.26 to 104.20	37,550	38,205
04	1	66.27	66.27	66.27			66.27	66.27	N/A	396,000	262,440
ALL	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	100.81	100.81	100.29	1.37	100.51	99.43	102.19	N/A	2,550	2,557
5000 TO 9999	3	88.50	82.68	85.29	15.37	96.94	59.36	100.18	N/A	6,333	5,401
Total \$											
1 TO 9999	5	99.43	89.93	88.46	10.96	101.66	59.36	102.19	N/A	4,820	4,264
10000 TO 29999	3	102.00	133.57	129.85	31.20	102.86	101.61	197.09	N/A	15,583	20,235
30000 TO 59999	7	99.92	101.38	102.35	9.92	99.05	82.85	123.03	82.85 to 123.03	38,928	39,844
100000 TO 149999	1	93.61	93.61	93.61			93.61	93.61	N/A	120,000	112,330
150000 TO 249999	1	100.70	100.70	100.70			100.70	100.70	N/A	175,000	176,220
250000 TO 499999	1	66.27	66.27	66.27			66.27	66.27	N/A	396,000	262,440
ALL	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	84.23	84.23	66.42	21.32	126.82	66.27	102.19	N/A	198,800	132,037
306	1	93.61	93.61	93.61			93.61	93.61	N/A	120,000	112,330
344	2	100.52	100.52	101.17	1.08	99.36	99.43	101.61	N/A	8,750	8,852
353	5	100.18	118.33	116.61	29.70	101.48	82.85	197.09	N/A	22,250	25,945
406	3	99.92	103.10	101.96	5.08	101.11	97.07	112.30	N/A	39,666	40,445
407	1	100.70	100.70	100.70			100.70	100.70	N/A	175,000	176,220
442	2	81.78	81.78	98.40	27.42	83.11	59.36	104.20	N/A	21,250	20,910
528	1	102.00	102.00	102.00			102.00	102.00	N/A	19,000	19,380
555	1	90.26	90.26	90.26			90.26	90.26	N/A	32,500	29,335
ALL	18	100.05	101.14	88.16	14.77	114.72	59.36	197.09	90.26 to 102.19	57,463	50,662



**2010 Correlation Section  
for Colfax County**

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**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Colfax County, as determined by the PTA is 100%. The mathematically calculated median is 100%.

COMMERCIAL: The commercial class of property in Colfax County is separated into two valuation groupings by the assessor. One group consists of all commercial properties in the town of Schuyler, while the other consists of the remaining commercial parcels in Colfax County. The assessor addressed valuation concerns in the commercial parcels outside of Schuyler by decreasing the assessed values by seven percent, resulting in equitable valuation between the two subclasses.

The processes used by the county to review, inspect and value commercial properties are consistent with professionally accepted mass appraisal standards. Analysis of the quality statistics also points to the conclusion that the Commercial properties are valued uniformly and proportionately in Colfax County.

**2010 Correlation Section  
for Colfax County**

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**II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

COMMERCIAL:A review of the qualified and nonqualified sales in Colfax County indicates sales have appropriately been coded for use in the qualified statistics. In reviewing the sales verification process used by the county, it is apparent the county aggressively reviews the specifics of each sale with the buyer, seller, or realtor. Verification questionnaires are mailed to buyers and follow-up phone calls are made if necessary. Consistent review processes used by the county ensures no bias exists in the inclusion or exclusion of sales for development of the qualified sample of sales.

**2010 Correlation Section  
for Colfax County**

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**III. Measure of Central Tendency**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>100</b>	<b>88</b>	<b>101</b>

**2010 Correlation Section  
for Colfax County**

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#### **IV. Analysis of Quality of Assessment**

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section  
for Colfax County**

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2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Colfax County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.77</b>	<b>114.72</b>

COMMERCIAL: The coefficient of dispersion is within the acceptable range; however the price related differential is above the acceptable range. Analysis of the commercial sales file displays one sale with a sale price of \$396,000 with a ratio 66 percent. In a sample with inequities based on the vertical assessments, one would typically find significant disparities in the assessment levels for low and high priced properties. Analysis of the sale price strata contained in the statistics indicates that all categories are valued within a reasonable degree of one another with the exception of this single sale making up the highest priced category.

Based on the assessment practices consistently demonstrated by the county, the commercial class is considered to be valued uniformly and proportionately.

**Agricultural or Special  
Valuation Reports**

## **2010 Assessment Actions for Colfax County**

### **taken to address the following property classes/subclasses:**

#### **Agricultural**

For the 2010 assessment year the county conducted a market study of the agricultural class of property. Using unimproved agricultural sales and sales with minimal non-agricultural components, the preliminary statistics indicated the level of value for the class to be below the statutory range at 62%. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in the county.

To address the deficiencies identified in the market analysis, Colfax County completed the following assessment actions:

- The classification of tree cover land was increased to reflect the same value as the grass classifications. Prior assessed values for the tree cover classifications were a percentage reduction from the grass values.
- Irrigated land increased roughly 6%, while dryland and grass land increased an average of 17%.

After completing the assessment actions for 2010 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level and were equalized throughout the county.

## 2010 Assessment Survey for Colfax County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and Appraiser
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	No
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The county reviews sale information and identifies common characteristics of the parcels. Similar sales throughout the county have resulted in existence of a single market area.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	Although physical characteristics of the parcels may differ from North to South in Colfax County, the market value as indicated by sales has shown all parcels to be subject to the same market.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural Land in the County is defined by statute 77-1327
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if it is not used for agricultural purposes.
c.	<b>Are these definitions in writing?</b>
	Yes
d.	<b>What are the recognized differences?</b>
	Differences in use of parcel and existence of dwelling.
e.	<b>Are rural farm home sites valued the same as rural residential home sites?</b>

	Yes.
f.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	All rural home sites have the same value regardless of location in the county.
g.	<b>What are the recognized differences?</b>
	N/A
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	The most current soil conversion was implemented for 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	LCGs are the primary characteristic used in developing the ag land values. A tree cover classification exists, but at this time carries a value analogous to the value established for grass.
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Physical inspection, FSA maps, GIS, taxpayer notification, etc.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	No
c.	<b>Describe special value methodology</b>
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>

	Yes
b.	<b>By Whom?</b>
	Assessor and Staff
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	Cyclical process has been established and is set to be completed within six years.
a.	<b>Does the County maintain a tracking process?</b>
	Yes
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Subclasses outside the range are trended to reflect the same relative relationship to market.

**Proportionality Among Study Years**

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The following tables represent the distribution of sales among each year of the study period in the original sales file, the sales that were added to each area, and the resulting proportionality.

**Preliminary Results:**

Study Year	County	Area 1
07/01/06 - 06/30/07	15	15
07/01/07 - 06/30/08	19	19
07/01/08 - 06/30/09	20	20
Totals	54	54

**Added Sales:**

Study Year	Total	Mkt 1
7/1/06 - 6/30/07	1	1
7/1/07 - 6/30/08	4	4
7/1/08 - 6/30/09	0	0
	5	5

**Final Results:**

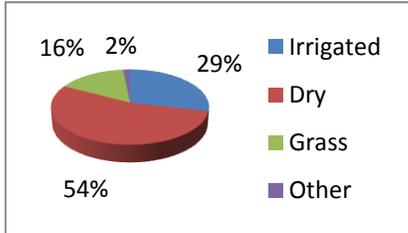
Study Year	County	Area 1
07/01/06 - 06/30/07	16	16
07/01/07 - 06/30/08	23	23
07/01/08 - 06/30/09	20	20
Totals	59	59

## Representativeness by Majority Land Use

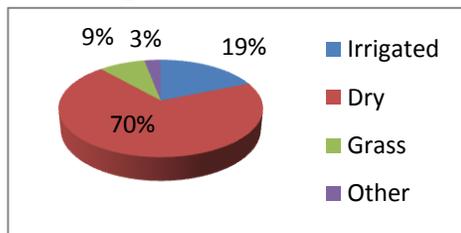
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	29%	19%	27%
Dry	54%	70%	63%
Grass	16%	9%	8%
Other	2%	3%	3%

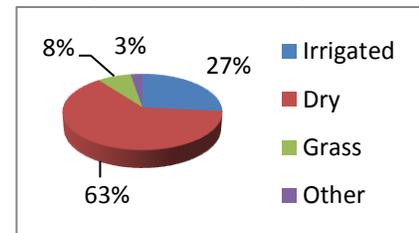
County



Original Sales File



Representative Sample



## Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	54	54
Number of Sales - Expanded Sample	59	59
Total Number of Acres Added	455	455

# Ratio Study

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## Final Statistics

County  
# sales            59

Median	71%	AAD	14.25%
Mean	74%	COD	20.01%
W. Mean	73%	PRD	101.12%

## Preliminary Statistics

Median	62%	AAD	12.30%
Mean	65%	COD	19.78%
W. Mean	65%	PRD	99.86%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	6	74.00%	26	72.11%	2	67.93%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	11	70.92%	37	72.45%	2	67.93%

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Colfax County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Colfax County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

##### AGRICULTURAL LAND:

The agricultural land class of property in Colfax County is valued by the assessor using one schedule of values for all agricultural land. The county values according to land capability groupings and makes differentiations based on the current use of the land into irrigated, dry crop, and grass. Tree cover acres are inventoried separately, but carry the same value schedule as the grass. Analysis of the market values in the county supported the assessor's notion that no separate market areas exist. For purposes of this analysis the county was analyzed in its entirety, and based on the majority use of the land into each of the three categories: irrigated, dry crop, and grass land.

Analysis of the sales sample recognizes approximately 9 percent fewer sales in the oldest year of the study period. In an increasing general market, a significant skew of the sales either toward the front or the back of the study period has potential to create disparities across county lines. Analysis between the first and last year's sales did not support the notion that a significant shift in the sales had affected the county-wide measures of central tendency.

As is the case in any inferential statistical scenario, the sample used to create statistics must be representative of the population of parcels being studied in order for the inferences to be valid. As the land use component is recognized as one of the primary characteristics that contribute to value, the land use make-up of the county was analyzed in comparison to the make-up of the sale sample. In Colfax County the irrigated and grass land appeared to be underrepresented by sales.

The irrigated land in the county exists primarily in the Southern end of the county, so irrigated sales of similar soil type were sought from neighboring Dodge, Butler, and Platte Counties. Adequacy of irrigated sales was also a concern as the county has historically had an insignificant number to measure. Comparable sales of similar soil types from Dodge County were ultimately selected to produce a representative and adequate sample.

Grass land sales in Colfax County have historically been few in numbers and 2010 was no exception. Identifying comparable grass land sales proved to be difficult in the County because of the limited pure grass land parcels in the area. Many of the grass acres reported in the abstract are unfarmable acres, and classified as grass. Ultimately, comparisons to neighboring counties values were drawn and the assessor increased grass land based on the general increases in the agricultural land market. Grass values between Colfax and the most comparable counties of Platte and Dodge are relatively similar.

## **2010 Correlation Section**

### **For Colfax County**

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The dry land in the county is the majority make-up and was sufficiently represented by sales. Comparison of values across county lines suggested like counties were comparable and did not cause any notable concerns.

This analysis of the 2010 assessed values indicates the overall level of value to be 71 percent of market value. Analysis of the irrigated, dry crop, and grass land using all available information suggest the values established are within the acceptable range, indicating this class is valued both uniformly and proportionately.

## 2010 Correlation Section

### For Colfax County

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#### **II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

#### **AGRICULTURAL LAND:**

A review of the qualified and nonqualified sales in Colfax County indicates sales have appropriately been coded for use in the qualified statistics. In reviewing the sales verification process used by the county, it is apparent the county aggressively reviews the specifics of each sale with the buyer, seller, or realtor. In agricultural land, verification questionnaires are mailed to buyers and follow-up phone calls are made if necessary. Consistent review processes used by the county ensures no bias exists in the inclusion or exclusion of sales for development of the qualified sample of sales.

## 2010 Correlation Section

### For Colfax County

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#### III. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**Median    Wgt.Mean    Mean**

<b>R&amp;O Statistics</b>	<b>71</b>	<b>73</b>	<b>74</b>
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## 2010 Correlation Section

### For Colfax County

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#### IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.  
Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

## 2010 Correlation Section

### For Colfax County

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There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July, 2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Colfax County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
<b>R&amp;O Statistics</b>	<b>20.01</b>	<b>101.12</b>

#### AGRICULTURAL LAND:

The coefficient of dispersion and price related differential are both within the acceptable range for the agricultural land class of property. This indicates agricultural land is valued uniformly and proportionately. The assessment practices consistently employed by the county also support uniformity in the assessment of agricultural land.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 8,071</b>	<b>Value : 942,617,302</b>	<b>Growth 10,520,534</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	323	1,512,820	74	1,116,710	1	180	398	2,629,710	
<b>02. Res Improve Land</b>	2,465	12,840,920	65	1,565,485	299	5,129,650	2,829	19,536,055	
<b>03. Res Improvements</b>	2,624	142,225,865	70	9,205,110	369	29,195,065	3,063	180,626,040	
<b>04. Res Total</b>	2,947	156,579,605	144	11,887,305	370	34,324,895	3,461	202,791,805	1,737,660
<b>% of Res Total</b>	85.15	77.21	4.16	5.86	10.69	16.93	42.88	21.51	16.52
<b>05. Com UnImp Land</b>	66	548,690	5	182,000	3	63,390	74	794,080	
<b>06. Com Improve Land</b>	416	3,679,285	26	853,720	20	422,150	462	4,955,155	
<b>07. Com Improvements</b>	425	32,054,565	30	6,170,625	22	3,175,235	477	41,400,425	
<b>08. Com Total</b>	491	36,282,540	35	7,206,345	25	3,660,775	551	47,149,660	610,221
<b>% of Com Total</b>	89.11	76.95	6.35	15.28	4.54	7.76	6.83	5.00	5.80
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	3	451,900	0	0	3	451,900	
<b>11. Ind Improvements</b>	0	0	3	36,040,535	0	0	3	36,040,535	
<b>12. Ind Total</b>	0	0	3	36,492,435	0	0	3	36,492,435	5,367,115
<b>% of Ind Total</b>	0.00	0.00	100.00	100.00	0.00	0.00	0.04	3.87	51.02
<b>13. Rec UnImp Land</b>	1	5,180	3	8,175	34	596,240	38	609,595	
<b>14. Rec Improve Land</b>	0	0	21	165,000	25	607,085	46	772,085	
<b>15. Rec Improvements</b>	0	0	61	898,255	28	1,512,485	89	2,410,740	
<b>16. Rec Total</b>	1	5,180	64	1,071,430	62	2,715,810	127	3,792,420	0
<b>% of Rec Total</b>	0.79	0.14	50.39	28.25	48.82	71.61	1.57	0.40	0.00
<b>Res &amp; Rec Total</b>	2,948	156,584,785	208	12,958,735	432	37,040,705	3,588	206,584,225	1,737,660
<b>% of Res &amp; Rec Total</b>	82.16	75.80	5.80	6.27	12.04	17.93	44.46	21.92	16.52
<b>Com &amp; Ind Total</b>	491	36,282,540	38	43,698,780	25	3,660,775	554	83,642,095	5,977,336
<b>% of Com &amp; Ind Total</b>	88.63	43.38	6.86	52.24	4.51	4.38	6.86	8.87	56.82
<b>17. Taxable Total</b>	3,439	192,867,325	246	56,657,515	457	40,701,480	4,142	290,226,320	7,714,996
<b>% of Taxable Total</b>	83.03	66.45	5.94	19.52	11.03	14.02	51.32	30.79	73.33

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	14,390	938,455	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	14,390	938,455
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	14,390	938,455

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	241	1	217	459

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	353,205	8	1,185,125	2,944	403,898,545	2,961	405,436,875
28. Ag-Improved Land	0	0	0	0	953	165,628,990	953	165,628,990
29. Ag Improvements	0	0	0	0	968	81,325,117	968	81,325,117
30. Ag Total							3,929	652,390,982

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.15	0	0	8.96	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	6.00	60,000	3	6.00	60,000	
32. HomeSite Improv Land	686	698.83	6,990,000	686	698.83	6,990,000	
33. HomeSite Improvements	643	0.00	52,539,185	643	0.00	52,539,185	1,330,545
34. HomeSite Total				<b>646</b>	<b>704.83</b>	<b>59,589,185</b>	
35. FarmSite UnImp Land	34	60.05	120,100	34	60.05	120,100	
36. FarmSite Improv Land	859	3,455.17	6,910,340	859	3,455.17	6,910,340	
37. FarmSite Improvements	940	0.00	28,785,932	940	0.00	28,785,932	1,474,993
38. FarmSite Total				<b>974</b>	<b>3,515.22</b>	<b>35,816,372</b>	
39. Road & Ditches	0	5,820.73	0	0	5,829.84	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,620</b>	<b>10,049.89</b>	<b>95,405,557</b>	<b>2,805,538</b>

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	10,136.32	13.87%	34,818,260	16.46%	3,435.00
46. 1A	12,231.54	16.74%	39,263,350	18.56%	3,210.01
47. 2A1	15,149.62	20.73%	46,130,620	21.81%	3,045.00
48. 2A	9,133.17	12.50%	26,851,580	12.69%	2,940.01
49. 3A1	6,013.50	8.23%	16,056,150	7.59%	2,670.02
50. 3A	17,077.75	23.37%	42,694,375	20.18%	2,500.00
51. 4A1	3,125.66	4.28%	5,438,670	2.57%	1,740.01
52. 4A	211.75	0.29%	296,430	0.14%	1,399.91
53. Total	73,079.31	100.00%	211,549,435	100.00%	2,894.79
<b>Dry</b>					
54. 1D1	6,424.60	4.76%	18,807,795	5.92%	2,927.47
55. 1D	33,250.71	24.64%	90,359,040	28.46%	2,717.51
56. 2D1	8,132.80	6.03%	21,649,600	6.82%	2,662.01
57. 2D	6,862.05	5.09%	17,177,215	5.41%	2,503.22
58. 3D1	14,288.02	10.59%	34,881,015	10.99%	2,441.28
59. 3D	46,661.86	34.58%	103,483,510	32.60%	2,217.73
60. 4D1	17,515.35	12.98%	28,754,160	9.06%	1,641.65
61. 4D	1,797.23	1.33%	2,365,985	0.75%	1,316.46
62. Total	134,932.62	100.00%	317,478,320	100.00%	2,352.87
<b>Grass</b>					
63. 1G1	378.87	0.00%	392,070	1.44%	1,034.84
64. 1G	3,306.28	10.83%	3,400,945	12.53%	1,028.63
65. 2G1	2,195.81	7.19%	2,078,830	7.66%	946.73
66. 2G	3,188.85	10.45%	2,940,500	10.83%	922.12
67. 3G1	2,027.12	6.64%	1,811,320	6.67%	893.54
68. 3G	9,838.51	32.23%	8,805,300	32.44%	894.98
69. 4G1	4,591.14	15.04%	3,695,095	13.61%	804.83
70. 4G	4,995.85	16.37%	4,021,705	14.82%	805.01
71. Total	30,522.43	100.00%	27,145,765	100.00%	889.37
<b>Irrigated Total</b>					
Irrigated Total	73,079.31	29.60%	211,549,435	37.98%	2,894.79
<b>Dry Total</b>					
Dry Total	134,932.62	54.65%	317,478,320	57.00%	2,352.87
<b>Grass Total</b>					
Grass Total	30,522.43	12.36%	27,145,765	4.87%	889.37
<b>Waste</b>					
Waste	8,075.99	3.27%	404,250	0.07%	50.06
<b>Other</b>					
Other	271.77	0.11%	407,655	0.07%	1,500.00
<b>Exempt</b>					
Exempt	2,432.73	0.99%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	246,882.12	100.00%	556,985,425	100.00%	2,256.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	100.47	267,225	177.29	496,220	72,801.55	210,785,990	73,079.31	211,549,435
<b>77. Dry Land</b>	32.58	67,460	305.48	657,170	134,594.56	316,753,690	134,932.62	317,478,320
<b>78. Grass</b>	20.51	18,495	34.77	30,725	30,467.15	27,096,545	30,522.43	27,145,765
<b>79. Waste</b>	0.52	25	20.16	1,010	8,055.31	403,215	8,075.99	404,250
<b>80. Other</b>	0.00	0	0.00	0	271.77	407,655	271.77	407,655
<b>81. Exempt</b>	0.07	0	4.35	0	2,428.31	0	2,432.73	0
<b>82. Total</b>	<b>154.08</b>	<b>353,205</b>	<b>537.70</b>	<b>1,185,125</b>	<b>246,190.34</b>	<b>555,447,095</b>	<b>246,882.12</b>	<b>556,985,425</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	73,079.31	29.60%	211,549,435	37.98%	2,894.79
<b>Dry Land</b>	134,932.62	54.65%	317,478,320	57.00%	2,352.87
<b>Grass</b>	30,522.43	12.36%	27,145,765	4.87%	889.37
<b>Waste</b>	8,075.99	3.27%	404,250	0.07%	50.06
<b>Other</b>	271.77	0.11%	407,655	0.07%	1,500.00
<b>Exempt</b>	2,432.73	0.99%	0	0.00%	0.00
<b>Total</b>	<b>246,882.12</b>	<b>100.00%</b>	<b>556,985,425</b>	<b>100.00%</b>	<b>2,256.08</b>

## 2010 County Abstract of Assessment for Real Property, Form 45 Compared with the 2009 Certificate of Taxes Levied (CTL)

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	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	199,233,750	202,791,805	3,558,055	1.79%	1,737,660	0.91%
02. Recreational	2,954,170	3,792,420	838,250	28.38%	0	28.38%
03. Ag-Homesite Land, Ag-Res Dwelling	58,817,600	59,589,185	771,585	1.31%	1,330,545	-0.95%
<b>04. Total Residential (sum lines 1-3)</b>	<b>261,005,520</b>	<b>266,173,410</b>	<b>5,167,890</b>	<b>1.98%</b>	<b>3,068,205</b>	<b>0.80%</b>
05. Commercial	47,639,006	47,149,660	-489,346	-1.03%	610,221	-2.31%
06. Industrial	30,702,475	36,492,435	5,789,960	18.86%	5,367,115	1.38%
07. Ag-Farmsite Land, Outbuildings	34,078,322	35,816,372	1,738,050	5.10%	1,474,993	0.77%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>112,419,803</b>	<b>119,458,467</b>	<b>7,038,664</b>	<b>6.26%</b>	<b>7,452,329</b>	<b>-0.37%</b>
<b>10. Total Non-Agland Real Property</b>	<b>373,425,323</b>	<b>385,631,877</b>	<b>12,206,554</b>	<b>3.27%</b>	<b>10,520,534</b>	<b>0.45%</b>
11. Irrigated	193,004,735	211,549,435	18,544,700	9.61%		
12. Dryland	269,177,310	317,478,320	48,301,010	17.94%		
13. Grassland	28,678,515	27,145,765	-1,532,750	-5.34%		
14. Wasteland	189,460	404,250	214,790	113.37%		
15. Other Agland	343,890	407,655	63,765	18.54%		
<b>16. Total Agricultural Land</b>	<b>491,393,910</b>	<b>556,985,425</b>	<b>65,591,515</b>	<b>13.35%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>864,819,233</b>	<b>942,617,302</b>	<b>77,798,069</b>	<b>9.00%</b>	<b>10,520,534</b>	<b>7.78%</b>

COLFAX COUNTY ASSESSOR  
VIOLA M. BENDER  
411 E. 11<sup>TH</sup> STREET  
SCHUYLER, NE. 68661

June 1, 2009

I, Viola M. Bender, duly elected assessor of Colfax County, present this plan of assessment, pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, to the Colfax County Board of Equalization on or before July 31 of each year and to the Department of Revenue Property Assessment Division on or before October 31 of each year.

Respectively Submitted

Colfax County Assessor  
Viola M. Bender

## GENERAL DESCRIPTION OF COUNTY

Based on the counties abstract  
Colfax County has a total parcel count of 8,459 parcels.

Residential-----	3,455
Commercial-----	556
Agricultural-----	4,004
Exempt-----	444

Colfax County also processes approximately 1,100 Personal Property filings and 500 Homestead Exemptions each year.

The Colfax County Assessor's Office consists of the Assessor, Deputy Assessor, one full time clerk, and one part time Appraiser.

### **Budget**

2009 General Budget: 123,330.

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment and the data processing costs.

### **Procedures Manual**

Colfax County has a written policy manual, which is updated each year.

### **Responsibilities**

Record maintenance: Cadastral Maps

The office staff maintains the maps by keeping the ownership and descriptions current (Reg 10-004.03).

Property Record Cards: The office staff maintains the property record cards by keeping current the required legal, ownership, classification codes and changes made to the assessment information of the property (Reg. 10-004).

### **Report Generation**

County Abstract of Assessment Report for Real Property must be completed and certified by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

Certification of Values: Pursuant to section 13-509 and 13-518 the county assessor must certify taxable valuations to political subdivisions on or before August 20 of each year.

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.

Tax List Corrections: Tax list corrections are generated to correct clerical error (77-128) and any overvalued, undervalued, and omitted real property.

Generate Tax Roll: The assessor's office will on or before November 22 completes and deliver to the county treasurer the Tax List.

Certificate of Taxes Levied: On or before December 1 of each year the assessor will certify to the Property Tax Administrator, the total taxable valuation and the Certificate of Taxes Levied.

MIPS/County Solutions LLC of 725 S. 14<sup>th</sup> Street Lincoln, NE. 68508 maintain all of our administrative programs.

### **Homestead Exemptions**

The assessor's office on or before June 30 of each year, accepts applications for Homestead Exemption (77-3510 thru 77-3528). The assessor's office staff also helps the applicant complete the necessary forms.

### **Filing for Personal Property**

The assessor's office on or before February 1 of each year sends a letter to all persons with personal property, explaining the procedure for filing Personal Property, the penalties for late filing and requesting they bring in or mail their depreciation worksheets to the assessor's office. We then complete the Personal Property Schedule and return a copy to the taxpayer.

### **Real Property**

Residential: In 2010 tax year we will be doing a drive-by review of the city of Schuyler. We will also be reviewing large lots in the city of Clarkson. For the 2011 tax year we hope to be starting to implement the new CAMA program that MIPS has available. In 2012 we will start to review the rural farm homes and buildings. We will also continue to review all sales and address any problem areas.

When doing a drive-by review if we feel there is a discrepancy in the square footage, addition or property updated, we will re-measure and recalculate the square footage.

The 2009 level of value is Assessment Ratio: 97, COD: 11.95 and the PRD: 102.45

### **Computerized**

Colfax County now has all properties in the county data entered into the CAMA 2000 for pricing. New digital photos of all residential property was taken spring of 2007.

### **Commercial Property**

For the 2010 assessment year we will continue to review sales and address any problems areas. For the 2011 tax year we will be doing drive-by reviews of commercial property. In the 2012 assessment year we will be working on new computer drawings. The 2009 level of value is, Assessment Ratio: 99, COD: 13.53 and the PRD: 103.59

### **Agricultural**

Our agricultural land use was last completed in 1983; we are unable to get land use verification from our local FSA office. We have one market area in the county. When we verify our agland sales we also check with the buyer or seller on the land use.

We are implementing a GIS system. We are working with GIS Workshop, Inc from Lincoln, NE. We hope to have this up and running by 2010.

For 2009 the level of value was Assessment Ratio: 72, COD: 19.83 and the PRD: 106.72

The Assessor's office receives yearly updated well registration list, which also helps us track any changes in agland.

In the assessment years ahead we plan on continuing reviewing our agland sales, and keeping the land use and classifications as current as possible. We will be implementing the new soil survey for 2010.

### **Pick-up Work**

Pick-up work is started in August of each year and completed by February 1. We receive

Building permits monthly from the city clerk's. The county in 1999 implemented zoning, which requires a zoning permit before any construction can be started, the zoning office will then submit a copy of this permit to the assessor's office, which helps us tract new construction in the rural areas.

### **Sales Review**

Real Estate Transfers (Form 521) are delivered to the assessor's office each month from the clerk's office. The assessor and the deputy complete the Real Estate Transfer Statements. The assessor or deputy does verification of sales information by contacting the buyer or seller by telephone or in person. If no response from buyer or seller we try to contact the abstractor or the realtor involved in the sales.

The assessor and appraiser complete drive by reviews checking for changes that are different than the current property record card. Things we look for are additional buildings, heating & cooling changes, also changes in square footage (additions to house).

## 2010 Assessment Survey for Colfax County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	1 part-time appraiser
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$123,330
7.	<b>Adopted budget, or granted budget if different from above</b>
	\$123,330
8.	<b>Amount of the total budget set aside for appraisal work</b>
	-
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	Contract Appraiser is paid \$22,830
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$12,200 for MIPS and \$3,600 for GIS
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,500
12.	<b>Other miscellaneous funds</b>
	No
13.	<b>Was any of last year's budget not used:</b>
	No

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	MIPS
2.	<b>CAMA software</b>
	AS400
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Office Staff

5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
7.	<b>Personal Property software:</b>
	MIPS

### **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>
	All towns except Leigh
4.	<b>When was zoning implemented?</b>
	1999

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Kaiser Appraisal Services
2.	<b>Other services</b>
	GIS Workshop



# Certification

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This is to certify that the 2010 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission and one printed copy by hand delivery to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Colfax County Assessor.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts