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2010 Commission Summary

38 Grant

Residential Real Property - Current

Number of Sales	7	Median	94
Total Sales Price	\$351,000	Mean	97
Total Adj. Sales Price	\$351,000	Wgt. Mean	98
Total Assessed Value	\$344,448	Average Assessed Value of the Base	\$25,721
Avg. Adj. Sales Price	\$50,143	Avg. Assessed Value	\$49,207

Confidence Interval - Current

95% Median C.I	80.90 to 123.46
95% Mean C.I	82.69 to 110.58
95% Wgt. Mean C.I	80.72 to 115.54

% of Value of the Class of all Real Property Value in the County	6.21
% of Records Sold in the Study Period	2.25
% of Value Sold in the Study Period	4.31

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	11	100	100
2008	10	98	98
2007	7	92	112
2006	4	92	151

2010 Commission Summary

38 Grant

Commercial Real Property - Current

Number of Sales	1	Median	98
Total Sales Price	\$7,000	Mean	98
Total Adj. Sales Price	\$7,000	Wgt. Mean	98
Total Assessed Value	\$6,883	Average Assessed Value of the Base	\$20,654
Avg. Adj. Sales Price	\$7,000	Avg. Assessed Value	\$6,883

Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	N/A
95% Wgt. Mean C.I	N/A

% of Value of the Class of all Real Property Value in the County	1.19
% of Records Sold in the Study Period	1.35
% of Value Sold in the Study Period	0.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	1	100	35
2008	1	100	35
2007	2	92	45
2006	2	92	68

2010 Opinions of the Property Tax Administrator for Grant County

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 Grant County is 100% of market value. The quality of assessment for the class of residential real property in Grant 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 Grant County is 100% of market value. The quality of assessment for the class of commercial real property in Grant 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 Grant County is 70% of market value. The quality of assessment for the class of agricultural land in Grant 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".

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Grant County

taken to address the following property classes/subclasses:

Residential

The market for residential sales in Grant County has leveled off and may even be in a downward trend. There have only been two sales in the last year, and an observation made after reviewing properties listed on the open market are that there are more listings than in the last few years. Also there is no longer a school in the village of Whitman or Ashby.

The statistics seem to be holding even though based on only seven residential sales. Since there is no other information available to determine if values should be adjusted the decision was made to leave them the same as 2009. As the assessor continues to monitor the residential market there may be indication a downward adjustment will be warranted in the future.

2010 Assessment Survey for Grant County

Residential Appraisal Information

1.	Valuation data collection done by:
	Heartland Appraisal, contracted appraiser.
2.	List the valuation groupings used by the County:
	Valuation Grouping 1 – Hyannis and Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Not applicable.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Primarily the cost approach and utilizing sales to establish depreciation. The sales comparison approach is not used since there are so few sales.
4	When was the last lot value study completed?
	1999
a.	What methodology was used to determine the residential lot values?
	Valued by square foot.
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Depreciation is based on market.
a.	How often does the County update depreciation tables?
	When re-costing or when there is an indication in the market.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Heartland Appraisal

c.	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?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	In 2008 the review and re-costing of all residential within the county was completed. A new cycle has been started.
a.	Does the County maintain a tracking process? If yes describe.
	The county is developing a chart to track their work.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The class as a whole will be revalued when the inspection and review is completed.

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:	7	MEDIAN:	94	COV:	15.60	95% Median C.I.:	80.90 to 123.46
TOTAL Sales Price:	351,000	WGT. MEAN:	98	STD:	15.08	95% Wgt. Mean C.I.:	80.72 to 115.54
TOTAL Adj.Sales Price:	351,000	MEAN:	97	AVG.ABS.DEV:	11.23	95% Mean C.I.:	82.69 to 110.58
TOTAL Assessed Value:	344,448						
AVG. Adj. Sales Price:	50,142	COD:	11.89	MAX Sales Ratio:	123.46		
AVG. Assessed Value:	49,206	PRD:	98.48	MIN Sales Ratio:	80.90		

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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
____Qrtrs____											
07/01/07 TO 09/30/07	2	90.37	90.37	99.53	10.47	90.79	80.90	99.83	N/A	32,000	31,850
10/01/07 TO 12/31/07	1	88.65	88.65	88.65			88.65	88.65	N/A	10,000	8,865
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	2	88.30	88.30	84.50	6.95	104.50	82.16	94.43	N/A	71,000	59,991
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	2	115.25	115.25	112.52	7.12	102.43	107.04	123.46	N/A	67,500	75,949
____Study Years____											
07/01/07 TO 06/30/08	5	88.65	89.19	89.14	7.04	100.06	80.90	99.83	N/A	43,200	38,509
07/01/08 TO 06/30/09	2	115.25	115.25	112.52	7.12	102.43	107.04	123.46	N/A	67,500	75,949
____Calendar Yrs____											
01/01/08 TO 12/31/08	2	88.30	88.30	84.50	6.95	104.50	82.16	94.43	N/A	71,000	59,991
____ALL____											
	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
01	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206
____ALL____											
	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	6	97.13	99.26	98.18	11.17	101.10	82.16	123.46	82.16 to 123.46	58,333	57,273
2	1	80.90	80.90	80.90			80.90	80.90	N/A	1,000	809
____ALL____											
	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
01	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206
06											
07											
____ALL____											
	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206

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:	7	MEDIAN:	94	COV:	15.60	95% Median C.I.:	80.90 to 123.46
TOTAL Sales Price:	351,000	WGT. MEAN:	98	STD:	15.08	95% Wgt. Mean C.I.:	80.72 to 115.54
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TOTAL Assessed Value:	344,448						
AVG. Adj. Sales Price:	50,142	COD:	11.89	MAX Sales Ratio:	123.46		
AVG. Assessed Value:	49,206	PRD:	98.48	MIN Sales Ratio:	80.90		

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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	1	80.90	80.90	80.90			80.90	80.90	N/A	1,000	809
Total \$ _____											
1 TO 9999	1	80.90	80.90	80.90			80.90	80.90	N/A	1,000	809
10000 TO 29999	2	91.54	91.54	92.87	3.16	98.57	88.65	94.43	N/A	18,500	17,180
30000 TO 59999	1	123.46	123.46	123.46			123.46	123.46	N/A	45,000	55,559
60000 TO 99999	2	103.44	103.44	104.07	3.49	99.39	99.83	107.04	N/A	76,500	79,616
100000 TO 149999	1	82.16	82.16	82.16			82.16	82.16	N/A	115,000	94,487
ALL _____	7	94.43	96.64	98.13	11.89	98.48	80.90	123.46	80.90 to 123.46	50,142	49,206

**2010 Correlation Section
for Grant County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Grant County, as determined by the PTA is 100%. The mathematically calculated median is 94%.

RESIDENTIAL: The calculated median from the statistical sampling of 7 sales will not be relied upon in determining the level of value for Grant County nor will the qualitative measures be used in determining assessment uniformity and proportionality. The sample is not representative of the population. The assessor, with the assistance of Heartland Appraisal, has tried to utilize as many sales as possible without bias in the analysis of the residential class. The county has developed a three year plan of assessment and tries to accomplish those goals. There is no other information available that would indicate that the level of value for the residential class of property has not been met.

There will be no non-binding recommendations made for the residential class of property.

**2010 Correlation Section
for Grant County**

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: The Grant County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. She has held this position for 23 years. Because of these job responsibilities and the length of time in office the assessor is in a unique position to verify sales. However, within all three classes of real property there are few sales to verify. The assessor has the opportunity to visit with professionals dealing with real property and the taxpayers of the county. Questionnaires are mailed out along with a stamped return envelope but the response is very poor. Heartland Appraisal (the contracted appraisal company) will assist if needed in the review and verification process.

A review of the qualified and non-qualified sales revealed those deemed to be non arms length transactions were an estate settlement, family, and a sale in which the property was disposed of quickly so the owner could leave town. It appears no bias exists in the selection of qualified sales and the assessor is using as many sales as possible in the analysis of the residential class.

**2010 Correlation Section
for Grant County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	94	98	97

**2010 Correlation Section
for Grant County**

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 Grant County**

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 Grant County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	11.89	98.48

RESIDENTIAL:Both of the qualitative measures, COD and PRD, are well within the standards. The sample is small (only 7 sales) and would typically not be sufficient for a reliable statistical analysis or representative of the population. This area is rural with no organized market and the effects of the economy are becoming apparent with more supply than demand. Because of the known assessment practices it is believed the residential properties are being treated in the most uniform and proportionate manner possible.

2010 Assessment Actions for Grant County

taken to address the following property classes/subclasses:

Commercial

The market for commercial sales in Grant County is very poor. Only one sale occurs in the sales file, there are several commercial businesses for sale but most have been sitting unoccupied for some time now.

One sale is not sufficient to analyze the commercial market or use in making meaningful decisions to adjust commercial property values or not. Since there is no other information available to determine if values should be adjusted the decision was made to leave them the same as 2009.

The only major project currently going on in Grant County is the construction of a new Mormon Church just east of Whitman.

2010 Assessment Survey for Grant County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Heartland Appraisal, contracted appraiser.
2.	List the valuation groupings used by the County:
	Valuation Grouping 1 – all commercial in county
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Not applicable.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Primarily the cost approach, there are few commercial sales in Grant County to utilize the sales comparison approach or enough income and expense information to make the income approach meaningful.
4	When was the last lot value study completed?
	1999
a.	What methodology was used to determine the commercial lot values?
	Value by square foot.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Depreciation is based on market.
a.	How often does the County update the depreciation tables?
	When re-costing or when there is an indication in the market.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Heartland Appraisal

c.	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?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Last done in 2002.
a.	Does the County maintain a tracking process? If yes describe.
	The county is developing a chart to track their work.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The class as a whole will be revalued when the inspection and review is completed.

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:	1	MEDIAN:	98	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	7,000	WGT. MEAN:	98	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	7,000	MEAN:	98	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	6,883						
AVG. Adj. Sales Price:	7,000	COD:	0.00	MAX Sales Ratio:	98.33		
AVG. Assessed Value:	6,883	PRD:	100.00	MIN Sales Ratio:	98.33		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Qrtrs												
07/01/06 TO 09/30/06												
10/01/06 TO 12/31/06												
01/01/07 TO 03/31/07												
04/01/07 TO 06/30/07												
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08												
04/01/08 TO 06/30/08												
07/01/08 TO 09/30/08												
10/01/08 TO 12/31/08												
01/01/09 TO 03/31/09												
04/01/09 TO 06/30/09	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
Study Years												
07/01/06 TO 06/30/07												
07/01/07 TO 06/30/08												
07/01/08 TO 06/30/09	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
Calendar Yrs												
01/01/07 TO 12/31/07												
01/01/08 TO 12/31/08												
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883	

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:	1	MEDIAN:	98	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	7,000	WGT. MEAN:	98	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	7,000	MEAN:	98	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	6,883						
AVG. Adj. Sales Price:	7,000	COD:	0.00	MAX Sales Ratio:	98.33		
AVG. Assessed Value:	6,883	PRD:	100.00	MIN Sales Ratio:	98.33		

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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	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883
04											
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883
Total \$											
1 TO 9999	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
353	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883
ALL	1	98.33	98.33	98.33			98.33	98.33	N/A	7,000	6,883

**2010 Correlation Section
for Grant County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Grant County, as determined by the PTA is 100%. The mathematically calculated median is 98%.

COMMERCIAL: The calculated median from the statistical sample of 1 sale will not be relied upon in determining the level of value for Grant County nor will the qualitative measures be used in determining assessment uniformity and proportionality. The sample is not representative of the commercial class as a whole as there are few commercial sales in the county. The county tries to stay on task with goals outlined in the three year plan of assessment. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

There will be no non-binding recommendations made for the commercial class of property.

**2010 Correlation Section
for Grant County**

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: There are seldom any commercial sales in Grant County, there is only one occurrence in this study period. This would not make for a sufficient sample to represent the population. The Grant County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner, which is beneficial in the sales review process, in contact with a variety of individuals working with real estate, and the contracted appraisal company (Heartland Appraisal), will assist if needed.

**2010 Correlation Section
for Grant County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	98	98	98

**2010 Correlation Section
for Grant County**

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 Grant County**

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 Grant County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	0.00	100.00

COMMERCIAL:With only one sale in the commercial sales file these qualitative measures are not meaningful. The commercial market in Grant County is bleak, there are seldom if ever any sales and the typical scenario is to see buildings vacated and left sitting long before a sale will occur. Heartland Appraisal will work with the assessor to maintain uniform and proportionate treatment within the commercial class of property.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Grant County

taken to address the following property classes/subclasses:

Agricultural

A review of the most current market data both within Grant County and the surrounding counties of Hooker, Arthur, Garden, Sheridan and Cherry was done. After careful consideration the decision was made to increase the irrigated subclasses of 4A1 and 4A to the same value as the 3A. Now all irrigated acres will be valued at 440 an acre.

There are only three subclasses of grass land; they are 3G, 4G1 and 4G. They all carry the same value and experienced the same approximate 23% increase (183 to 225 an acre).

The soil conversion has been changed from the alpha to the numeric notations through the assistance of GIS Western Resources and TerraScan.

2010 Assessment Survey for Grant County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Heartland Appraisal
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. 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.
	Not applicable.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Not applicable.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Defined as: <ul style="list-style-type: none"> • 4000 Farm/Agricultural – the agricultural land is currently classified as “working farm/ranches” – agricultural sites with the determination of an income producing nature.
b.	When is it agricultural land, when is it residential, when is it recreational?
	It is agricultural land if it meets the above definition or as follows: <ul style="list-style-type: none"> • Rural/Farm Residential – Less than 40 acres are classified as small acreages and or small farm sites – also known as a “non-working farm”. To the average consumer the “profits gained” are not considered actual income and are to be determined by the Internal Revenue Service and/or a qualified tax expert. <p>Recreational land has not been identified as of yet in the market.</p>
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	Small acreages will sell in the market for more per acre than large parcels that will be used for pasture, and will typically be used as a site for a home.

e.	How are rural home sites valued?
	The first acre for the home site is \$2000 plus \$130 per farm site acre. In Grant County the typical farm site is up to four acres.
f.	Are rural farm home sites valued the same as rural residential home sites? If no, explain:
	No. The home sites, known as outlots, around Hyannis are \$3000 for the first acre, and \$500 up to ten acres, over ten acres \$250 up to twenty acres. It then becomes priced as agland. Ashby and Whitman (both unincorporated) are \$1000 for the first acre then \$500 up to ten acres and \$250 up to twenty acres.
g.	Are all rural home sites valued the same or are market differences recognized?
	No, the first acre is different for those areas further away from Hyannis.
h.	What are the recognized differences?
	Location and distance from Hyannis.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion will be in place for 2010, GIS Western Resources Inc. will continue to work on completion of the GIS mapping.
a.	Are land capability groupings (LCG) used to determine assessed value?
	The inventory of the grass as noted by the LCG's is helpful in determining where the majority of the grass acres are that are selling. In Grant County approximately 95% of the grass will fall within the 4G1 and 4G grouping, therefore it would appear that the remaining grass inventory is incidental to the market of the 4G1 and 4G sub-classes which will carry the most weight in determining what the grass value will be. That value will then be applied to all grass LCG's.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Land use; particularly in identifying irrigated and waste acres.
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS will be a valuable asset to the county, will also continue to use FSA and NRD maps, do physical inspections, and review personal property schedules for added irrigation systems.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	Not applicable.

b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	Not applicable.
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Heartland Appraisal
c.	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?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	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)
	The improvements, homes and outbuildings, were done along with the other residential properties in Grant County.
a.	Does the County maintain a tracking process?
	The county is developing a chart to track their work.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The class as a whole will be revalued when the inspection and review is completed.

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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	5	5
07/01/07 - 06/30/08	6	6
07/01/08 - 06/30/09	1	1
Totals	12	12

Added Sales:

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

Final Results:

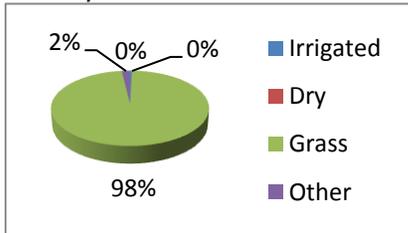
Study Year	County	Area 1
07/01/06 - 06/30/07	6	6
07/01/07 - 06/30/08	6	6
07/01/08 - 06/30/09	6	6
Totals	18	18

Representativeness by Majority Land Use

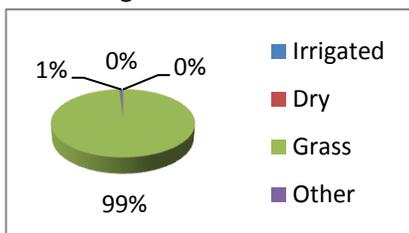
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	0%	0%	2%
Dry	0%	0%	0%
Grass	98%	99%	97%
Other	2%	1%	1%

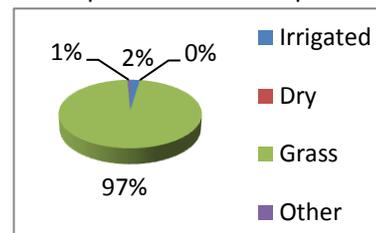
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	12	12
Number of Sales - Expanded Sample	18	18
Total Number of Acres Added	10471	10471

Ratio Study

Final Statistics

County # sales 18

Median	70%	AAD	15.95%
Mean	71%	COD	22.85%
W. Mean	61%	PRD	117.70%

Preliminary Statistics

Median	56%	AAD	13.05%
Mean	58%	COD	23.39%
W. Mean	49%	PRD	118.30%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	15	72.18%
Mkt Area 1	0	N/A	0	N/A	15	72.18%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	18	69.82%
Mkt Area 1	0	N/A	0	N/A	18	69.82%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Grant County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Grant County, as determined by the PTA is 70%. The mathematically calculated median is 70%.

AGRICULTURAL LAND:

Grant County is another county that is part of the Nebraska Sand Hills and located atop the Ogallala aquifer. There are several small lakes throughout Grant County. This county is also considered to have some of the most well balanced ranches with meadows and pastures that make it ideal for raising livestock. Primary roads through the county are highway 2 running east to west and highway 61 north to south.

The county is homogenous enough in makeup that no market areas have been created. A review of the agricultural sales over the three year study period indicate 5 sales occurred from 07/01/06 to 06/30/07, 6 sales occurred from 07/01/07 to 06/30/08 and 1 sale occurred from 07/01/08 to 06/30/09. The way the sales are distributed over the study period could cause Grant County to be compared to a different time standard than others as the third year of the study period is under represented in comparison to the first and second year.

The assessor looked to the adjoining counties of Cherry, Hooker, Arthur, Garden and Sheridan for comparable sales taking into consideration the date of sale, primary use, location, soils and topography. Three sales were brought in from Arthur, two from Garden, and one from Sheridan.

With the inclusion of these sales, the sales representing the county were now proportionate to the time frame and the potential time bias was eliminated. The makeup of the sales file was not distorted with the inclusion of the sales, the sample continues to be a reasonable representation of the land use in Grant County.

As a result of the agricultural analysis values increased. The irrigated went from 400-280-280 up to 440 for all three subclasses (3A, 4A1, 4A), the grass subclasses all carry one value it went from 183 to 225.

Grant County has achieved good equalization of the agricultural land and has a level of value of 70% of market as well as a calculated median of 70%.

There will be no non-binding recommendations made for the agricultural class of property.

2010 Correlation Section

For Grant County

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:

The Grant County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. She has held this position for 23 years. Because of these job responsibilities and the length of time in office the assessor is in a unique position to verify sales. However, within all three classes of real property there are few sales to verify. The assessor has the perfect opportunity to visit with professionals handling real property business and to visit with taxpayers of the county.

Questionnaires have been mailed out along with a stamped return envelope but the response is very poor. Heartland Appraisal (the contracted appraisal company) will assist if needed in the review and verification process.

After a review of the sales file and those sales deemed to be non-qualified, family transactions, partial interests, estate settlements, change of title to or from a corporate name, and so forth, it was determined that no bias exists and the assessor is using as many sales as possible in the analysis of the agricultural land market.

2010 Correlation Section

For Grant County

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
R&O Statistics	70	61	71

2010 Correlation Section

For Grant County

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 Grant County

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 Grant County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	22.85	117.70

AGRICULTURAL LAND:

The COD and PRD are above the acceptable range and would typically indicate that the assessment has not been done in a uniform and proportionate manner. However, there are two outliers affecting these qualitative measures, book 12 page 699 and book 12 page 577. When they are hypothetically removed from the analysis the COD moves to 18.60 and is now within the standard, the PRD remains virtually unchanged at 117.92. The assessor has done an adequate job of reviewing sales, and has consistently applied the valuation changes, after analyzing the local market and the surrounding markets, to the agricultural class of properties. It is the opinion that the agricultural class of property is being treated in the most uniform and proportionate manner possible.

Total Real Property Sum Lines 17, 25, & 30	Records : 1,685	Value : 128,721,263	Growth 267,779	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	31	68,848	7	22,663	40	63,445	78	154,956	
02. Res Improve Land	130	196,084	13	73,420	78	113,348	221	382,852	
03. Res Improvements	140	4,155,105	14	1,084,094	79	2,222,268	233	7,461,467	
04. Res Total	171	4,420,037	21	1,180,177	119	2,399,061	311	7,999,275	6,817
% of Res Total	54.98	55.26	6.75	14.75	38.26	29.99	18.46	6.21	2.55
05. Com UnImp Land	6	12,097	1	1,037	9	4,089	16	17,223	
06. Com Improve Land	27	67,370	3	3,561	23	20,809	53	91,740	
07. Com Improvements	27	910,159	3	212,851	28	296,413	58	1,419,423	
08. Com Total	33	989,626	4	217,449	37	321,311	74	1,528,386	13,633
% of Com Total	44.59	64.75	5.41	14.23	50.00	21.02	4.39	1.19	5.09
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	171	4,420,037	21	1,180,177	119	2,399,061	311	7,999,275	6,817
% of Res & Rec Total	54.98	55.26	6.75	14.75	38.26	29.99	18.46	6.21	2.55
Com & Ind Total	33	989,626	4	217,449	37	321,311	74	1,528,386	13,633
% of Com & Ind Total	44.59	64.75	5.41	14.23	50.00	21.02	4.39	1.19	5.09
17. Taxable Total	204	5,409,663	25	1,397,626	156	2,720,372	385	9,527,661	20,450
% of Taxable Total	52.99	56.78	6.49	14.67	40.52	28.55	22.85	7.40	7.64

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	0	0	0	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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	41	1	90	132

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	6,386	1,177	99,022,080	1,178	99,028,466
28. Ag-Improved Land	0	0	1	9,039	116	11,747,590	117	11,756,629
29. Ag Improvements	0	0	1	29,571	121	8,378,936	122	8,408,507
30. Ag Total							1,300	119,193,602

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	1	1.00	130	
37. FarmSite Improvements	0	0.00	0	1	0.00	29,571	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	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	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	93	161.00	322,000	93	161.00	322,000	
33. HomeSite Improvements	99	0.00	6,220,906	99	0.00	6,220,906	247,329
34. HomeSite Total				99	161.00	6,542,906	
35. FarmSite UnImp Land	1	1.00	130	1	1.00	130	
36. FarmSite Improv Land	110	379.00	56,750	111	380.00	56,880	
37. FarmSite Improvements	113	0.00	2,158,030	114	0.00	2,187,601	0
38. FarmSite Total				115	381.00	2,244,611	
39. Road & Ditches	0	1,211.76	0	0	1,213.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				214	1,755.76	8,787,517	247,329

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	11	663.34	42,126	11	663.34	42,126

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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	756.25	34.48%	332,750	34.48%	440.00
51. 4A1	234.56	10.69%	103,207	10.69%	440.00
52. 4A	1,202.64	54.83%	529,162	54.83%	440.00
53. Total	2,193.45	100.00%	965,119	100.00%	440.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	22,849.59	4.70%	5,141,171	4.70%	225.00
69. 4G1	39,695.10	8.17%	8,931,423	8.17%	225.00
70. 4G	423,442.02	87.13%	95,274,532	87.13%	225.00
71. Total	485,986.71	100.00%	109,347,126	100.00%	225.00
Irrigated Total	2,193.45	0.44%	965,119	0.87%	440.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	485,986.71	97.67%	109,347,126	99.04%	225.00
Waste	9,384.07	1.89%	93,840	0.08%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,013.70	0.20%	0	0.00%	0.00
Market Area Total	497,564.23	100.00%	110,406,085	100.00%	221.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	2,193.45	965,119	2,193.45	965,119
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	67.95	15,290	485,918.76	109,331,836	485,986.71	109,347,126
79. Waste	0.00	0	0.50	5	9,383.57	93,835	9,384.07	93,840
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	380.16	0	0.00	0	633.54	0	1,013.70	0
82. Total	0.00	0	68.45	15,295	497,495.78	110,390,790	497,564.23	110,406,085

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	2,193.45	0.44%	965,119	0.87%	440.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	485,986.71	97.67%	109,347,126	99.04%	225.00
Waste	9,384.07	1.89%	93,840	0.08%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,013.70	0.20%	0	0.00%	0.00
Total	497,564.23	100.00%	110,406,085	100.00%	221.89

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

38 Grant

	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	8,104,538	7,999,275	-105,263	-1.30%	6,817	-1.38%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	6,312,338	6,542,906	230,568	3.65%	247,329	-0.27%
04. Total Residential (sum lines 1-3)	14,416,876	14,542,181	125,305	0.87%	254,146	-0.89%
05. Commercial	1,494,314	1,528,386	34,072	2.28%	13,633	1.37%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,244,871	2,244,611	-260	-0.01%	0	-0.01%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	3,739,185	3,772,997	33,812	0.90%	13,633	0.54%
10. Total Non-Agland Real Property	18,156,061	18,315,178	159,117	0.88%	267,779	-0.60%
11. Irrigated	708,620	965,119	256,499	36.20%		
12. Dryland	0	0	0			
13. Grassland	88,935,388	109,347,126	20,411,738	22.95%		
14. Wasteland	93,840	93,840	0	0.00%		
15. Other Agland	-1	0	1			
16. Total Agricultural Land	89,737,847	110,406,085	20,668,238	23.03%		
17. Total Value of all Real Property (Locally Assessed)	107,893,908	128,721,263	20,827,355	19.30%	267,779	19.06%

2010
PLAN OF ASSESSMENT
GRANT COUNTY, NEBRASKA
JUNE 16, 2009

I, Tonchita J. Ring, Grant County Assessor, submit a Three Year Plan of Assessment to the Grant County Board of Equalization and the Department of Property Assessment and Taxation required by Law, Section 177-1311, as amended by 2001 Neb. Laws LB170, Section 5.

COUNTY DESCRIPTION

<u>Parcel/Acres</u>	<u>Count</u>	<u>%Parcel</u>	<u>Value</u>	<u>%Value</u>	<u>Land</u>	<u>Impr.</u>
Resid/Rec	312	18%	8,242,182	8%	545,650	7,696,532
Comm	72	4%	1,494,314	1%	104,231	1,390,083
Agri	1299	77%	98,551,978	91%	90,115,117	8,436,861
	1683	100%	108,288,474	100%	90,764,998	17,523,476

BUDGET, STAFFING AND TRAINING

The 2009/2010 Budget for the Clerk ex officio office is \$86,069 with a separate Re-Appraisal Fund of \$22,000 to cover the expenses of a Contracted Appraiser firm.

The Staff in the office consists of Assessor and one full time clerk. The responsibilities of the Assessor’s office are divided between the Assessor and Clerk. The Clerk does the computer work. Our computer services are contracted through ASI/TerraScan.

The Assessor and clerk will continue attending workshops for the coming three years.

2009 R & O STATISTICS

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	100	13.74	105.02
Commercial	35	0	100
Agricultural Unimproved	74	16.87	102.18

The following appraisal plan is planned.

3 YEAR APPRAISAL PLAN

Assessment Action Planned for Assessment for Year 2010

Residential- Pick-up work will be conducted including drive by inspection of all properties with the three towns of Grant County. The towns include Hyannis with 131 improved parcels, Whitman and Ashby each have 26 improved parcels. Sales review will also be completed for residential properties.

Commercial- There will be a complete re-appraisal done on the Commercial properties for 2010. A complete re-appraisal was completed in 2002. Questionnaires are sent out to both buyers and sellers.

Agricultural-The new soil codes will be in place and any land that is no longer irrigated land will be converted back to grass. Pick-up work and sales review will be completed for Agricultural Properties

Assessment Action Planned for Assessment year 2011

Residential- Pick-up work and sales review will be completed for residential properties.

Commercial- Pick-up work and sales review will be completed for commercial properties.

Agricultural-Pick-up work and sales review will be completed for agricultural properties.

Assessment Action Planned for Assessment Year 2012

Residential- Pick-up work and sales review will be completed for residential properties.

Commercial- Only appraisal maintenance for commercial properties will be done. If appraisal adjustments need to be made to comply with statistical measures required by law they will be made by either a percentage increase or decrease applied to all commercial properties. Sales review and pick-up work will also be completed.

Agricultural- Pick-up work and sales review will be completed for agricultural properties.

PROPERTY CARDS, MAPS & REAL ESTATE TRANSFERS

New property record cards were put in use in 1999 for residential property in the three towns, in 2000 for rural residential and 2002 for commercial properties. With each sale these property record cards are updated by ownership and whenever splits are made. If a value change is made the reason is recorded on the card. Maps are kept current with ownership and boundary lines.

Real Estate Transfer Statement are filed by year in a separate file drawer.

THE ANNUAL REPORTS

The Abstracts for Real & Personal property are prepared and filed each year. Copies of assessed Personal Property of the year before are sent to property owners, are checked and returned including new items purchased.

The sales rosters are checked over and mistakes are corrected and rosters returned to the PA&T.

Homestead Exemption applications are sent out. We make sure each property owner that receives an application returns it.

Grant County's Field Liaison Pat Albro works with the Assessor on Sales ratio studies and any other questions the assessor has.

Respectfully submitted,

Tonchita J. Ring
Grant County Assessor

2010 Assessment Survey for Grant County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$86,069
7.	Adopted budget, or granted budget if different from above
	Same
8.	Amount of the total budget set aside for appraisal work
	0
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$22,000
10.	Part of the budget that is dedicated to the computer system
	\$1,000
11.	Amount of the total budget set aside for education/workshops
	\$3,300
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes, approximately \$2,000

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and clerk.
5.	Does the county have GIS software?
	In the preliminary stages of development.
6.	Who maintains the GIS software and maps?
	GIS Western Resources, Inc.
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services
	Heartland Appraisal Service – for contract appraisal work.
2.	Other services
	None

Certification

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 Grant County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts