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2010 Commission Summary

65 Nuckolls

Residential Real Property - Current

Number of Sales	136	Median	97
Total Sales Price	\$3,870,904	Mean	108
Total Adj. Sales Price	\$3,908,904	Wgt. Mean	94
Total Assessed Value	\$3,659,125	Average Assessed Value of the Base	\$26,320
Avg. Adj. Sales Price	\$28,742	Avg. Assessed Value	\$26,905

Confidence Interval - Current

95% Median C.I	95.99 to 98.46
95% Mean C.I	98.79 to 117.98
95% Wgt. Mean C.I	89.98 to 97.24

% of Value of the Class of all Real Property Value in the County	9.99
% of Records Sold in the Study Period	6.71
% of Value Sold in the Study Period	6.86

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	147	98	98
2008	166	98	98
2007	176	98	98
2006	163	99	99

2010 Commission Summary

65 Nuckolls

Commercial Real Property - Current

Number of Sales	13	Median	96
Total Sales Price	\$313,706	Mean	103
Total Adj. Sales Price	\$311,906	Wgt. Mean	103
Total Assessed Value	\$320,170	Average Assessed Value of the Base	\$64,818
Avg. Adj. Sales Price	\$23,993	Avg. Assessed Value	\$24,628

Confidence Interval - Current

95% Median C.I	93.45 to 99.05
95% Mean C.I	80.44 to 125.74
95% Wgt. Mean C.I	88.91 to 116.39

% of Value of the Class of all Real Property Value in the County	4.68
% of Records Sold in the Study Period	3.38
% of Value Sold in the Study Period	1.28

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	16	93	93
2008	24	96	96
2007	24	96	96
2006	21	98	98

2010 Opinions of the Property Tax Administrator for Nuckolls 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 Nuckolls County is 97% of market value. The quality of assessment for the class of residential real property in Nuckolls 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 Nuckolls County is 96% of market value. The quality of assessment for the class of commercial real property in Nuckolls 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 Nuckolls County is 73% of market value. The quality of assessment for the class of agricultural land in Nuckolls 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 Nuckolls County

taken to address the following property classes/subclasses:

Residential:

For 2010, Nuckolls County has followed their 3 Year Plan which includes the following actions:

The county completed all residential pickup work.

The county conducted a thorough sale verification and analysis process.

Made minor adjustments to the town of Nelson

For 2010, Nuckolls County has not inspected, updated or appraised any residential property. They contracted with Stanard Appraisal Services to reappraise the entire class of commercial property in 2010, and did not attempt any residential projects.

2010 Assessment Survey for Nuckolls County

Residential Appraisal Information

1.	Valuation data collection done by:	
	Assessor, Staff and Contract Appraiser,	
2.	List the valuation groupings used by the County:	
	01	Nelson
	02	Hardy
	03	Lawrence
	04	Nora
	05	Oak
	06	Ruskin
	07	Superior
	08	Rural Acreage
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	<p>The assessor has indicated that at this time, she is not prepared to identify towns that have similar enough characteristics to combine them into valuation groupings. Nelson is the county seat but Superior is the largest town and has its own unique market characteristics including a K-12 school system. The most defining characteristic for a community is believed to be the school system. Lawrence and Nelson combine to form another school district with Lawrence hosting the elementary schools and Nelson hosting the junior and senior high schools. The remaining four towns tend to be stand alone communities providing limited services with limited infrastructure. None of the four have any school facilities and tend to associate with the community that hosts their students, rather than each other. Hardy affiliates with Superior, Nora affiliates with Lawrence/Nelson, Oak splits between Lawrence/Nelson and Davenport, Ruskin affiliates with Deshler. The rural acreage residents also have diverse school situations but are viewed by the county as a unique group, partly because that is how the assessment process is organized and partly because there is no other strong identifying characteristic for the acreages. Presently, the county tends to organize their residential inspection and valuation projects as follows; Superior stands alone, Lawrence and Nelson are scheduled together, the other four towns are scheduled together and the acreages parallel the houses on agricultural parcels. At this time, the assessor uses this process to expedite the appraisal functions but is not persuaded that they share any other measureable characteristics.</p>	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost and sales comparison; the county relies primarily on their sales comparison model for their residential valuations	

4	When was the last lot value study completed?
	Superior -2004/2005; Lawrence and Nelson -2005/2006, the four small towns; -2006/2007; and the acreages and ag houses, the west half in 2007, and the east half in 2008.
a.	What methodology was used to determine the residential lot values?
	Market Analysis / Sales Comparison
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	All subclasses of residential property, including ag houses is costed with 2003 costs.
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?
	The county develops all of their own depreciation tables.
a.	How often does the County update depreciation tables?
	The depreciation tables are updated whenever the cost tables are updated.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor, the contract appraiser and the assessor's staff.
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)
	Beginning in 2004, the county inspected Superior; in 2005, Lawrence and Nelson; in 2006 the four small towns; in 2007 the west half of the acreages and the ag residences and buildings; in 2008 the east half of the acreages and the ag residences and buildings. This cycle will be repeated beginning in 2010.
a.	Does the County maintain a tracking process? If yes describe.
	Yes! The process is published and tracked in the 3 year plan. Each year it is updated and any changes will be noted in the new plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All residential locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. The inspection process is not part of the valuation process; rather it is considered part of the data collection and analysis process. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.

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:	136	MEDIAN:	97	COV:	52.70	95% Median C.I.:	95.99 to 98.46	(! : Derived)
TOTAL Sales Price:	3,870,904	WGT. MEAN:	94	STD:	57.12	95% Wgt. Mean C.I.:	89.98 to 97.24	
TOTAL Adj.Sales Price:	3,908,904	MEAN:	108	AVG.ABS.DEV:	25.58	95% Mean C.I.:	98.79 to 117.98	
TOTAL Assessed Value:	3,659,125							
AVG. Adj. Sales Price:	28,741	COD:	26.38	MAX Sales Ratio:	465.00			
AVG. Assessed Value:	26,905	PRD:	115.78	MIN Sales Ratio:	29.12			

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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	23	96.25	95.89	89.95	14.58	106.61	57.71	163.33	92.20 to 99.07	34,014	30,596
10/01/07 TO 12/31/07	16	97.50	111.98	95.64	27.69	117.09	54.32	200.00	86.30 to 138.92	29,578	28,287
01/01/08 TO 03/31/08	12	97.25	105.70	98.90	20.23	106.88	66.38	226.70	85.56 to 109.77	16,412	16,231
04/01/08 TO 06/30/08	16	98.59	125.39	99.04	43.42	126.61	41.67	465.00	87.48 to 117.06	23,300	23,075
07/01/08 TO 09/30/08	25	95.17	98.18	95.79	20.22	102.49	45.00	186.00	85.99 to 100.00	28,249	27,061
10/01/08 TO 12/31/08	14	96.79	98.46	94.18	15.25	104.55	63.47	155.67	71.05 to 100.20	29,125	27,428
01/01/09 TO 03/31/09	12	96.93	95.52	91.58	7.90	104.30	61.44	119.00	93.15 to 100.83	37,458	34,305
04/01/09 TO 06/30/09	18	99.59	138.30	89.72	56.25	154.15	29.12	416.00	88.18 to 135.13	28,894	25,923
<u>Study Years</u>											
07/01/07 TO 06/30/08	67	97.60	108.54	94.25	25.69	115.16	41.67	465.00	94.88 to 99.90	27,243	25,676
07/01/08 TO 06/30/09	69	96.96	108.24	93.05	26.89	116.32	29.12	416.00	94.70 to 99.17	30,196	28,098
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	67	97.01	106.08	96.48	24.88	109.95	41.67	465.00	94.70 to 99.00	25,130	24,246
<u>ALL</u>											
	136	96.99	108.39	93.61	26.38	115.78	29.12	465.00	95.99 to 98.46	28,741	26,905

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	29	97.97	101.72	89.05	22.60	114.23	29.12	214.31	92.20 to 108.66	14,282	12,718
02	9	95.82	90.96	91.38	9.07	99.54	66.38	103.21	68.04 to 100.25	10,188	9,310
03	12	97.59	99.32	87.82	23.71	113.10	57.71	226.70	61.44 to 102.20	25,425	22,327
04	2	60.06	60.06	71.35	25.07	84.17	45.00	75.11	N/A	10,000	7,135
05	3	63.47	63.03	62.26	8.92	101.24	54.32	71.30	N/A	21,416	13,333
06	1	98.52	98.52	98.52			98.52	98.52	N/A	65,000	64,040
07	69	96.90	117.83	95.64	30.28	123.20	59.21	465.00	95.51 to 100.20	31,350	29,984
08	11	99.94	112.89	95.65	24.56	118.03	67.51	204.00	80.23 to 186.00	71,409	68,300
<u>ALL</u>											
	136	96.99	108.39	93.61	26.38	115.78	29.12	465.00	95.99 to 98.46	28,741	26,905

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	128	97.04	106.67	93.54	22.94	114.03	29.12	416.00	96.22 to 98.52	30,431	28,466
2	8	89.28	135.81	112.53	87.09	120.69	41.67	465.00	41.67 to 465.00	1,706	1,920
<u>ALL</u>											
	136	96.99	108.39	93.61	26.38	115.78	29.12	465.00	95.99 to 98.46	28,741	26,905

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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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	136	96.99	108.39	93.61	26.38	115.78	29.12	465.00	95.99 to 98.46	28,741	26,905
06											
07											
<u>ALL</u>	<u>136</u>	<u>96.99</u>	<u>108.39</u>	<u>93.61</u>	<u>26.38</u>	<u>115.78</u>	<u>29.12</u>	<u>465.00</u>	<u>95.99 to 98.46</u>	<u>28,741</u>	<u>26,905</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	16	98.43	140.68	118.58	68.65	118.63	41.67	465.00	63.47 to 144.75	2,357	2,795
5000 TO 9999	35	105.77	133.28	132.45	36.78	100.63	66.38	378.46	99.17 to 132.94	6,864	9,092
<u>Total \$</u>											
1 TO 9999	51	102.20	135.60	130.57	47.18	103.85	41.67	465.00	98.75 to 131.56	5,450	7,116
10000 TO 29999	42	96.06	95.01	93.33	12.96	101.80	57.71	186.00	93.00 to 97.88	17,095	15,955
30000 TO 59999	19	88.17	83.74	83.41	14.05	100.39	29.12	105.91	76.00 to 96.31	43,526	36,306
60000 TO 99999	19	96.72	93.57	92.96	7.21	100.66	61.44	105.75	92.41 to 99.94	73,757	68,563
100000 TO 149999	3	96.72	96.94	96.73	2.28	100.22	93.74	100.36	N/A	126,500	122,363
150000 TO 249999	2	87.16	87.16	87.35	12.96	99.79	75.86	98.46	N/A	152,500	133,202
<u>ALL</u>	<u>136</u>	<u>96.99</u>	<u>108.39</u>	<u>93.61</u>	<u>26.38</u>	<u>115.78</u>	<u>29.12</u>	<u>465.00</u>	<u>95.99 to 98.46</u>	<u>28,741</u>	<u>26,905</u>

**2010 Correlation Section
for Nuckolls County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Nuckolls County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

RESIDENTIAL: The quality of the assessment of the residential property in Nuckolls County is good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of residential property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing residential sales analysis process. The analysis that is done continuously tests the county values against the local market. The level of value for each subclass of residential property is always under review. Third, whenever the analysis of the market indicates that the residential class or a subclass of the residential property is not at the required level, the county will adjust or update the values to the proper level. Last, the county does most of their residential valuation work in house. This assures that either the assessor the contract appraiser or a staff member is directly familiar with each parcel that has to be valued. The residential assessment practices in Nuckolls County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place.

There is nothing in the statistics that is alarming. Overall, the relevant valuation groups have medians within the range. All three measures of central tendency for the residential class are within the statutorily accepted range and support a level of value of 97%. There will be no recommendations for adjustment to the class or to any subclass of residential property.

**2010 Correlation Section
for Nuckolls 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 residential verification is done by the contracted appraiser, Stanard Appraisal Services. The county annually supplies the appraiser with a list of the parcels that have sold during the latest study period. Stanard is responsible to do the following:

Inspect (on-site) all sales with improvements, verify all of the property characteristics and condition of improvements on the current property record and update any erroneous listings.

Interview the buyer at the time of the inspection about the details of the sale and if the buyer is unavailable or does not have complete information, interview the seller, usually by phone.

Make recommendations to the assessor regarding the condition of the records and the need to update the class or subclass

The assessor may participate in the verification process if a party to the sale is in the office but the primary responsibility is on Stanard Appraisal Services.

**2010 Correlation Section
for Nuckolls 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	97	94	108

**2010 Correlation Section
for Nuckolls 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 Nuckolls 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 Nuckolls County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	26.38	115.78

RESIDENTIAL: Taken alone, the assessment statistics prepared for the residential parcels are indicative of poor assessment practices. The COD at 26.38 is outside the desired range suggesting an unacceptable degree of uniformity. The PRD at 115.78 however, indicates regressive valuation. The analysis of the "Sale Price" strata indicates that the lower value sales are over assessed relative to the higher value sales. This stratum also shows that 51 of the 136 qualified sales sold for less than \$10,000, with an average selling price of \$5,450. All of the other sale price groupings have acceptable COD's and PRD's. It is unfortunate that these sales have such a negative impact on the measures of the quality of assessment, because the actual quality of assessment based on the county's known practices is considered acceptable.

2010 Assessment Actions for Nuckolls County

taken to address the following property classes/subclasses:

Commercial:

For 2010, Nuckolls County has followed their 3 Year Plan which includes the following actions:

The county completed all commercial pickup work.

The county conducted a thorough sale verification and analysis process.

For 2010, Nuckolls County has reappraised all of the commercial property. They contracted with Stanard Appraisal Services to reappraise the entire class of commercial property.

This project consisted of the following operations:

- Conduct a thorough sale verification and analysis process
- Conduct an on-site inspection of all parcels
- Verify or measure all improvements
- Develop new replacement costs for all improvements
- Develop new depreciation for use in the cost approach
- Review and update all land values if needed
- Defend the values in protest process

2010 Assessment Survey for Nuckolls County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Assessor, Staff and Contract Appraiser,	
2.	List the valuation groupings used by the County:	
	01	Nelson
	02	Hardy
	03	Lawrence
	04	Nora
	05	Oak
	06	Ruskin
	07	Superior
	08	Rural Acreage
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Each appraisal grouping is centered on an individual town. Each of the valuation groups have similar location and economic factors and are inspected and valued at the same time. The county has not yet analyzed the individual economic characteristics sufficiently to conclude similarity between individual towns. In many instances the similarities in commercial property are not local but rather regional in nature, making the assignment of commercial valuation groupings highly complex. For the time being, the county will continue to organize their commercial valuation around the assessor locations.	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	The cost approach has been done on all parcels and the income approach has been done on a limited number of owner operated commercials.	
4	When was the last lot value study completed?	
	1999; expected to be updated with the reappraisal for 2010.	
a.	What methodology was used to determine the commercial lot values?	
	Market Analysis / Sales Comparison	
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	
	All subclasses of commercial property are costed with 2006 costs.	
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?	
	The county develops all of their own depreciation tables.	
a.	How often does the County update the depreciation tables?	
	The depreciation tables are updated whenever the cost tables are updated.	

7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor, the contract appraiser and the assessor's staff.
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)
	The commercial inspection was last done in 1999. During 2009, all commercial property throughout the county was inspected and revalued for use in 2010. The county continuously monitors changes in the commercial property and plans to organize another inspection and revaluation process within 6 years or less.
a.	Does the County maintain a tracking process? If yes describe.
	Yes! The process is published and tracked in the 3 year plan. Each year it is updated and any changes will be noted in the new plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All commercial locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. The inspection process is not part of the valuation process; rather it is considered part of the data collection and analysis process. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work. In 2010, all commercial property is being reappraised so there will be no additional adjustments made.

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:	13	MEDIAN:	96	COV:	36.36	95% Median C.I.:	93.45 to 99.05	(! : Derived)
TOTAL Sales Price:	313,706	WGT. MEAN:	103	STD:	37.48	95% Wgt. Mean C.I.:	88.91 to 116.39	
TOTAL Adj.Sales Price:	311,906	MEAN:	103	AVG.ABS.DEV:	15.25	95% Mean C.I.:	80.44 to 125.74	
TOTAL Assessed Value:	320,170							
AVG. Adj. Sales Price:	23,992	COD:	15.85	MAX Sales Ratio:	222.82			
AVG. Assessed Value:	24,628	PRD:	100.43	MIN Sales Ratio:	63.00			

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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	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215
10/01/06 TO 12/31/06	1	93.85	93.85	93.85			93.85	93.85	N/A	13,000	12,200
01/01/07 TO 03/31/07	1	99.05	99.05	99.05			99.05	99.05	N/A	42,000	41,600
04/01/07 TO 06/30/07	1	96.30	96.30	96.30			96.30	96.30	N/A	10,800	10,400
07/01/07 TO 09/30/07	2	88.47	88.47	93.01	7.38	95.12	81.94	95.00	N/A	5,900	5,487
10/01/07 TO 12/31/07	1	96.18	96.18	96.18			96.18	96.18	N/A	1,700	1,635
01/01/08 TO 03/31/08	1	93.45	93.45	93.45			93.45	93.45	N/A	55,000	51,400
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08	1	222.82	222.82	222.82			222.82	222.82	N/A	14,406	32,100
01/01/09 TO 03/31/09	1	106.50	106.50	106.50			106.50	106.50	N/A	2,000	2,130
04/01/09 TO 06/30/09	3	98.17	86.48	98.13	11.98	88.13	63.00	98.27	N/A	47,733	46,838
<u>Study Years</u>											
07/01/06 TO 06/30/07	4	95.97	96.21	97.15	1.53	99.03	93.85	99.05	N/A	20,950	20,353
07/01/07 TO 06/30/08	4	94.22	91.64	93.45	4.19	98.07	81.94	96.18	N/A	17,125	16,002
07/01/08 TO 06/30/09	5	98.27	117.75	109.49	34.22	107.55	63.00	222.82	N/A	31,921	34,949
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	5	96.18	93.69	97.45	3.83	96.14	81.94	99.05	N/A	13,260	12,922
01/01/08 TO 12/31/08	2	158.14	158.14	120.31	40.90	131.44	93.45	222.82	N/A	34,703	41,750
<u>ALL</u>											
	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	96.30	96.30	96.30			96.30	96.30	N/A	10,800	10,400
03	2	89.06	89.06	88.86	7.99	100.23	81.94	96.18	N/A	1,750	1,555
06	1	63.00	63.00	63.00			63.00	63.00	N/A	500	315
07	6	96.96	98.05	97.82	3.32	100.24	93.85	106.50	93.85 to 106.50	32,500	31,790
08	3	98.17	138.15	113.22	43.93	122.02	93.45	222.82	N/A	34,035	38,533
<u>ALL</u>											
	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

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	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628
<u>ALL</u>											
	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

PAD 2010 R&O Statistics

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TOTAL Adj.Sales Price:	311,906	MEAN:	103	AVG.ABS.DEV:	15.25	95% Mean C.I.:	80.44 to 125.74	
TOTAL Assessed Value:	320,170							
AVG. Adj. Sales Price:	23,992	COD:	15.85	MAX Sales Ratio:	222.82			
AVG. Assessed Value:	24,628	PRD:	100.43	MIN Sales Ratio:	63.00			

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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	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628
04											
ALL	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

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	89.06	86.91	92.58	16.21	93.87	63.00	106.50	N/A	1,500	1,388
Total \$											
1 TO 9999	4	89.06	86.91	92.58	16.21	93.87	63.00	106.50	N/A	1,500	1,388
10000 TO 29999	5	95.64	120.72	122.97	27.24	98.17	93.85	222.82	N/A	13,241	16,283
30000 TO 59999	3	98.17	96.89	96.45	1.90	100.45	93.45	99.05	N/A	43,233	41,700
100000 TO 149999	1	98.27	98.27	98.27			98.27	98.27	N/A	110,000	108,100
ALL	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

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	142.91	142.91	217.46	55.92	65.72	63.00	222.82	N/A	7,453	16,207
309	1	96.30	96.30	96.30			96.30	96.30	N/A	10,800	10,400
325	1	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215
353	1	98.27	98.27	98.27			98.27	98.27	N/A	110,000	108,100
384	1	95.00	95.00	95.00			95.00	95.00	N/A	10,000	9,500
389	1	98.17	98.17	98.17			98.17	98.17	N/A	32,700	32,100
406	6	95.02	95.16	95.62	5.70	99.52	81.94	106.50	81.94 to 106.50	19,250	18,406
ALL	13	96.18	103.09	102.65	15.85	100.43	63.00	222.82	93.45 to 99.05	23,992	24,628

**2010 Correlation Section
for Nuckolls County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Nuckolls County, as determined by the PTA is 96%. The mathematically calculated median is 96%.

COMMERCIAL: The quality of the assessment of the commercial property in Nuckolls County is considered to be good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of commercial property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing commercial sales analysis process. The analysis that is done continuously tests the county values against the local market. The level of value for the class and each subclass of commercial property is always under review. Third, whenever the analysis of the market indicates that the commercial class or a subclass of the commercial property is not at the required level, the county will adjust or update the values to the proper level. The commercial assessment practices in Nuckolls County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place. This is doubly important in the measurement of the valuation commercial parcels because they are so diverse and sales are sparse. Because of commercial diversity, typical assessment sales ratio studies and the resulting statistics are less revealing of assessment performance than actual practices.

The commercial statistics are typical of a small county with only 13 qualified commercial sales. Considering the diverse nature of property classed together as commercial property, it will not be likely to make any strong recommendations based on any subclass. There are too few sales and too little comparability among those sales to rely on subclass statistics. This class of property is equally problematic when considering the entire class. Given the county's efforts to keep current records and implement consistent valuation procedures it is likely that the level of value exists within the three measures of central tendency. The mean is easily biased by outlier ratios and the weighted mean is biased by high dollar sales. This set of statistics contains both outliers and relatively high dollar sales. Only the median is not subject to either bias, and of the three measures of central tendency it is the most likely to indicate the level of value. Only the median is within the statutorily accepted range, and it indicates a level of value at 96%. There is nothing available to indicate another level of value, so for commercial property, the level of value is estimated to be 96%. There will be no recommendations for adjustment to the class or to any subclass of commercial property.

**2010 Correlation Section
for Nuckolls 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: The commercial verification is done by the contracted appraiser, Stanard Appraisal Services. The county annually supplies the appraiser with a list of the parcels that have sold during the latest study period. Stanard is responsible to do the following:

Inspect (on-site) all sales with improvements, verify all of the property characteristics and condition of improvements on the current property record and update any erroneous listings.

Interview the buyer at the time of the inspection about the details of the sale and if the buyer is unavailable or does not have complete information, interview the seller usually by phone.

Make recommendations to the assessor regarding the condition of the records and the need to update the class or subclass. The assessor may participate in the verification process if a party to the sale is in the office but the primary responsibility is on Stanard Appraisal Services.

**2010 Correlation Section
for Nuckolls 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	96	103	103

**2010 Correlation Section
for Nuckolls 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 Nuckolls 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 Nuckolls County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	15.85	100.43

COMMERCIAL: The assessment statistics prepared for the commercial parcels are indicative of good assessment practices. The COD at 15.85 is well within the desired range suggesting an acceptable degree of uniformity. The PRD at 100.43 however, indicates neither progressive nor regressive valuation. In this sample of 13 commercial sales, 4 of them sold for less than \$5,000, averaging \$1,500. Nearly half of the occupancy codes in the list are for 406, storage warehouse, making it unlikely that this sample is representative of the population. There is more likelihood that the quality of assessment is good based on the quality of the data in the records and the consistency of the valuation procedures used by the county. Based on the observations of the assessment practices, not the statistics displayed above, the quality of assessment is considered to be good.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Nuckolls County

taken to address the following property classes/subclasses:

Agricultural:

For 2010, Nuckolls County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on agricultural parcels.

The county conducted a thorough sale verification and analysis process. Following that, they implemented new values for agricultural land throughout the county.

For 2010, Nuckolls County has not inspected, updated or appraised any agricultural improvements. They contracted with Stanard Appraisal Services to reappraise the entire class of commercial property in 2010, and did not attempt any projects in the agricultural class.

2010 Assessment Survey for Nuckolls County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor, Staff and Contract Appraiser
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.
	The majority of the land is dryland and grassland uses with less than 20% irrigated acres. The county annually verifies and analyzes recent sales to develop or adjust values. During that process, they consider if there are areas of the county where equal land sells differently. Nuckolls County is highly similar throughout and to date; no separate characteristics have been identified that require separate valuations.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	There are no characteristics that have caused the county to develop multiple areas.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	The county relies on the applicable regulations which indicate that the primary use determines whether a parcel is agricultural.
b.	When is it agricultural land, when is it residential, when is it recreational?
	Under the primary use of a parcel, an agricultural parcel may have some acres that are not actively farmed and used for residences or building sites. These areas would be valued at 100% of market value accordingly. Nuckolls has not identified any areas that are primarily recreational.
c.	Are these definitions in writing?
	No, the county only relies on the applicable statutes and regulations. The land use issues in Nuckolls County are not complex as it is strongly agricultural with no other development taking place.
d.	What are the recognized differences?
	Only present use.
e.	How are rural home sites valued?
	Rural home sites are valued or adjusted based on ongoing market analysis. Typically the sale of acreages (rural residential) are used to develop the values for both acreages and the houses on agricultural parcels.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes

g.	Are all rural home sites valued the same or are market differences recognized?
	The first acre for both rural residential and agricultural residential is valued at \$4,000. The building site acres for both type of parcel are valued at \$500. All additional acres for a rural residential are valued at \$500 per acre, and all additional acres on agricultural parcels are valued as agricultural land.
h.	What are the recognized differences?
	None
4.	What is the status of the soil conversion from the alpha to numeric notation?
	This process is paired with the implementation of a new GIS system and is scheduled to be completed for use in 2010.
a.	Are land capability groupings (LCG) used to determine assessed value?
	No; There is no direct relationship of LCGs to value. The LCG's are a classification tool, so all of the acres in each parcel are classified using the conversion of soil types into LCG's. All of the acres in each sale are analyzed using the classified LCG's as comparable within each defined market area. Schedules of value are prepared for each market area by LCG and statistically tested using the sales analysis process. The value developed for each LCG in each market area is applied to each acre in the assessment file.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Water availability, topography, general farming practices and the majority use of the parcel.
5.	Is land use updated annually?
	Yes; Land use update is an ongoing process. Every year all changes that are discovered are implemented into the records.
a.	By what method? (Physical inspection, FSA maps, etc.)
	The county presently uses FSA records, self reporting, third party reporting, off site inspection and their GIS photo base as soon as it is completed.
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?
	N/A
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	N/A
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor, Staff and Contract Appraiser,
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?
	Any changes to land use are made as they are discovered or reported. Pickup work is done annually and related to changes to improvements. Land use changes are described in Question 5. Pickup work is usually not a term associated with land valuation.
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 west half of the county was inspected along with the rural residential in 2007, and the east half of the county was inspected along with the rural residential in 2008. In the future, it will be inspected in the 6 year cycle in the same manner.
a.	Does the County maintain a tracking process?
	The inspection process is reported and updated and therefore tracked using the 3 Year Plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The portion that was inspected in 2007 was implemented at that time. No adjustment was made to the remaining parcels until 2008 when they were inspected and revalued. The county realizes that they should have been updated together. Since it had been since 1988 since the previous update, the inspection identified new construction as well as existing buildings with little or no value. Because of this, the change to the first part was not clearly related to a percentage change. They plan to move the values at the same timer in the future.

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	22	22
07/01/07 - 06/30/08	15	15
07/01/08 - 06/30/09	24	24
Totals	61	61

Added Sales:

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

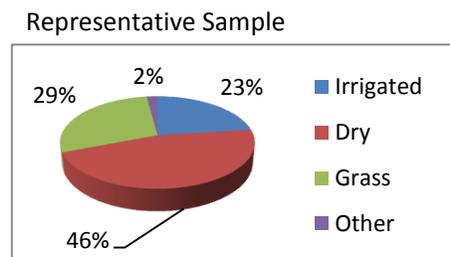
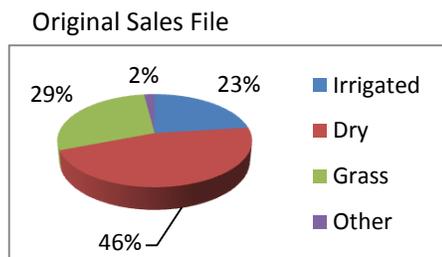
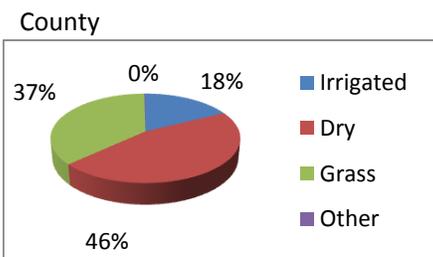
Final Results:

Study Year	County	Area 1
07/01/06 - 06/30/07	22	22
07/01/07 - 06/30/08	15	15
07/01/08 - 06/30/09	24	24
Totals	61	61

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	18%	23%	23%
Dry	46%	46%	46%
Grass	37%	29%	29%
Other	0%	2%	2%



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	61	61
Number of Sales - Expanded Sample	61	61
Total Number of Acres Added	0	0

Ratio Study

Final Statistics

County # sales 61

Median	73%	AAD	18.38%
Mean	76%	COD	25.06%
W. Mean	71%	PRD	107.92%

Preliminary Statistics

Median	61%	AAD	15.66%
Mean	64%	COD	25.65%
W. Mean	58%	PRD	110.28%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	83.43%	7	64.78%	4	68.28%
Mkt Area 1	1	83.43%	7	64.78%	4	68.28%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	8	71.26%	15	70.19%	6	69.69%
Mkt Area 1	8	71.26%	15	70.19%	6	69.69%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Nuckolls County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Nuckolls County, as determined by the PTA is 73%. The mathematically calculated median is 73%.

AGRICULTURAL LAND:

The main reason to develop the enhanced agricultural land value analysis is to be reasonably sure that when a statistical model is developed, it represents the population. There are many ways to compare the model (the sales file) to the population (all the assessed parcels of agricultural land), but in the case of agricultural land, two primary objectives have been identified: First; there has been a rapid increase in selling price of all agricultural land throughout the state during the three years of the study. The typical county valuation system identifies a fixed valuation for all parcels (the population) in the assessment process. The model is made up of the arms length sales that occurred in the county across the study period. Under these circumstances, the assessment sales ratio calculated for the sales tends to be higher on the older sales and lower on the more recent sales. When this occurs, the measures of central tendency, and particularly the median will be biased toward the chronological end of the array of ratios with the most sales. The most urgent reason to supplement the sales in the county is to remove the statistical skew that will occur if the number of sales in each year of the study is not balanced. It is certainly critical to have balance between the oldest year and the most recent year to assure that the median measurement will occur in the middle of the chronological array. Second; it is important that the mix of the major land uses (irrigated, dry and grass) in the model is proportional and representative of the population. Data from the 2009 Abstract of Assessment is summarized to demonstrate the proportional distribution of land uses for the class, (the county as a whole) and for any subclasses (each market area). A comparison of the land use distribution in the county to the land use distribution in the sales file by each market area is necessary for the model to be described as either representative or not representative. If the model is not representative based on major land use distribution, any supplementation that is done for any reason must be done to improve the proportionality of the major land uses among the class and any subclasses.

The "Proportionality Among Study Years" tables are prepared to demonstrate if a bias exists among the ratios in the sales file due to the date of the sales. A review of this sample of 61 sales reveals that the oldest grouping with 22 sales and the newest grouping with 24 sales are fairly balanced and need no supplementation. The sample of 15 sales for the middle study year is 7 and 8 less sales respectively. While the group of 15 sales is somewhat smaller than would typically be desired for a representative sample, there are some observations that should be mentioned. First; Nuckolls County has only one market area, so these sales will not be further diluted in the market area analysis. Second; while each group is not in perfect balance, the study is not skewed by a preponderance of the sales being either old or recent. With the two outer groups being very close in number, it is certain that the median measure will be drawn from the middle group if there is a pattern of either appreciating or declining values. If there is no such pattern, it is not statistically relevant which group contains the median. Due to these observations, the initial analysis will be done with no supplemental sales.

2010 Correlation Section

For Nuckolls County

The "Representativeness by Majority Land Use" tables are prepared to demonstrate if there is a bias in the sales file among the major land uses when compared to the county. There is only one market area in Nuckolls County. The predominant use throughout the county is dryland followed by grassland. This sample contains 46% dryland, exactly proportionate to the county. The grassland in the sample is 29% which is about 8% less than the overall county. The irrigated use in the sample is 23% which is 5% greater than the overall county. While the sample uses do not align exactly with the county as a whole, the predominant class is the same, and the remaining two classes are close (within 10%) and deemed to be representative.

The sample of sales is considered to be adequate, particularly since there is only one market area in Nuckolls County. There is a similar percentage of acres sold and of value sold. Taken alone, one could conclude that the land in the sample was representative to the land in the county since there were 2.8% of the acres sold and that sample reflected 2.9% of the valuation in the county. Based on a sample of 61 sales, it is reasonable to conclude that this is sufficient to examine the valuation of only one market area, particularly in light of the fact that every other test indicates that the sample is representative of the population.

In the end, Nuckolls County had a highly representative and proportional sales file. The number of sales was adequate, particularly since there is only 1 market area, so no additional sales were needed. The preliminary analysis established that the median ratio at 61%, the mean ratio at 64% and the weighted mean ratio at 58% all indicated that a substantial increase was needed to raise the level of value to a level that met the statutory requirements. Collectively, they suggest that a gross increase of 15 to 25% would be needed. Of the 3 indicators of the level of value, the mean is the highest, but is apt to be biased by high ratios, and the weighted mean is the lowest but is apt to be biased by high dollar sales, leaving the median as the least biased indicator of the level of value. That suggests that a gross increase of about 20% would have to be implemented to meet the required level of value. When reviewing the majority land use tables, the only concern might be the 95% dry table. While the 7 sales depict the level of value at about 65%, the larger sample in the 80% dry table indicate a level of value of about 70%. Even though the 95% statistic might be favored as a pure indicator, the 80% table includes those 7 sales and 8 more that are at least 80% dry. The additional sales add weight to the statistics, so the 80% table is likely the best one to indicate the level of value. The county has examined their values and allocated the increases according to their interpretation of the local market. The changes implemented by the county are deemed to be adequate and appropriate. They resulted in a median ratio of 73% and this measure is the best indicator of the level of value for Nuckolls County.

2010 Correlation Section

For Nuckolls 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 Agricultural sale verification is primarily done by the county assessor and the staff. The county annually compiles a list of the parcels that have sold during the latest study period. The verification consists of the following:

Most family relationships and business associations are familiar to everyone in a small population county. The county assessor primarily relies on the knowledge of herself and her staff, as well as third party sources to make a determination about whether each agricultural sale is arms-length or not. In any case that there are unknown details, one or both parties to the sale will be contacted by phone to verify the unknown details.

In some instances, the contract appraiser may be asked to conduct sale verification or make recommendations to the assessor regarding the condition of the records and the need to update the class or subclass.

Occasionally, the assessor or contract appraiser will verify all of the property characteristics and condition of improvements on the current property record, or inspect (on-site) selected sales with improvements. The assessor typically does not require an inspection of the parcel as land use update is an ongoing process. The improvements are often so minor in comparison to the land that an on-site inspection is only done on an occasional basis.

2010 Correlation Section

For Nuckolls 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	73	71	76

2010 Correlation Section

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

	COD	PRD
R&O Statistics	25.06	107.92

AGRICULTURAL LAND:

The coefficient of dispersion calculates to 25.06% which is above the acceptable range. The price-related differential is high at 107.92%. The COD indicates a wider than desired dispersion. The PRD measures the assessment of this sample as somewhat regressive. This COD and PRD both exceed the desired tolerances, but are not unusual in a measurement process that covers 3 years of sales in a time when agricultural land is appreciating to historical levels. The ratios produced in these conditions from a common schedule of values are likely to reflect wide dispersion. In spite of the calculated statistics, the Nuckolls County assessment practices are sound and it is believed that they have achieved good uniformity within the agricultural class of property.

Total Real Property Sum Lines 17, 25, & 30	Records : 5,536	Value : 533,703,350	Growth 2,212,925	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	265	169,150	0	0	19	2,120	284	171,270	
02. Res Improve Land	1,713	1,981,915	0	0	13	2,675	1,726	1,984,590	
03. Res Improvements	1,724	51,112,180	0	0	18	55,430	1,742	51,167,610	
04. Res Total	1,989	53,263,245	0	0	37	60,225	2,026	53,323,470	310,265
% of Res Total	98.17	99.89	0.00	0.00	1.83	0.11	36.60	9.99	14.02
05. Com UnImp Land	69	117,850	0	0	8	76,770	77	194,620	
06. Com Improve Land	276	597,250	0	0	12	32,780	288	630,030	
07. Com Improvements	283	19,217,115	0	0	18	3,914,750	301	23,131,865	
08. Com Total	352	19,932,215	0	0	26	4,024,300	378	23,956,515	725,485
% of Com Total	93.12	83.20	0.00	0.00	6.88	16.80	6.83	4.49	32.78
09. Ind UnImp Land	2	47,710	0	0	2	4,770	4	52,480	
10. Ind Improve Land	1	32,030	0	0	2	35,970	3	68,000	
11. Ind Improvements	1	145,295	0	0	2	732,680	3	877,975	
12. Ind Total	3	225,035	0	0	4	773,420	7	998,455	0
% of Ind Total	42.86	22.54	0.00	0.00	57.14	77.46	0.13	0.19	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	1,989	53,263,245	0	0	37	60,225	2,026	53,323,470	310,265
% of Res & Rec Total	98.17	99.89	0.00	0.00	1.83	0.11	36.60	9.99	14.02
Com & Ind Total	355	20,157,250	0	0	30	4,797,720	385	24,954,970	725,485
% of Com & Ind Total	92.21	80.77	0.00	0.00	7.79	19.23	6.95	4.68	32.78
17. Taxable Total	2,344	73,420,495	0	0	67	4,857,945	2,411	78,278,440	1,035,750
% of Taxable Total	97.22	93.79	0.00	0.00	2.78	6.21	43.55	14.67	46.80

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	243	0	641	884

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	86	645,210	0	0	1,941	260,999,880	2,027	261,645,090
28. Ag-Improved Land	15	169,875	0	0	1,038	142,606,500	1,053	142,776,375
29. Ag Improvements	10	97,450	0	0	1,088	50,905,995	1,098	51,003,445
30. Ag Total							3,125	455,424,910

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	10	0.00	97,450	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	9.43	0	0	0.00	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	12	12.00	48,000	12	12.00	48,000	
32. HomeSite Improv Land	663	667.30	2,669,285	663	667.30	2,669,285	
33. HomeSite Improvements	656	0.00	36,487,235	656	0.00	36,487,235	490,275
34. HomeSite Total				668	679.30	39,204,520	
35. FarmSite UnImp Land	173	271.43	99,395	173	271.43	99,395	
36. FarmSite Improv Land	887	2,897.32	1,425,985	887	2,897.32	1,425,985	
37. FarmSite Improvements	1,029	0.00	14,418,760	1,039	0.00	14,516,210	686,900
38. FarmSite Total				1,212	3,168.75	16,041,590	
39. Road & Ditches	0	8,721.81	0	0	8,731.24	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,880	12,579.29	55,246,110	1,177,175

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	2	118.56	172,940	2	118.56	172,940

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 10

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,709.50	20.47%	36,286,000	24.13%	2,855.03
46. 1A	29,970.27	48.28%	85,115,895	56.59%	2,840.01
47. 2A1	6,136.73	9.88%	11,966,655	7.96%	1,950.01
48. 2A	7,900.18	12.73%	11,574,235	7.70%	1,465.06
49. 3A1	1,442.62	2.32%	2,084,740	1.39%	1,445.11
50. 3A	656.00	1.06%	692,120	0.46%	1,055.06
51. 4A1	1,359.13	2.19%	1,291,180	0.86%	950.00
52. 4A	1,907.43	3.07%	1,392,425	0.93%	730.00
53. Total	62,081.86	100.00%	150,403,250	100.00%	2,422.66
Dry					
54. 1D1	24,297.30	15.28%	31,829,640	18.98%	1,310.01
55. 1D	71,617.53	45.02%	93,819,375	55.94%	1,310.01
56. 2D1	5,557.86	3.49%	4,135,755	2.47%	744.13
57. 2D	39,492.83	24.83%	29,218,555	17.42%	739.84
58. 3D1	3,319.06	2.09%	2,190,580	1.31%	660.00
59. 3D	607.38	0.38%	337,130	0.20%	555.06
60. 4D1	10,104.30	6.35%	4,749,025	2.83%	470.00
61. 4D	4,065.95	2.56%	1,423,110	0.85%	350.01
62. Total	159,062.21	100.00%	167,703,170	100.00%	1,054.32
Grass					
63. 1G1	3,340.24	0.00%	2,190,750	2.67%	655.87
64. 1G	12,311.39	9.69%	8,235,005	10.04%	668.89
65. 2G1	6,550.85	5.16%	3,743,340	4.56%	571.43
66. 2G	34,094.79	26.84%	22,791,770	27.78%	668.48
67. 3G1	1,185.49	0.93%	800,130	0.98%	674.94
68. 3G	828.18	0.65%	172,180	0.21%	207.90
69. 4G1	14,884.06	11.72%	10,024,315	12.22%	673.49
70. 4G	53,828.31	42.38%	34,083,345	41.54%	633.19
71. Total	127,023.31	100.00%	82,040,835	100.00%	645.87
Irrigated Total					
	62,081.86	17.79%	150,403,250	37.58%	2,422.66
Dry Total					
	159,062.21	45.58%	167,703,170	41.91%	1,054.32
Grass Total					
	127,023.31	36.40%	82,040,835	20.50%	645.87
Waste					
	786.10	0.23%	30,545	0.01%	38.86
Other					
	0.00	0.00%	0	0.00%	0.00
Exempt					
	1,526.82	0.44%	0	0.00%	0.00
Market Area Total					
	348,953.48	100.00%	400,177,800	100.00%	1,146.79

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	20.80	59,070	0.00	0	62,061.06	150,344,180	62,081.86	150,403,250
77. Dry Land	438.54	525,835	0.00	0	158,623.67	167,177,335	159,062.21	167,703,170
78. Grass	339.20	229,035	0.00	0	126,684.11	81,811,800	127,023.31	82,040,835
79. Waste	4.13	145	0.00	0	781.97	30,400	786.10	30,545
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	91.57	0	0.00	0	1,435.25	0	1,526.82	0
82. Total	802.67	814,085	0.00	0	348,150.81	399,363,715	348,953.48	400,177,800

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	62,081.86	17.79%	150,403,250	37.58%	2,422.66
Dry Land	159,062.21	45.58%	167,703,170	41.91%	1,054.32
Grass	127,023.31	36.40%	82,040,835	20.50%	645.87
Waste	786.10	0.23%	30,545	0.01%	38.86
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,526.82	0.44%	0	0.00%	0.00
Total	348,953.48	100.00%	400,177,800	100.00%	1,146.79

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

65 Nuckolls

	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	53,096,150	53,323,470	227,320	0.43%	310,265	-0.16%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	38,732,530	39,204,520	471,990	1.22%	490,275	-0.05%
04. Total Residential (sum lines 1-3)	91,828,680	92,527,990	699,310	0.76%	800,540	-0.11%
05. Commercial	21,912,905	23,956,515	2,043,610	9.33%	725,485	6.02%
06. Industrial	986,025	998,455	12,430	1.26%	0	1.26%
07. Ag-Farmsite Land, Outbuildings	15,297,315	16,041,590	744,275	4.87%	686,900	0.38%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	38,196,245	40,996,560	2,800,315	7.33%	1,412,385	3.63%
10. Total Non-Agland Real Property	130,024,925	133,524,550	3,499,625	2.69%	2,212,925	0.99%
11. Irrigated	114,302,485	150,403,250	36,100,765	31.58%		
12. Dryland	152,409,810	167,703,170	15,293,360	10.03%		
13. Grassland	61,190,975	82,040,835	20,849,860	34.07%		
14. Wasteland	26,105	30,545	4,440	17.01%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	327,929,375	400,177,800	72,248,425	22.03%		
17. Total Value of all Real Property (Locally Assessed)	457,954,300	533,703,350	75,749,050	16.54%	2,212,925	16.06%



JANICE E. MURRAY
NUCKOLLS COUNTY ASSESSOR
Nuckolls County Courthouse
P.O. Box 371
Nelson, Nebraska 68961-0371
(402) 225-2401

RECEIVED

OCT 15 2009

NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

June 15, 2009
October 14, 2009
Nuckolls County

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311.02 as amended by 2005 Neb. Laws LB263, section 9 and LB 334, section 64. Operative date July 1, 2007

The purpose of three-year plan is to inform the County Board of Equalization on or before June 15 each year and the Department of Property Assessment and Taxation on or before October 31 each year. Every three years and to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, and personal property and homesteads exemptions. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- June 1

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Certifies Trusts Owning Agland to the Secretary of State- October 1

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The assessor maintains the Cadastral maps as needed due to any recorded property splits, etc.

They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, trustee list, treasurers books, sales file and to the Department of Property Assessment and Taxation. Also list is made for the County Weed Office. The City of Superior requested data as changes are made, now we can do this with computer generated information from the CAMA program. The assessor verifies sales by telephone or questionnaire. Also the information that is provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- IBM AS400, 3 Dell 4600 P C's

Mips/County Solutions LLC is the current software vendors for Nuckolls County

Assessment Actions Year 2009 –

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and Stanard Appraisal Services do all the pick-up work, usually in September through February, so entry of data and pricing can be completed before March deadline. The Cities of Superior and Nelson submit building permits to the Assessor's office on a regular basis. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Nuckolls County has a maintenance contract with Darrel Stanard of Stanard Appraisal Services Inc. GIS Workshop developed a web site for Nuckolls County, data updated once a month by GIS Workshop. Aerial photography for Nuckolls County rural sites has been completed.

Residential

Nuckolls County Assessor, Stanard Appraisal Services inc. and staff completed all pick-up work in a timely manner. The Assessor and Darrel Stanard of Stanard Appraisal Services Inc are in the continuing process of verifying all residential sales.

Commercial

Nuckolls County Assessor, Stanard Appraisal Services Inc and staff assessed, priced and entered commercial data on urban and rural improvements added to real property in 2009. Cama 2000 Commercial software data has been entered by Nuckolls County staff and Stanard Appraisal. Stanard Appraisal Services Inc and the Assessor are in the continuing process of verifying all the sales.

Agricultural

Nuckolls County Assessor and staff reviewed some rural property, listing any new construction. All pick-up work was completed. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increased 15%, dryland values increased 25% and grassland values were increased 5 %. New rural property record cards were completed. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide. Nuckolls County staff continues to work on GIS Data. Parcels entered, working on land use. The aerial photography was done by GIS Workshop, Inc.

2010

Continue to budget for maintenance contract with Stanard Appraisal Services Inc.

Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board has a fund for GIS, continue to add to fund for maintenance of the GIS program. GIS data is being entered, aerial photography is complete and new soil conversion data is to be in place by January 1, 2010.

Do an analysis based on the RCN and sales to determine the valuation of residential properties.

Utilize the CAMA system for sales analysis; continue to update programs each year.

Review commercial sales, analysis for acceptable levels of quality and uniformity. Continue to correlate information for sales comparison of all properties.

GIS is not in place. Utilize FSA or NRD's information.

Continue good assessment practices to insure acceptable levels of value, quality and uniformity in all classes and subclasses of property countywide.

Do all pick-up work to be implemented by March 19, deadline.

Continue to do sales analysis of commercial sales. The Nuckolls County Board budgeted for a commercial appraisal to be completed for 2010. Stanard Appraisal Services Inc was awarded the Commercial contract.

Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and sales to determine the valuations and if any need for location factors to be applied. Continue with the review and pick-up work. Continue work on GIS mapping. Analysis of the ag land sales. Continue good assessment practices to insure acceptable level of value, quality and uniformity countywide.

2011

Continue to budget for maintenance contract with Stanard Appraisal Services Inc. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Complete all pick-up work, data entry in timely manner. Continue to request to add to fund for GIS maintenance. Continue to review all property as required by statute. Request County Board to budget for reappraisal of the residential properties to be done. Need to start in Superior and continue on to the other towns as 2004 was the start previously, completed for the 2005 tax year.

2012

Continue to budget for maintenance contract with Stanard Appraisal Inc. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Complete all pick-up work, data entry in a timely manner. Continue to fund GIS maintenance. Request continuing funding for all residential property in Nuckolls, towns of Nelson, Lawrence would be next in order.

Nuckolls County Assessor



Janice E Murray

2010 Assessment Survey for Nuckolls County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	0
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$136,170
7.	Adopted budget, or granted budget if different from above
	\$135,970
8.	Amount of the total budget set aside for appraisal work
	\$19,952 (for annual maintenance; Stanard Appraisal)
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$48,125 (for 2009/2010 commercial reappraisal)
10.	Part of the budget that is dedicated to the computer system
	\$4,000
11.	Amount of the total budget set aside for education/workshops
	\$750
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes; estimate about \$5,000 to \$7,000 was not used

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS/County Solutions
2.	CAMA software
	MIPS/County Solutions
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and staff

5.	Does the county have GIS software?
	Yes; however it is only partially implemented. The base parcel layer is built and the land use is about half implemented.
6.	Who maintains the GIS software and maps?
	When it is fully implemented, GIS Workshop and the Assessor and staff
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Superior and Nelson
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	MIPS and GIS Workshop

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 Nuckolls 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