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2010 Commission Summary

66 Otoe

Residential Real Property - Current

Number of Sales	383	Median	94
Total Sales Price	\$41,075,635	Mean	95
Total Adj. Sales Price	\$41,075,635	Wgt. Mean	92
Total Assessed Value	\$37,616,900	Average Assessed Value of the Base	\$85,854
Avg. Adj. Sales Price	\$107,247	Avg. Assessed Value	\$98,216

Confidence Interval - Current

95% Median C.I	92.32 to 95.90
95% Mean C.I	92.12 to 98.12
95% Wgt. Mean C.I	89.77 to 93.39

% of Value of the Class of all Real Property Value in the County	42.35
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	6.76

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	467	94	94
2008	501	94	94
2007	519	95	95
2006	592	97	97

2010 Commission Summary

66 Otoe

Commercial Real Property - Current

Number of Sales	59	Median	94
Total Sales Price	\$8,881,789	Mean	101
Total Adj. Sales Price	\$8,881,789	Wgt. Mean	78
Total Assessed Value	\$6,969,620	Average Assessed Value of the Base	\$168,606
Avg. Adj. Sales Price	\$150,539	Avg. Assessed Value	\$118,129

Confidence Interval - Current

95% Median C.I	87.01 to 101.37
95% Mean C.I	86.52 to 114.49
95% Wgt. Mean C.I	68.07 to 88.87

% of Value of the Class of all Real Property Value in the County	10.41
% of Records Sold in the Study Period	7.27
% of Value Sold in the Study Period	5.10

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	76	99	99
2008	87	98	98
2007	81	95	95
2006	71	96	96

2010 Opinions of the Property Tax Administrator for Otoe 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 Otoe County is 94% of market value. The quality of assessment for the class of residential real property in Otoe 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 Otoe County is 94% of market value. The quality of assessment for the class of commercial real property in Otoe 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 Otoe County is 73% of market value. The quality of assessment for the class of agricultural land in Otoe County indicates the assessment practices meet generally accepted mass appraisal practices.

It is my opinion that the level of value of the class of agricultural land receiving special valuation in Otoe County is 73%. The quality of assessment for the class of agricultural land receiving special valuation in Otoe 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 Otoe County
taken to address the following property classes/subclasses:**

Residential

The assessor's office and contract appraiser completed the physical review for two villages in Otoe County. The assessor made changes necessary in their appraisal process to reflect current condition and dwelling information to adjust the population to reflect an equalized market value.

The village of Dunbar Residential

Initial Ratio: 85% Number of Sales: 8

Action Taken: Adjusted all average or better condition homes with corrected effective age and corrected depreciation.

Ending Ratio: 92.59%

The village of Otoe Residential

Initial Ratio: 61.59% Number of Sales: 7

Action Taken: Adjusted all average or better condition homes with corrected effective age and corrected depreciation.

Ending Ratio: 92.50% Number of Sales: 7

2010 Assessment Survey for Otoe County

Residential Appraisal Information

1.	Valuation data collection done by:																														
	Primarily completed by the appraisal assistant with additional help from the assessor, contracted appraiser and office staff.																														
2.	List the valuation groupings used by the County:																														
	<table border="1"> <tr><td>01</td><td>Nebraska City</td></tr> <tr><td>02</td><td>Burr</td></tr> <tr><td>03</td><td>Douglas</td></tr> <tr><td>04</td><td>Dunbar</td></tr> <tr><td>05</td><td>Lorton</td></tr> <tr><td>06</td><td>Otoe</td></tr> <tr><td>07</td><td>Palmyra</td></tr> <tr><td>08</td><td>Paul</td></tr> <tr><td>09</td><td>Syracuse</td></tr> <tr><td>10</td><td>Talmage</td></tr> <tr><td>11</td><td>Unadilla</td></tr> <tr><td>12</td><td>Timber Lake</td></tr> <tr><td>13</td><td>Woodland Hills 1</td></tr> <tr><td>14</td><td>Woodland Hills 2</td></tr> <tr><td>15</td><td>Rural Res</td></tr> </table>	01	Nebraska City	02	Burr	03	Douglas	04	Dunbar	05	Lorton	06	Otoe	07	Palmyra	08	Paul	09	Syracuse	10	Talmage	11	Unadilla	12	Timber Lake	13	Woodland Hills 1	14	Woodland Hills 2	15	Rural Res
01	Nebraska City																														
02	Burr																														
03	Douglas																														
04	Dunbar																														
05	Lorton																														
06	Otoe																														
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11	Unadilla																														
12	Timber Lake																														
13	Woodland Hills 1																														
14	Woodland Hills 2																														
15	Rural Res																														
a.	Describe the specific characteristics of the valuation groupings that make them unique.																														
	The market areas are defined by geographical location. Each of the valuation grouping (assessor location) are felt to be unique in that there is little market similarities among any of the individual groupings.																														
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.																														
	Cost Approach to Value and Sales Comparison Approach to Value that are then correlated for a final value with a priority given to the sales comparison approach to value. Both working from local sales.																														
4	When was the last lot value study completed?																														
	Lot values are studied and verified each time an area is reappraised.																														
a.	What methodology was used to determine the residential lot values?																														
	Data analyzed from vacant lot sales. The county uses a per square foot as the smallest unit of comparison for establishing residential lot values.																														

5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	The assessor's office created depreciation tables using local market information to build the depreciation tables used in the cost approach to value.
a.	How often does the County update depreciation tables?
	The assessor's office using local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The contract Appraiser, Appraisal Assistant and the Assessor
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)
	The assessor feels they are on schedule by being two thirds completed with the first 6 year cycle.
a.	Does the County maintain a tracking process? If yes describe.
	Yes – The assessor's office uses the 3 Year Plan of Assessment for tracking progress through the 6 year inspection and review process.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	If a valuation group not scheduled during the 3 Year Plan of Assessment falls out of line for assessment uniformity that valuation group is equalized with adjoining valuation groups.

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	383	MEDIAN:	94	COV:	31.52	95% Median C.I.:	92.32 to 95.90
TOTAL Sales Price:	41,075,635	WGT. MEAN:	92	STD:	29.98	95% Wgt. Mean C.I.:	89.77 to 93.39
TOTAL Adj.Sales Price:	41,075,635	MEAN:	95	AVG.ABS.DEV:	16.58	95% Mean C.I.:	92.12 to 98.12
TOTAL Assessed Value:	37,616,900						
AVG. Adj. Sales Price:	107,247	COD:	17.59	MAX Sales Ratio:	464.00		
AVG. Assessed Value:	98,216	PRD:	103.86	MIN Sales Ratio:	30.83		

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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	64	96.49	93.87	93.00	12.89	100.94	43.13	153.87	93.22 to 100.22	105,642	98,246
10/01/07 TO 12/31/07	58	89.97	88.97	87.81	16.26	101.31	33.60	218.20	84.88 to 94.83	117,683	103,342
01/01/08 TO 03/31/08	33	95.89	95.55	92.67	17.66	103.11	30.83	147.83	88.40 to 103.77	100,584	93,207
04/01/08 TO 06/30/08	65	92.48	94.82	90.56	19.06	104.71	52.27	208.00	87.98 to 100.02	109,678	99,321
07/01/08 TO 09/30/08	68	91.82	95.65	90.29	18.61	105.94	45.09	174.72	87.01 to 96.71	108,112	97,614
10/01/08 TO 12/31/08	38	98.86	99.61	96.38	19.58	103.36	41.13	166.05	90.17 to 105.55	106,267	102,418
01/01/09 TO 03/31/09	19	95.78	117.74	96.06	30.25	122.57	79.96	464.00	91.29 to 103.61	86,453	83,044
04/01/09 TO 06/30/09	38	94.49	89.98	92.21	13.35	97.58	34.06	123.71	86.09 to 98.66	105,475	97,261
<u>Study Years</u>											
07/01/07 TO 06/30/08	220	94.03	93.11	90.76	16.41	102.59	30.83	218.20	91.20 to 96.91	109,250	99,151
07/01/08 TO 06/30/09	163	94.38	97.83	92.74	19.20	105.49	34.06	464.00	91.29 to 96.71	104,542	96,953
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	204	93.75	96.11	91.86	18.97	104.62	30.83	208.00	91.07 to 97.14	107,049	98,340
<u>ALL</u>											
	383	94.24	95.12	91.58	17.59	103.86	30.83	464.00	92.32 to 95.90	107,247	98,216

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	201	94.85	94.90	92.51	19.06	102.58	33.60	218.20	91.07 to 97.08	101,850	94,226
03	6	94.38	94.98	89.63	13.89	105.97	71.35	124.00	71.35 to 124.00	47,741	42,790
04	9	92.73	95.14	92.07	6.78	103.33	79.55	123.00	90.17 to 96.98	47,222	43,478
05	1	68.00	68.00	68.00			68.00	68.00	N/A	48,000	32,640
06	7	92.50	92.76	86.00	16.83	107.86	46.04	127.50	46.04 to 127.50	33,985	29,228
07	10	92.99	94.17	87.51	18.07	107.62	30.83	141.16	80.50 to 109.57	107,740	94,279
09	61	94.24	93.64	93.56	9.72	100.09	68.90	140.63	89.37 to 97.06	110,659	103,533
10	8	96.42	135.14	92.50	57.84	146.09	65.93	464.00	65.93 to 464.00	12,799	11,840
11	4	112.69	106.09	105.20	13.25	100.84	77.55	121.43	N/A	61,065	64,242
12	3	103.61	107.66	106.52	8.40	101.07	96.63	122.75	N/A	204,633	217,973
13	2	91.86	91.86	92.06	2.78	99.78	89.31	94.41	N/A	304,000	279,865
14	1	101.45	101.45	101.45			101.45	101.45	N/A	203,000	205,950
15	49	95.44	96.41	90.11	16.92	106.99	52.27	155.56	88.06 to 100.00	152,021	136,981
16	4	85.60	86.35	81.50	12.94	105.96	74.19	100.03	N/A	81,006	66,017
17	9	70.45	76.00	71.34	17.55	106.54	55.12	94.70	60.53 to 94.61	116,000	82,755
18	5	92.10	91.26	89.71	13.27	101.72	65.96	110.04	N/A	156,500	140,398
19	3	70.26	78.08	83.31	17.89	93.72	63.13	100.84	N/A	135,833	113,156
<u>ALL</u>											
	383	94.24	95.12	91.58	17.59	103.86	30.83	464.00	92.32 to 95.90	107,247	98,216

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	356	94.51	95.31	91.95	16.79	103.65	34.06	464.00	92.50 to 96.01	111,654	102,670
2	24	91.51	93.26	78.95	30.77	118.12	30.83	208.00	70.45 to 103.50	46,860	36,996
3	3	85.18	87.66	88.15	3.14	99.44	84.88	92.91	N/A	67,386	59,400
<u>ALL</u>											
	383	94.24	95.12	91.58	17.59	103.86	30.83	464.00	92.32 to 95.90	107,247	98,216

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	377	94.17	95.03	91.59	17.65	103.76	30.83	464.00	92.22 to 95.89	108,390	99,274
06											
07	6	102.25	100.42	89.63	11.64	112.04	76.78	124.00	76.78 to 124.00	35,400	31,730
<u>ALL</u>											
	383	94.24	95.12	91.58	17.59	103.86	30.83	464.00	92.32 to 95.90	107,247	98,216

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	12	116.50	142.09	125.65	46.63	113.08	54.99	464.00	82.50 to 133.72	2,376	2,986
5000 TO 9999	1	218.20	218.20	218.20			218.20	218.20	N/A	5,000	10,910
<u>Total \$</u>											
1 TO 9999	13	123.00	147.95	139.46	46.72	106.09	54.99	464.00	82.50 to 208.00	2,578	3,596
10000 TO 29999	30	96.82	100.53	102.61	23.25	97.97	41.13	174.72	90.06 to 100.22	20,755	21,297
30000 TO 59999	57	102.04	102.70	101.68	23.58	101.00	33.60	205.61	96.98 to 108.49	45,064	45,821
60000 TO 99999	92	91.94	91.21	91.21	14.48	100.00	52.27	141.16	88.95 to 94.83	79,001	72,054
100000 TO 149999	100	92.21	89.92	89.99	11.60	99.92	54.59	132.63	87.98 to 94.85	123,789	111,404
150000 TO 249999	76	94.61	90.51	90.70	12.97	99.79	30.83	122.75	88.42 to 99.28	181,898	164,984
250000 TO 499999	14	92.10	92.10	92.38	8.74	99.69	71.80	106.74	82.58 to 101.08	277,100	255,991
500000 +	1	85.45	85.45	85.45			85.45	85.45	N/A	500,000	427,260
<u>ALL</u>											
	383	94.24	95.12	91.58	17.59	103.86	30.83	464.00	92.32 to 95.90	107,247	98,216

**2010 Correlation Section
for Otoe County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Otoe County it is the opinion of the Division the level of value is within the acceptable range, and is best measured by the median measure of central tendency. The County utilizes a sufficient number of arms length sales and applies the same assessment practices to both sold and unsold parcels in a similar manner. The County has several valuation groupings with sufficient number of sales where a reliable statistical profile can be analyzed. While the overall qualitative statistics are outside the acceptable range they generally improve in the grouping where there are larger sample sizes.

The County and their contract appraiser are knowledgeable of the valuation trends and statistical reviews in the class as well as the overall economic trend in the County. The County maintains a web site with parcel search and is operated through a GIS system. The counties web access includes the property record card information and GIS map capabilities.

The county has identified several different rural residential valuation groups. Valuation group 15 represents rural home sites where the county describes them as home sites not directly associated or in conjunction with production agricultural land. Separately valuation groupings 16, 17, 18 and 19 are identified as rural farm home sites that are or were associated with farm sites with farm type structures in addition to the house site. The County has isolated these sales and through their analysis has identified different site values between the above described site values. The different site values are applied to sites in conjunction with agricultural land than the site values for parcels identified as rural residential with no association with an agricultural operation. The county uses the agricultural market areas to identify the different rural improvement valuation groups for administrative, review and appraisal scheduling purposes.

There are no classes or subclasses where a recommendation for a nonbinding adjustment will be made by the Division.

**2010 Correlation Section
for Otoe 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:Being familiar with the assessment practices in Otoe County and their methodology of analyzing and verifying sales lends reliability that both the sold and unsold parcels are valued without bias. The County's sales verification practices are acceptable. A review of the non-qualified residential sales reveals the reasons given for disqualifying sales and provides information regarding the County's sales verification practices. The majority of the sales that were disqualified appear to be family transactions, substantially changed properties, or private sales that were not available on the open market. The county also notes that they also contact buyers, sellers, auctioneers, real estate agents or other real estate professionals to clarify sale terms. The County also uses their knowledge of the local market when verifying sales.

**2010 Correlation Section
for Otoe County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	92	95

**2010 Correlation Section
for Otoe 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,

**2010 Correlation Section
for Otoe County**

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

	COD	PRD
R&O Statistics	17.59	103.86

RESIDENTIAL: The quality of assessment for Otoe County residential class of property is satisfactory.

The calculation of a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, not a reflection of the quality of the County's assessment practices.

**2010 Assessment Actions for Otoe County
taken to address the following property classes/subclasses:**

Commercial

The assessor's office and contract appraiser completed an analysis of the commercial parcels and determined to make no adjustments to the commercial property values.

2010 Assessment Survey for Otoe County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:																								
	Contract Appraiser, the Assessor and the Appraisal Assistant																								
2.	List the valuation groupings used by the County:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%; text-align: center;">01</td><td>Nebraska City</td></tr> <tr><td style="text-align: center;">02</td><td>Burr</td></tr> <tr><td style="text-align: center;">03</td><td>Douglas</td></tr> <tr><td style="text-align: center;">04</td><td>Dunbar</td></tr> <tr><td style="text-align: center;">05</td><td>Lorton</td></tr> <tr><td style="text-align: center;">06</td><td>Otoe</td></tr> <tr><td style="text-align: center;">07</td><td>Palmyra</td></tr> <tr><td style="text-align: center;">08</td><td>Paul</td></tr> <tr><td style="text-align: center;">09</td><td>Syracuse</td></tr> <tr><td style="text-align: center;">10</td><td>Talmage</td></tr> <tr><td style="text-align: center;">11</td><td>Unadilla</td></tr> <tr><td style="text-align: center;">15</td><td>Rural</td></tr> </table>	01	Nebraska City	02	Burr	03	Douglas	04	Dunbar	05	Lorton	06	Otoe	07	Palmyra	08	Paul	09	Syracuse	10	Talmage	11	Unadilla	15	Rural
01	Nebraska City																								
02	Burr																								
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07	Palmyra																								
08	Paul																								
09	Syracuse																								
10	Talmage																								
11	Unadilla																								
15	Rural																								
a.	Describe the specific characteristics of the valuation groupings that make them unique.																								
	The market areas are defined by geographical location. Each of the valuation grouping (assessor location) are felt to be unique in that there is little market similarities among any of the individual groupings.																								
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.																								
	All three approaches to value are used with a final correlation of the different approaches.																								
4	When was the last lot value study completed?																								
	Lot values are studied and verified each time an area is reappraised.																								
a.	What methodology was used to determine the commercial lot values?																								
	Data analyzed from vacant lot sales. The county uses per square foot and in some instances front foot measurement as the unit of comparison for establishing the commercial lot values.																								
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?																								
	Yes																								
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?																								
	The assessor's office created depreciation tables using local market information to build the depreciation tables used in the cost approach to value.																								

a.	How often does the County update the depreciation tables?
	The assessor's office using local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The contract Appraiser, Appraisal Assistant and the Assessor
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 assessor feels they are on schedule with the 6 year cycle.
a.	Does the County maintain a tracking process? If yes describe.
	Yes – The assessor's office uses the 3 Year Plan of Assessment for tracking progress through the 6 year inspection and review process.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	If a valuation group not scheduled during the 3 Year Plan of Assessment falls out of line for assessment uniformity that valuation group is equalized with adjoining valuation groups.

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	59	MEDIAN:	94	COV:	54.53	95% Median C.I.:	87.01 to 101.37
TOTAL Sales Price:	8,881,789	WGT. MEAN:	78	STD:	54.81	95% Wgt. Mean C.I.:	68.07 to 88.87
TOTAL Adj.Sales Price:	8,881,789	MEAN:	101	AVG.ABS.DEV:	30.37	95% Mean C.I.:	86.52 to 114.49
TOTAL Assessed Value:	6,969,620						
AVG. Adj. Sales Price:	150,538	COD:	32.37	MAX Sales Ratio:	356.00		
AVG. Assessed Value:	118,129	PRD:	128.08	MIN Sales Ratio:	36.92		

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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	8	85.47	98.92	72.75	48.81	135.97	38.67	239.71	38.67 to 239.71	252,437	183,648
10/01/06 TO 12/31/06	13	99.50	91.61	80.91	21.29	113.23	39.31	134.61	73.43 to 115.60	41,430	33,521
01/01/07 TO 03/31/07	4	94.83	95.10	92.66	7.60	102.64	87.51	103.25	N/A	159,750	148,025
04/01/07 TO 06/30/07	2	103.32	103.32	103.53	0.40	99.79	102.90	103.73	N/A	21,500	22,260
07/01/07 TO 09/30/07	5	84.89	88.48	89.26	10.39	99.13	75.20	102.74	N/A	121,900	108,806
10/01/07 TO 12/31/07	5	100.96	124.29	86.02	59.40	144.49	45.64	300.40	N/A	83,500	71,828
01/01/08 TO 03/31/08	6	90.43	127.45	75.84	61.41	168.06	54.14	356.00	54.14 to 356.00	333,416	252,856
04/01/08 TO 06/30/08	3	106.90	107.04	95.58	8.59	111.99	93.33	120.89	N/A	194,166	185,580
07/01/08 TO 09/30/08	5	75.20	77.37	61.81	41.43	125.17	36.92	141.71	N/A	175,500	108,482
10/01/08 TO 12/31/08	3	130.97	124.46	78.88	32.17	157.78	58.00	184.40	N/A	276,756	218,306
01/01/09 TO 03/31/09	2	99.85	99.85	98.50	6.76	101.37	93.10	106.60	N/A	25,000	24,625
04/01/09 TO 06/30/09	3	90.87	83.68	74.62	13.73	112.14	61.36	98.80	N/A	91,306	68,133
<u>Study Years</u>											
07/01/06 TO 06/30/07	27	99.56	95.16	78.44	24.02	121.31	38.67	239.71	76.95 to 103.73	120,003	94,132
07/01/07 TO 06/30/08	19	93.84	113.14	82.47	41.16	137.20	45.64	356.00	75.20 to 106.90	190,000	156,686
07/01/08 TO 06/30/09	13	92.01	93.15	71.42	32.79	130.43	36.92	184.40	58.00 to 130.97	156,283	111,613
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	16	99.51	103.18	90.10	25.08	114.52	45.64	300.40	81.50 to 103.25	106,812	96,236
01/01/08 TO 12/31/08	17	93.33	108.59	76.24	45.06	142.44	36.92	356.00	58.00 to 130.97	252,398	192,424
<u>ALL</u>											
	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	26	93.59	98.34	82.40	24.87	119.34	39.31	239.71	87.01 to 106.90	191,225	157,578
02	1	112.43	112.43	112.43			112.43	112.43	N/A	28,000	31,480
03	1	300.40	300.40	300.40			300.40	300.40	N/A	22,500	67,590
04	1	102.90	102.90	102.90			102.90	102.90	N/A	10,000	10,290
06	2	105.55	105.55	97.25	11.80	108.53	93.10	118.00	N/A	18,000	17,505
07	2	67.99	67.99	71.56	9.75	95.01	61.36	74.62	N/A	344,459	246,495
08	1	184.40	184.40	184.40			184.40	184.40	N/A	10,000	18,440
09	9	81.50	112.80	76.32	51.59	147.80	54.14	356.00	71.34 to 101.37	206,722	157,767
11	10	99.55	92.83	95.45	18.52	97.26	38.67	134.61	46.34 to 115.60	28,150	26,868
12	2	38.97	38.97	38.86	5.26	100.27	36.92	41.02	N/A	237,500	92,300
16	1	98.80	98.80	98.80			98.80	98.80	N/A	30,000	29,640
17	3	75.20	68.58	67.15	17.40	102.12	45.64	84.89	N/A	155,833	104,646
<u>ALL</u>	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	55	93.84	102.25	80.46	32.38	127.07	36.92	356.00	87.01 to 101.37	148,187	119,237
2	4	80.37	76.58	56.26	37.54	136.11	38.67	106.90	N/A	182,875	102,890
<u>ALL</u>	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129

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	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129
04											
<u>ALL</u>	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129

PAD 2010 R&O Statistics

Base Stat

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	3	115.60	170.09	116.67	91.50	145.79	38.67	356.00	N/A	1,500	1,750	
5000 TO 9999	2	108.80	108.80	109.64	8.46	99.24	99.60	118.00	N/A	5,500	6,030	
<u>Total \$</u>												
1 TO 9999	5	115.60	145.57	111.68	58.08	130.35	38.67	356.00	N/A	3,100	3,462	
10000 TO 29999	14	103.25	120.43	123.02	25.50	97.89	81.50	300.40	89.38 to 113.30	17,714	21,792	
30000 TO 59999	12	101.27	106.06	102.84	35.23	103.13	39.31	239.71	71.34 to 134.61	41,925	43,117	
60000 TO 99999	3	87.01	80.85	82.09	10.04	98.48	64.67	90.87	N/A	74,666	61,296	
100000 TO 149999	3	98.06	94.64	95.10	5.46	99.51	84.89	100.96	N/A	109,166	103,816	
150000 TO 249999	13	76.95	80.09	80.88	24.14	99.03	41.02	130.97	61.36 to 101.37	192,976	156,075	
250000 TO 499999	4	96.47	84.95	90.51	20.29	93.86	36.92	109.93	N/A	348,750	315,657	
500000 +	5	58.00	67.18	64.01	19.99	104.95	54.14	93.33	N/A	732,000	468,570	
<u>ALL</u>	59	93.84	100.51	78.47	32.37	128.08	36.92	356.00	87.01 to 101.37	150,538	118,129	

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	88.19	99.49	62.75	48.37	158.56	38.67	300.40	46.34 to 115.60	151,450	95,032
297	2	107.13	107.13	102.94	5.76	104.07	100.96	113.30	N/A	71,500	73,605
300	2	79.37	79.37	56.19	29.65	141.25	55.83	102.90	N/A	655,000	368,020
304	1	118.00	118.00	118.00			118.00	118.00	N/A	6,000	7,080
306	1	130.97	130.97	130.97			130.97	130.97	N/A	220,270	288,490
341	1	92.01	92.01	92.01			92.01	92.01	N/A	150,000	138,010
343	2	101.63	101.63	100.95	8.17	100.67	93.33	109.93	N/A	490,000	494,670
344	1	87.51	87.51	87.51			87.51	87.51	N/A	230,000	201,280
352	3	99.11	99.06	96.97	7.23	102.15	88.28	109.78	N/A	227,000	220,116
353	9	81.50	77.74	63.15	32.29	123.11	36.92	134.61	39.31 to 99.56	100,788	63,647
384	1	99.60	99.60	99.60			99.60	99.60	N/A	5,000	4,980
406	3	120.89	193.21	106.69	69.83	181.10	102.74	356.00	N/A	75,833	80,903
412	1	90.87	90.87	90.87			90.87	90.87	N/A	85,000	77,240
419	2	86.34	86.34	78.57	13.57	109.89	74.62	98.06	N/A	318,750	250,440
442	3	64.67	103.48	67.56	63.42	153.17	61.36	184.40	N/A	77,639	52,450
459	2	112.16	112.16	124.83	26.35	89.85	82.61	141.71	N/A	31,500	39,320
468	1	71.34	71.34	71.34			71.34	71.34	N/A	50,000	35,670
470	1	45.64	45.64	45.64			45.64	45.64	N/A	160,000	73,020
472	2	103.25	103.25	103.25	0.00	100.00	103.25	103.25	N/A	24,000	24,780
478	1	84.89	84.89	84.89			84.89	84.89	N/A	100,000	84,890
494	1	62.95	62.95	62.95			62.95	62.95	N/A	155,000	97,580
526	2	105.32	105.32	104.47	1.51	100.81	103.73	106.90	N/A	21,500	22,460
528	6	89.16	113.48	88.96	42.28	127.56	75.20	239.71	75.20 to 239.71	150,500	133,883
558	1	93.10	93.10	93.10			93.10	93.10	N/A	30,000	27,930
<u>ALL</u>	<u>59</u>	<u>93.84</u>	<u>100.51</u>	<u>78.47</u>	<u>32.37</u>	<u>128.08</u>	<u>36.92</u>	<u>356.00</u>	<u>87.01 to 101.37</u>	<u>150,538</u>	<u>118,129</u>

**2010 Correlation Section
for Otoe County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:It is the opinion of the Division after correlating the assessment practices and the calculated statistics for the commercial class of property in Otoe County the level of value is within the acceptable range and is best measured by the median. The County utilizes a sufficient number of arms length sales and applies assessment practices to both sold and unsold parcels in a similar manner. While the overall qualitative statistics are outside the acceptable range they improve slightly in the valuation grouping that represents Nebraska City where there is the larger sample size. This is the only valuation grouping with a sufficient number of sales where a separate reliable statistical profile can be analyzed.

Referencing a hypothetical example in Table IV and identifying a limited number of outliers as being significant factors affecting the calculated analysis. This example showed positive changes for all measurements without showing a change to the median. This analysis proves the median is the best indicator of level of value by not being adversely affected by outliers.

The County and their contract appraiser are knowledgeable of the valuations trends and statistical reviews in the class as well as the overall economic trend in the County. The County maintains a web site with parcel search and has a comprehensive GIS system.

There are no classes of subclasses where a recommendation for a nonbinding adjustment will be made by the Division.

**2010 Correlation Section
for Otoe 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:Being familiar of the assessment practices in Otoe County and their methodology of analyzing and verifying sales assures me that both the sold and unsold parcels are valued without bias. The County's sales verification practices are consistent and acceptable. A review of the non-qualified commercial sales reveals the reasons given for disqualifying sales and provides information regarding the County's sales verification practices. The majority of the sales that were disqualified appear to be family transactions, substantially changed properties, or private sales that were not available on the open market. As part of the sale review process the county will also contact buyers, sellers, auctioneers, real estate agents or other real estate professionals to clarify sale terms. The County also relies heavily upon their knowledge of the local market when verifying and qualifying sales.

**2010 Correlation Section
for Otoe County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	78	101

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

	COD	PRD
R&O Statistics	32.37	128.08

COMMERCIAL: Calculating a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, not a reflection of the quality of the County's assessment practices.

There are circumstances where certain characteristics can be readily identified with issues that could reasonably explain the COD and/or the PRD that falls significantly outside of the recommended range for this class of property.

As with Otoe County I believe two of the the measures of central tendency (Weighted Mean and Mean) and quality measurement (COD & PRD) are being adversely affected by both high dollar sales on one end and low dollar sales on the other. On the high end there is one sale that sold for \$1,300,000 which is over twice the average selling price of the next 6 sales (which ranges between \$700,000 and \$445,000). This sale is a purchase consisting of two large apartment complexes occurring almost 4 years ago, when economic conditions were better. And on the low end there are 5 sales that sold for less than 10,000 and all occurred in the smaller valuation groupings. A hypothetical removal of the one high sale increases the weighted mean and lowers both the COD and the PRD. Continuing with the hypothetical example, removal of the 5 low dollar sales lowers both the COD and the PRD. The combination of these two tests did not cause a significant change to the median but did impact the other measurements as follows; median 93%, weighted mean 82%, mean 97%, COD 27.99 and PRD to 117.99. No part of this test brought the weighted mean and COD or PRD within the recommended ranges but only provides an indication of the unpredictability of the commercial market in Otoe County. The hypothetical example suggests an illustration of the unpredictability of the commercial market and should not be a criticism of the overall assessment uniformity for this class. Considering the volatility of a few sales that has on a mathematical analysis would not suggest that uniformity has not been achieved in the commercial class.

**Agricultural or Special
Valuation Reports**

**2010 Assessment Actions for Otoe County
taken to address the following property classes/subclasses:**

Agricultural

The Assessor's office and staff completed the process of building the soil and land use layers in the counties GIS. Agricultural land sales using the soils as their unit of comparison breakdown were analyzed and values were established for each of the agricultural market areas.

Implemented changes to the soil survey, including new soils, and completed the conversion from an alpha soil codes to the numeric soil codes. The assessor's office then recounted all acres using the GIS program. Developed new soil values in each market area. Implemented new values including "special value" (Special value calculated using lowest soil value in county)

There are four market areas in Otoe County. The predominant measureable characteristic that identifies the increased values are due to non agricultural influences. The non agricultural influences to value are encroaching from adjoining counties Cass to the north and Lancaster to the west. The different market areas were developed to isolate the differences in the sale prices paid for similar soil groups and land uses. Similar soil groups and land uses occur over the entire county. The four market areas are geographically based to isolate the market value influence within each area that then the identified boundaries to distribute the influenced value back to the land in three of the market areas. The fourth market area has the least if any non agricultural influences to the values paid for agricultural land in Otoe County.

The special value for the entire county was developed from sales that occur in Market Area 1. This market area is the most removed market area from other than agricultural market influences. As mentioned in the prior paragraph general soil associations and topography are similar for the entire county.

The following is an accounting of the changes made by the county.

	Beginning Ratio
Overall Unimproved	68.99%
NBHD 7000	69.71%
NBHD 8000	68.60%
NBHD 9000	62.50%
NBHD 9100	72.12%
<i>Action Taken:</i>	Ending Ratio
Overall Unimproved	72.52%
NBHD 7000	74.33%
NBHD 8000	73.37%
NBHD 9000	71.42%
NBHD 9100	72.24%

2010 Assessment Survey for Otoe County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Contract Appraiser, the Assessor and the Appraisal Assistant
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes
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 Otoe County assessor's office has identified four market areas for the market valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and uses. The four market areas are geographically based to determine the market values and then to re-distribute as assessed values back to the agricultural land population for each market area. The special value for the entire county is developed from sales that are located in market area 1. This market area is the most removed market area from other than agricultural value influences.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The general soil associations and topography and are similar for a majority of the county. But what makes the Market Areas unique are due to agricultural market influences pushing in from form Cass County to the north and Lancaster County to the west.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Present use as commercial production of agricultural products.
b.	When is it agricultural land, when is it residential, when is it recreational?
	As stated before, present use as being used as commercial agricultural production, by identifiable residential use characteristics and non commercial agricultural production and neither residential nor commercial agricultural use for determining recreational.
c.	Are these definitions in writing?
	No but the assessor's office is working on written definitions.
d.	What are the recognized differences?
	Present land use – see 3. b.
e.	Are rural farm home sites valued the same as rural residential home sites? If no, explain:
	No – At this time rural farm sites are not valued the same as rural residential home sites. Rural farm sites being associated with working farm ground tend to be cluttered with various farm type improvements machinery storage, barns and grain

	storage and implements stored outside throughout the site, and rural farm sites can also be interconnected with active livestock operations and associated feed lots and assorted live stock handling facilities. Whereas rural residential home sites are generally associated with the single family residence a garage and maybe a small machine shed or a small barn. And rural residential home sites tend to be better groomed.
f.	Are all rural farm home sites valued the same or are market differences recognized?
	All rural farm sites are valued the same just as the rural residential home sites are also valued similarly across the whole county.
g.	What are the recognized differences?
	None except between the rural farm home sites and the rural residential home sites.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion process is completed. The assessor's office is now waiting for Terra Scan to implement programming to connect the soils as mapped in the GIS to the associated parcels in the assessment file.
a.	Are land capability groupings (LCG) used to determine assessed value?
	No – the soils are used and analyzed for values and then associated back to LCG's for reporting to the Division.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Otoe county uses the soils as the base for analyzing agricultural land values.
5.	Is land use updated annually?
	No - but land use updates are included as part of the 6 year review cycle.
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS programming and Soil Survey Maps and FSA maps when provided by the owner / operator as verification of requested changes to land use.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	Yes The county has determined there is non-agricultural influence in a majority of the county and have established market areas that account for the differences to the values within each of the identified areas.
a.	How is the County developing the value for non-agricultural influences?
	There are parts or market areas of the county that are influenced and there are market areas in the county that are not influenced and the non influenced parts of the county are used to value the agricultural uninfluenced value in the influenced areas.
b.	Has the County received applications for special valuation?
	Yes
c.	Describe special value methodology
	The full description of the counties special value methodology is described in the Reports section of this Reports and Opinion.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser, the Assessor and the Appraisal Assistant

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?
	Pickup work is only completed on improvements the land is analyzed and valued separately as described in previous sections of this survey.
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 assessor feels they are on schedule with the first 6 year cycle.
a.	Does the County maintain a tracking process?
	Yes – The assessor’s office uses the 3 Year Plan of Assessment for tracking progress through the 6 year inspection and review process.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The agricultural land is reviewed and analyzed every year. But if a market area is not scheduled during the 3 Year Plan of Assessment falls out of line for assessment level and or uniformity that market area is equalized with adjoining valuation groups.



Otoe County 66

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County	Area 1
07/01/06 - 06/30/07	3	3
07/01/07 - 06/30/08	5	5
07/01/08 - 06/30/09	3	3
Totals	11	11

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3	Mkt 4
7/1/06 - 6/30/07	0				
7/1/07 - 6/30/08	0				
7/1/08 - 6/30/09	0				
	0				

Final Results:

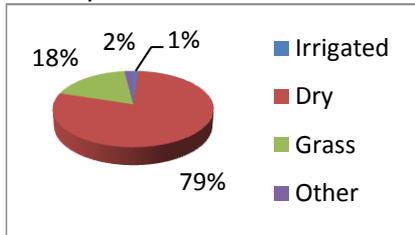
Study Year	County	Area 1
07/01/06 - 06/30/07	3	3
07/01/07 - 06/30/08	5	5
07/01/08 - 06/30/09	3	3
Totals	11	11

Representativeness by Majority Land Use

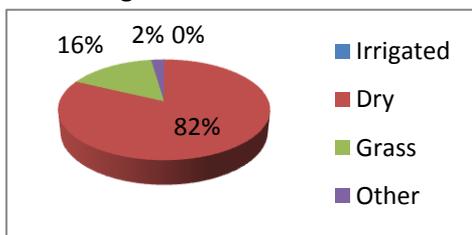
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	1%	0%	0%
Dry	79%	82%	77%
Grass	18%	16%	20%
Other	2%	2%	3%

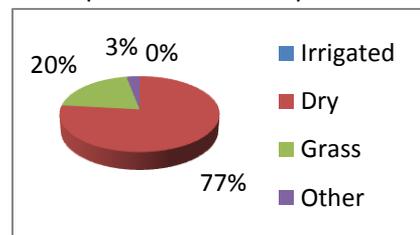
County



Original Sales File

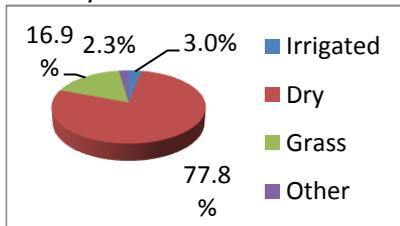


Representative Sample

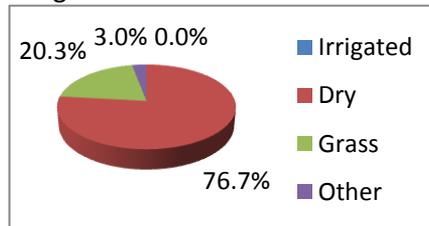


	Mkt Area 1		
	county	sales file	sample
Irrigated	3%	0%	0%
Dry	78%	77%	77%
Grass	17%	20%	20%
Other	2%	3%	3%

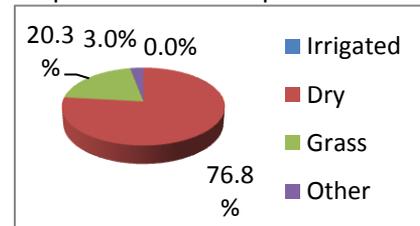
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	11	11
Number of Sales - Expanded Sample	11	11
Total Number of Acres Added	0	0

Ratio Study

Final Statistics

Preliminary Statistics

County # sales 11

Median	73%	AAD	9.83%
Mean	72%	COD	13.54%
W. Mean	67%	PRD	107.94%

Median	70%	AAD	18.10%
Mean	68%	COD	25.88%
W. Mean	60%	PRD	114.08%

Market Area 1 # sales 11

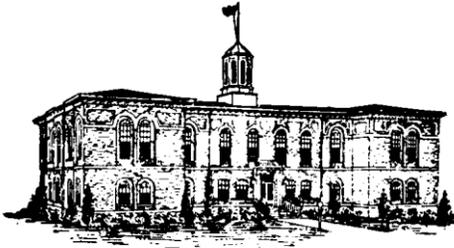
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Median	70%	AAD	18.10%
Mean	68%	COD	25.88%
W. Mean	60%	PRD	114.08%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	4	77.31%	1	64.40%
Mkt Area 1	0	N/A	4	77.31%	1	64.40%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	0	N/A	0	N/A
Mkt Area 4	0	N/A	0	N/A	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	8	74.85%	1	64.40%
Mkt Area 1	0	N/A	8	74.85%	1	64.40%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	0	N/A	0	N/A
Mkt Area 4	0	N/A	0	N/A	0	N/A



Therese E. Gruber
County Assessor

Christina M. Smallfoot
Deputy Assessor

Office of Otoe County Assessor

March 1, 2010

Ms. Ruth Sorenson
Property Tax Administrator
Nebraska Department of Revenue/Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68509

Re: Special Valuation Methodology – 2010

Introduction

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass have a high degree of real estate sales activity and have also implemented special valuation for their entire county agriculture base. Neither Nemaha nor Johnson Counties have the same degree of activity as Lancaster, Cass, or Otoe. Our county has a relatively high degree of activity in the agricultural market. Syracuse is an activity center due to its location on the four-lane Highway #2 and it's proximity to the prison in Tecumseh. The villages of Unadilla and Palmyra are also seeing increases in activity; with this activity comes an increase in the acreage market surrounding these villages.

Market Areas in Otoe County

In 2007, Otoe County implemented four market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and uses. The four market areas are geographically based to determine values. We have determined through our analysis that we still have four distinct market areas. We are still in the process of drawing up maps for the areas and I will forward one to my liaison as soon as possible.

Special Values

The market analysis that has been performed over the past four years indicates an amount of “influence” in the northern area of Otoe County. This area has a measurable non-agriculture influence, which is not apparent in the southern tier of Otoe County. According to current state policy, Otoe County’s special values are constructed using the sales comparison approach. Greenbelt values are determined by using the agricultural market area on the southern edge of the county (Area 7000) bordering Johnson and Nemaha Counties. Starting in 2006 and continuing through 2010, Otoe County is continuing to use the sales comparison approach in order to determine greenbelt values; however, we are now using the following sales criteria to establish those values. First, a sale must include 80 or more acres and be completely unimproved. Second, extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.) If the determination of the assessor and/or appraiser is that the sale is uninfluenced by factors other than agricultural use for the land, and the sale meets the first criteria, it is included in the sales analysis study to help determine greenbelt values. This analysis is done on all sales on a countywide basis, and is not restricted to a certain market area.

Certification

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,

Therese E. Gruber
Otoe County Assessor

1021 Central Avenue, Nebraska City, NE 68410
assessor@otoe.nacone.org

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**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Otoe County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Special Value:

A review of the market activity in Otoe County verifies that the County had areas where agricultural markets have influences outside the typical agricultural market. The County has used sales from an area in the County where there is no influence to establish the values in the influenced areas so therefore it is the opinion of the Property Tax Administrator that the level of value for Special Value in Otoe County is 73%.

The agricultural measurement for Otoe County were developed utilizing 11 sales of agricultural land the county considered these sales to be uninfluenced by non agricultural influences. The 11 sales did not present a time bias and proportionally represented the agricultural land use in the County.

The values developed by Otoe County were relatively comparable to the surrounding counties both for market value in counties that have no outside influences and for special value in counties where there is influences.

2010 Correlation Section

For Otoe County

2010 Correlation Section

For Otoe 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 county verifies all sales. With the following process that is followed for the analysis and establishing agricultural land values whether the county is determining the market value in the influenced or the uninfluenced areas. Initially the sale must include 80 acres more or less and be completely unimproved. Subsequently extensive sales review research is done with the buyers, sellers and any real estate agents involved in the sale to determine if the sale is influenced by commercial development or rural residential development (individual home sites or residential subdivisions). A determination is made for each sale and if the verification indicates no non agricultural influence the sale is included in the sales study the county uses to develop the special values (uninfluenced values). If the sale after review is determined to include identifiable non agricultural influences the sale is used in a separate sales study the county uses to develop the market values (influenced values). The sales for both previously mentioned analyses are stratified by majority land use and then by soil type.

2010 Correlation Section

For Otoe 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.

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	Median	Wgt.Mean	Mean
R&O Statistics	73	67	72

2010 Correlation Section

For Otoe County

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

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

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

	COD	PRD
R&O Statistics	13.54	107.94

AGRICULTURAL LAND:

The quality of assessment is satisfactory.

Calculating a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, not a reflection of the quality of the County's assessment practices.

Total Real Property Sum Lines 17, 25, & 30	Records : 11,355	Value : 1,313,101,840	Growth 11,460,200	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	760	3,925,360	60	1,228,160	210	5,435,630	1,030	10,589,150	
02. Res Improve Land	4,195	29,676,710	215	6,768,820	985	35,180,790	5,395	71,626,320	
03. Res Improvements	4,217	312,155,230	215	27,347,960	989	133,428,140	5,421	472,931,330	
04. Res Total	4,977	345,757,300	275	35,344,940	1,199	174,044,560	6,451	555,146,800	6,975,660
% of Res Total	77.15	62.28	4.26	6.37	18.59	31.35	56.81	42.28	60.87
05. Com UnImp Land	140	2,333,250	16	546,470	9	295,040	165	3,174,760	
06. Com Improve Land	550	12,216,640	39	3,241,530	22	815,560	611	16,273,730	
07. Com Improvements	565	81,391,040	39	14,762,660	23	3,414,590	627	99,568,290	
08. Com Total	705	95,940,930	55	18,550,660	32	4,525,190	792	119,016,780	2,193,020
% of Com Total	89.02	80.61	6.94	15.59	4.04	3.80	6.97	9.06	19.14
09. Ind UnImp Land	4	42,350	0	0	0	0	4	42,350	
10. Ind Improve Land	9	443,200	6	573,220	0	0	15	1,016,420	
11. Ind Improvements	9	8,737,280	6	7,926,730	0	0	15	16,664,010	
12. Ind Total	13	9,222,830	6	8,499,950	0	0	19	17,722,780	17,600
% of Ind Total	68.42	52.04	31.58	47.96	0.00	0.00	0.17	1.35	0.15
13. Rec UnImp Land	0	0	1	3,730	4	223,200	5	226,930	
14. Rec Improve Land	0	0	0	0	4	594,470	4	594,470	
15. Rec Improvements	0	0	1	47,590	21	147,750	22	195,340	
16. Rec Total	0	0	2	51,320	25	965,420	27	1,016,740	2,050
% of Rec Total	0.00	0.00	7.41	5.05	92.59	94.95	0.24	0.08	0.02
Res & Rec Total	4,977	345,757,300	277	35,396,260	1,224	175,009,980	6,478	556,163,540	6,977,710
% of Res & Rec Total	76.83	62.17	4.28	6.36	18.89	31.47	57.05	42.35	60.89
Com & Ind Total	718	105,163,760	61	27,050,610	32	4,525,190	811	136,739,560	2,210,620
% of Com & Ind Total	88.53	76.91	7.52	19.78	3.95	3.31	7.14	10.41	19.29
17. Taxable Total	5,695	450,921,060	338	62,446,870	1,256	179,535,170	7,289	692,903,100	9,188,330
% of Taxable Total	78.13	65.08	4.64	9.01	17.23	25.91	64.19	52.77	80.18

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	2	101,660	1,554,090	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	2	101,660	1,554,090
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	101,660	1,554,090

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	123	1,119,150	0	0	16	218,070	139	1,337,220	26,190
25. Total	123	1,119,150	0	0	16	218,070	139	1,337,220	26,190

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	591	87	333	1,011

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	26,800	305	34,301,970	2,225	285,525,030	2,531	319,853,800
28. Ag-Improved Land	0	0	153	23,312,160	1,200	198,680,190	1,353	221,992,350
29. Ag Improvements	0	0	153	7,788,310	1,243	69,227,060	1,396	77,015,370
30. Ag Total							3,927	618,861,520

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.89	39,690	
32. HomeSite Improv Land	0	0.00	0	89	89.00	890,000	
33. HomeSite Improvements	0	0.00	0	83	80.00	5,936,830	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	13	109.73	83,230	
36. FarmSite Improv Land	0	0.00	0	122	267.06	277,680	
37. FarmSite Improvements	0	0.00	0	151	0.00	1,851,480	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	760.83	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	10	14.19	91,820	11	16.08	131,510	
32. HomeSite Improv Land	723	726.00	7,293,000	812	815.00	8,183,000	
33. HomeSite Improvements	739	677.00	51,853,230	822	757.00	57,790,060	2,245,680
34. HomeSite Total				833	831.08	66,104,570	
35. FarmSite UnImp Land	146	2,010.87	1,207,980	159	2,120.60	1,291,210	
36. FarmSite Improv Land	1,006	2,520.42	2,216,010	1,128	2,787.48	2,493,690	
37. FarmSite Improvements	1,190	0.00	17,373,830	1,341	0.00	19,225,310	0
38. FarmSite Total				1,500	4,908.08	23,010,210	
39. Road & Ditches	0	7,622.71	0	0	8,383.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,333	14,122.70	89,114,780	2,245,680

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	77.00	66,320	2	77.00	66,320

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	291	26,022.56	37,232,930
44. Recapture Value N/A	0	0.00	0	291	26,022.56	43,048,440
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,316	235,151.87	328,488,690	2,607	261,174.43	365,721,620
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	3.80	0.00%	0	0.00%	0.00
Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	138.22	4.46%	329,400	5.73%	2,383.16
46. 1A	512.23	16.52%	1,181,450	20.54%	2,306.48
47. 2A1	409.69	13.21%	898,620	15.62%	2,193.41
48. 2A	995.39	32.10%	1,761,830	30.63%	1,769.99
49. 3A1	647.61	20.88%	1,152,760	20.04%	1,780.02
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	340.93	10.99%	386,280	6.72%	1,133.02
52. 4A	57.27	1.85%	41,240	0.72%	720.10
53. Total	3,101.34	100.00%	5,751,580	100.00%	1,854.55
Dry					
54. 1D1	958.98	1.44%	2,195,440	2.07%	2,289.35
55. 1D	6,906.52	10.41%	14,302,800	13.52%	2,070.91
56. 2D1	5,222.69	7.87%	10,819,990	10.23%	2,071.73
57. 2D	19,514.95	29.40%	29,628,220	28.00%	1,518.23
58. 3D1	20,925.03	31.53%	34,358,270	32.47%	1,641.97
59. 3D	14.07	0.02%	21,950	0.02%	1,560.06
60. 4D1	12,459.65	18.77%	14,239,520	13.46%	1,142.85
61. 4D	370.67	0.56%	252,470	0.24%	681.12
62. Total	66,372.56	100.00%	105,818,660	100.00%	1,594.31
Grass					
63. 1G1	53.35	0.00%	62,070	0.46%	1,163.45
64. 1G	1,093.56	7.66%	1,233,820	9.10%	1,128.26
65. 2G1	2,982.15	20.89%	3,265,780	24.09%	1,095.11
66. 2G	2,680.15	18.78%	2,746,420	20.26%	1,024.73
67. 3G1	2,135.38	14.96%	2,024,510	14.93%	948.08
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	4,306.45	30.17%	3,443,800	25.40%	799.68
70. 4G	1,021.22	7.16%	782,630	5.77%	766.37
71. Total	14,272.26	100.00%	13,559,030	100.00%	950.03
Irrigated Total					
Irrigated Total	3,101.34	3.60%	5,751,580	4.59%	1,854.55
Dry Total					
Dry Total	66,372.56	76.97%	105,818,660	84.48%	1,594.31
Grass Total					
Grass Total	14,272.26	16.55%	13,559,030	10.83%	950.03
Waste					
Waste	2,480.76	2.88%	124,080	0.10%	50.02
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	2.21	0.00%	0	0.00%	0.00
Market Area Total	86,226.92	100.00%	125,253,350	100.00%	1,452.60

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19.13	1.58%	46,530	2.12%	2,432.31
46. 1A	188.27	15.53%	444,990	20.26%	2,363.57
47. 2A1	112.43	9.27%	255,070	11.61%	2,268.70
48. 2A	258.69	21.34%	473,850	21.58%	1,831.73
49. 3A1	137.57	11.35%	246,350	11.22%	1,790.72
50. 3A	324.25	26.75%	532,490	24.25%	1,642.22
51. 4A1	171.10	14.11%	196,170	8.93%	1,146.52
52. 4A	0.83	0.07%	590	0.03%	710.84
53. Total	1,212.27	100.00%	2,196,040	100.00%	1,811.51
Dry					
54. 1D1	626.91	0.56%	1,462,790	0.77%	2,333.33
55. 1D	14,608.83	13.05%	33,698,570	17.84%	2,306.73
56. 2D1	12,209.40	10.91%	25,624,750	13.57%	2,098.77
57. 2D	20,768.96	18.55%	32,235,780	17.06%	1,552.11
58. 3D1	21,868.25	19.54%	36,583,470	19.37%	1,672.90
59. 3D	24,631.38	22.00%	42,006,340	22.24%	1,705.40
60. 4D1	16,148.24	14.43%	16,452,470	8.71%	1,018.84
61. 4D	1,080.57	0.97%	836,780	0.44%	774.39
62. Total	111,942.54	100.00%	188,900,950	100.00%	1,687.48
Grass					
63. 1G1	33.74	0.00%	41,480	0.19%	1,229.40
64. 1G	1,764.66	7.18%	1,958,610	8.76%	1,109.91
65. 2G1	5,489.91	22.33%	6,136,300	27.43%	1,117.74
66. 2G	2,754.36	11.20%	2,849,930	12.74%	1,034.70
67. 3G1	1,973.20	8.03%	1,802,310	8.06%	913.39
68. 3G	1,921.75	7.82%	1,761,180	7.87%	916.45
69. 4G1	5,373.17	21.86%	4,178,770	18.68%	777.71
70. 4G	5,274.38	21.45%	3,642,680	16.28%	690.64
71. Total	24,585.17	100.00%	22,371,260	100.00%	909.95
Irrigated Total					
Irrigated Total	1,212.27	0.87%	2,196,040	1.03%	1,811.51
Dry Total					
Dry Total	111,942.54	80.05%	188,900,950	88.45%	1,687.48
Grass Total					
Grass Total	24,585.17	17.58%	22,371,260	10.47%	909.95
Waste	2,106.43	1.51%	105,400	0.05%	50.04
Other	0.00	0.00%	0	0.00%	0.00
Exempt	134.92	0.10%	0	0.00%	0.00
Market Area Total	139,846.41	100.00%	213,573,650	100.00%	1,527.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 9000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	26.11	8.45%	57,180	10.25%	2,189.97
47. 2A1	71.46	23.12%	152,210	27.29%	2,130.00
48. 2A	170.05	55.02%	301,000	53.97%	1,770.07
49. 3A1	1.43	0.46%	2,550	0.46%	1,783.22
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	40.01	12.95%	44,800	8.03%	1,119.72
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	309.06	100.00%	557,740	100.00%	1,804.63
Dry					
54. 1D1	1,037.73	1.86%	2,480,630	2.57%	2,390.44
55. 1D	9,593.55	17.15%	21,594,110	22.39%	2,250.90
56. 2D1	4,975.31	8.90%	10,056,700	10.43%	2,021.32
57. 2D	20,169.75	36.06%	33,101,320	34.31%	1,641.14
58. 3D1	1,905.77	3.41%	3,355,480	3.48%	1,760.70
59. 3D	10,262.66	18.35%	17,156,880	17.79%	1,671.78
60. 4D1	7,304.98	13.06%	8,196,810	8.50%	1,122.09
61. 4D	677.59	1.21%	523,070	0.54%	771.96
62. Total	55,927.34	100.00%	96,465,000	100.00%	1,724.83
Grass					
63. 1G1	21.70	0.00%	24,540	0.25%	1,130.88
64. 1G	739.53	6.99%	836,610	8.69%	1,131.27
65. 2G1	2,311.04	21.86%	2,556,860	26.55%	1,106.37
66. 2G	1,627.24	15.39%	1,654,660	17.18%	1,016.85
67. 3G1	380.52	3.60%	337,150	3.50%	886.02
68. 3G	1,225.37	11.59%	1,101,570	11.44%	898.97
69. 4G1	2,188.47	20.70%	1,700,960	17.66%	777.24
70. 4G	2,079.62	19.67%	1,418,190	14.73%	681.95
71. Total	10,573.49	100.00%	9,630,540	100.00%	910.82
Irrigated Total					
Irrigated Total	309.06	0.46%	557,740	0.52%	1,804.63
Dry Total					
Dry Total	55,927.34	82.46%	96,465,000	90.40%	1,724.83
Grass Total					
Grass Total	10,573.49	15.59%	9,630,540	9.03%	910.82
Waste					
Waste	1,014.57	1.50%	50,740	0.05%	50.01
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	11.59	0.02%	0	0.00%	0.00
Market Area Total	67,824.46	100.00%	106,704,020	100.00%	1,573.24

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 9100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	201.39	0.44%	455,150	0.64%	2,260.04
55. 1D	3,857.61	8.34%	8,383,410	11.88%	2,173.21
56. 2D1	4,081.73	8.82%	7,563,180	10.72%	1,852.93
57. 2D	15,383.66	33.25%	23,190,700	32.86%	1,507.49
58. 3D1	13,419.47	29.00%	22,108,760	31.32%	1,647.51
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	8,974.15	19.39%	8,615,640	12.21%	960.05
61. 4D	353.03	0.76%	262,610	0.37%	743.87
62. Total	46,271.04	100.00%	70,579,450	100.00%	1,525.35
Grass					
63. 1G1	13.74	0.00%	15,740	0.12%	1,145.56
64. 1G	891.86	6.22%	1,045,940	7.71%	1,172.76
65. 2G1	2,283.33	15.92%	2,554,940	18.83%	1,118.95
66. 2G	3,454.22	24.09%	3,603,160	26.56%	1,043.12
67. 3G1	1,065.91	7.43%	1,015,080	7.48%	952.31
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	5,360.30	37.38%	4,327,430	31.90%	807.31
70. 4G	1,270.91	8.86%	1,004,170	7.40%	790.12
71. Total	14,340.27	100.00%	13,566,460	100.00%	946.04
Irrigated Total					
	0.00	0.00%	0	0.00%	0.00
Dry Total					
	46,271.04	74.62%	70,579,450	83.81%	1,525.35
Grass Total					
	14,340.27	23.13%	13,566,460	16.11%	946.04
Waste					
	1,395.15	2.25%	69,810	0.08%	50.04
Other					
	0.00	0.00%	0	0.00%	0.00
Exempt					
	83.61	0.13%	0	0.00%	0.00
Market Area Total					
	62,006.46	100.00%	84,215,720	100.00%	1,358.18

Schedule X : Agricultural Records :Ag Land Total

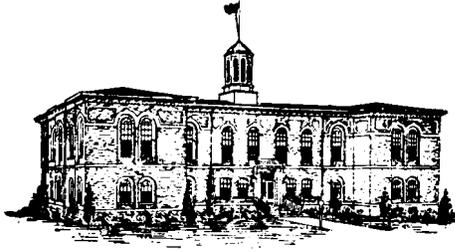
	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	678.12	1,290,980	3,944.55	7,214,380	4,622.67	8,505,360
77. Dry Land	14.49	26,800	29,882.17	49,831,410	250,616.82	411,905,850	280,513.48	461,764,060
78. Grass	0.00	0	5,611.05	5,139,300	58,160.14	53,987,990	63,771.19	59,127,290
79. Waste	0.00	0	1,236.91	61,840	5,760.00	288,190	6,996.91	350,030
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	87.51	0	148.62	0	236.13	0
82. Total	14.49	26,800	37,408.25	56,323,530	318,481.51	473,396,410	355,904.25	529,746,740

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	4,622.67	1.30%	8,505,360	1.61%	1,839.92
Dry Land	280,513.48	78.82%	461,764,060	87.17%	1,646.14
Grass	63,771.19	17.92%	59,127,290	11.16%	927.18
Waste	6,996.91	1.97%	350,030	0.07%	50.03
Other	0.00	0.00%	0	0.00%	0.00
Exempt	236.13	0.07%	0	0.00%	0.00
Total	355,904.25	100.00%	529,746,740	100.00%	1,488.45

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

66 Otoe

	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	539,808,060	555,146,800	15,338,740	2.84%	6,975,660	1.55%
02. Recreational	515,240	1,016,740	501,500	97.33%	2,050	96.94%
03. Ag-Homesite Land, Ag-Res Dwelling	70,740,700	66,104,570	-4,636,130	-6.55%	2,245,680	-9.73%
04. Total Residential (sum lines 1-3)	611,064,000	622,268,110	11,204,110	1.83%	9,223,390	0.32%
05. Commercial	116,862,130	119,016,780	2,154,650	1.84%	2,193,020	-0.03%
06. Industrial	17,749,710	17,722,780	-26,930	-0.15%	17,600	-0.25%
07. Ag-Farmsite Land, Outbuildings	22,485,980	23,010,210	524,230	2.33%	0	2.33%
08. Minerals	1,371,380	1,337,220	-34,160	-2.49	26,190	-4.40
09. Total Commercial (sum lines 5-8)	158,469,200	161,086,990	2,617,790	1.65%	2,236,810	0.24%
10. Total Non-Agland Real Property	769,533,200	783,355,100	13,821,900	1.80%	11,460,200	0.31%
11. Irrigated	5,964,090	8,505,360	2,541,270	42.61%		
12. Dryland	443,392,510	461,764,060	18,371,550	4.14%		
13. Grassland	44,346,860	59,127,290	14,780,430	33.33%		
14. Wasteland	354,460	350,030	-4,430	-1.25%		
15. Other Agland	100	0	-100	-100.00%		
16. Total Agricultural Land	494,058,020	529,746,740	35,688,720	7.22%		
17. Total Value of all Real Property (Locally Assessed)	1,263,591,220	1,313,101,840	49,510,620	3.92%	11,460,200	3.01%



Therese E. Gruber
Assessor

Christina M. Smallfoot
Deputy Assessor

Office of Otoe County Assessor

**** *Three Year Plan* ****

	<u># of Parcels</u>
Residential	6515
Commercial	810
Industrial	21
Agriculture	4000
Special Value	2600

Property Review: For assessment year 2009, an estimated 664 building permits and/or information statements were filed for new property construction/additions in the county. In addition to that our office reviewed approximately 1500 parcels to comply with the state mandated 6 year review cycle.

Assessment Action Planned for Assessment Year 2010:

Residential – Continue a complete physical review of one-third of rural residential properties within our County. Make any changes necessary to reflect current condition and dwelling information. Adjust to market value.

Commercial – Continue physical review of one-half commercial parcels located in Nebraska City. Review Syracuse commercial. Adjust depreciation tables and occupancy codes to reflect current use and condition. Adjust to market value.

Agricultural – Finish process of building soil and land use layers in our GIS system. Continue review of improved agricultural parcels (approximately 1/4), adjust to market value.

Assessment Action Planned for Assessment Year 2011:

Residential – Finish review of rural residential pa

rcels. Correct property record cards to show current condition and dwelling information. Adjust to market value.

Commercial – Review all small town commercial parcels. Adjust depreciation tables and occupancy codes to reflect current use and condition. Adjust to market value.

Agricultural – Continue our physical review of improved agricultural parcels (approximately 1/4). Correct property record cards to show current condition, dwelling and outbuilding information. Adjust to market value.

Assessment Action Planned for Assessment Year 2012:

Residential – Continue to update property record cards to show current condition and dwelling information. Adjust to market value.

Commercial – Adjust depreciation tables and occupancy codes to reflect current use and condition of all commercial properties. Adjust to market value.

Agricultural- Conclude physical review of improved agricultural parcels. Correct property record cards to show current condition, dwelling and outbuilding information. Adjust to market value.

Current Resources:

The Otoe County Assessor's Office has five full-time and one part-time staff; Assessor, Deputy Assessor, Administrative Assistant, Appraisal Assistant, GIS Specialist, and Appraiser (104 hours a month). We have a total of \$188,328 (08-09 figure) in our budget for staff salaries. And \$2,000 in our budget for training classes for our staff with an additional \$500 in our budget for convention/workshop fees.

The cadastral maps are current in our office and are continually maintained by the staff. We also continually update our GIS system with new subdivisions and splits. Our GIS specialist verifies and corrects information by using the cadastrals, Terrascan, the GIS system, and physical review. Our GIS and sales information are available online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. Our administrative assistant does an annual inventory on all the physical cards to match the electronic updated card.

Otoe County continues to physically review 100% of all qualified sales in each class of property. We make an attempt to briefly interview either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable disqualified sales. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

Other functions performed by the assessor's office, but not limited to:

Annually prepare and file Assessor Administrative reports required by law/regulation:

- Abstracts (real & personal property)
- Assessor Survey
- Sales information to PAD rosters & annual Assessed Value Update w/ Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report
- 521's Filed with Department of Revenue

Personal Property: administer annual filing of approximately 1400 schedules; prepare subsequent notices for change of value, incomplete filings, failure to file and/or penalties applied, as required. New for 2009 - review and implement Beginning Farmer Exemptions.

Permissive Exemptions: administer annual filings of approximately 150 applications for new or continued exempt use, review and make recommendations to county board of equalization.

Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead Exemptions: administer approximately 700 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance. We also hold workshops in smaller communities outside of the county seat for those who need assistance with their applications.

Centrally assessed: review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 2 TIF projects in tax year 2009.

Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information. Prepare tax list correction documents for county board of equalization approval.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor – attend southeast district assessor’s meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued education in order to maintain assessor/deputy assessor certification. Have each staff member attend at least one 15 or 30-hour course each year, depending on budget constraints.

Conclusion:

I feel that my office is accomplishing a great deal of work both efficiently and accurately. My office will continue to strive to do the absolute best job that can be done.

This concludes my three-year plan of assessment at this time.

Respectfully submitted,

Therese Gruber
Otoe County Assessor

2010 Assessment Survey for Otoe County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	1 contracted appraiser (104 hours a month)
3.	Other full-time employees
	1-administrative assistant and 1 appraisal assistant & 1 GIS technician
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$212,810
7.	Adopted budget, or granted budget if different from above
	\$212,810
8.	Amount of the total budget set aside for appraisal work
	\$73,460
9.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
10.	Part of the budget that is dedicated to the computer system
	All computer system and computer related budget funds are covered by the County General Fund and not processed through the individual county offices.
11.	Amount of the total budget set aside for education/workshops
	\$1,500
12.	Other miscellaneous funds
	N/A
13.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes – Still maintained on paper maps

4.	Who maintains the Cadastral Maps?
	Assessor's office staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Assessor, Deputy Assessor, & GIS Technician
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Nebraska City and Syracuse
4.	When was zoning implemented?
	April 2002

D. Contracted Services

1.	Appraisal Services
	Ron Elliott - contract appraiser establishes values for pick-up work; help maintain, cost/depreciation tables
2.	Other services
	ASI (Terra Scan) and GIS Workshop (that maintains an on line access to Otoe Counties assessment records via the internet)

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 Otoe 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