

Table of Contents

2010 Commission Summary

2010 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- R&O Statistics

Residential Correlation

- Residential Real Property
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency
 - IV. Analysis of Quality of Assessment

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- R&O Statistics

Commercial Correlation

- Commercial Real Property
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency
 - IV. Analysis of Quality of Assessment

Agricultural or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Analysis Statistics
- Special Valuation Methodology

Agricultural or Special Valuation Correlation

- Agricultural or Special Valuation Land
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency
 - IV. Analysis of Quality of Assessment

County Reports

2010 County Abstract of Assessment for Real Property, Form 45
2010 County Agricultural Land Detail
2010 County Abstract of Assessment for Real Property Compared with the 2009
Certificate of Taxes Levied (CTL)
County Assessor's Three Year Plan of Assessment
Assessment Survey – General Information

Certification**Maps**

Market Areas
Registered Wells > 500 GPM
Geo Codes
Soil Classes

Valuation History Charts

2010 Commission Summary

70 Pierce

Residential Real Property - Current

Number of Sales	131	Median	96
Total Sales Price	\$10,045,122	Mean	99
Total Adj. Sales Price	\$10,045,122	Wgt. Mean	90
Total Assessed Value	\$9,076,595	Average Assessed Value of the Base	\$63,159
Avg. Adj. Sales Price	\$76,680	Avg. Assessed Value	\$69,287

Confidence Interval - Current

95% Median C.I	93.67 to 97.71
95% Mean C.I	88.28 to 109.43
95% Wgt. Mean C.I	87.14 to 93.57

% of Value of the Class of all Real Property Value in the County	19.48
% of Records Sold in the Study Period	4.62
% of Value Sold in the Study Period	5.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	137	97	97
2008	145	95	95
2007	174	97	97
2006	203	97	97

2010 Commission Summary

70 Pierce

Commercial Real Property - Current

Number of Sales	13	Median	96
Total Sales Price	\$1,094,600	Mean	96
Total Adj. Sales Price	\$1,043,450	Wgt. Mean	96
Total Assessed Value	\$1,004,500	Average Assessed Value of the Base	\$118,023
Avg. Adj. Sales Price	\$80,265	Avg. Assessed Value	\$77,269

Confidence Interval - Current

95% Median C.I	94.54 to 98.82
95% Mean C.I	93.37 to 98.36
95% Wgt. Mean C.I	94.26 to 98.28

% of Value of the Class of all Real Property Value in the County	5.25
% of Records Sold in the Study Period	3.18
% of Value Sold in the Study Period	2.08

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	17	95	95
2008	14	94	94
2007	16	94	94
2006	18	92	92

2010 Opinions of the Property Tax Administrator for Pierce 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 Pierce County is 96% of market value. The quality of assessment for the class of residential real property in Pierce 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 Pierce County is 96% of market value. The quality of assessment for the class of commercial real property in Pierce 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 Pierce County is 70% of market value. The quality of assessment for the class of agricultural land in Pierce 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 Pierce County

taken to address the following property classes/subclasses:

Residential

Completed the pickup work of new and omitted construction for the residential class.

The county reviewed the town of Pierce and the rural residential acreages for 2010 and made the necessary adjustments as indicated by a market analysis. Increases were made to Bi-Level and Split Level houses in Pierce. The rural residential acreages increased the 1 story homes built between 1990 and 1999.

2010 Assessment Survey for Pierce County

Residential Appraisal Information

1.	Valuation data collection done by:
	Assessor and staff
2.	List the valuation groupings used by the County:
	Valuation Group 1 - Pierce 5 Plainview 10 - Osmond 15 - Hadar 20 - Foster 25 - McLean 30 - Breslau 35 - West Randolph 40 - Rural Acreages
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Each valuation group is defined by the location in the county and similar property characteristics.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Market approach
4	When was the last lot value study completed?
	When each assessor location is revalued or market analysis completed.
a.	What methodology was used to determine the residential lot values?
	Vacant lot sales
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Pierce and Hadar – 2003, Rural residential farms – 2004, Plainview, Foster, Mclean, Breslau, West Randolph, Mobile homes - 2008
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?
	Uses the table provided in by the CAMA Vendor
a.	How often does the County update depreciation tables?
	When a reappraisal is completed.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for

	the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The 6 year inspection coincides with the three year plan of assessment.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, as described in the three year plan of assessment. The cyclical process is dated as far back as the 2000 assessment year and the cyclical review process is documented in the 3 year plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	They are valued in the same manner.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	131	MEDIAN:	96	COV:	62.47	95% Median C.I.:	93.67 to 97.71	(! : Derived)
TOTAL Sales Price:	10,045,122	WGT. MEAN:	90	STD:	61.76	95% Wgt. Mean C.I.:	87.14 to 93.57	
TOTAL Adj.Sales Price:	10,045,122	MEAN:	99	AVG.ABS.DEV:	17.52	95% Mean C.I.:	88.28 to 109.43	
TOTAL Assessed Value:	9,076,595							
AVG. Adj. Sales Price:	76,680	COD:	18.29	MAX Sales Ratio:	760.75			
AVG. Assessed Value:	69,286	PRD:	109.40	MIN Sales Ratio:	43.52			

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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	28	95.01	91.61	90.25	7.62	101.51	54.03	100.89	91.07 to 99.15	88,584	79,946
10/01/07 TO 12/31/07	13	97.29	92.01	90.57	9.40	101.59	51.32	118.52	89.50 to 98.09	68,354	61,908
01/01/08 TO 03/31/08	9	99.46	104.55	102.46	9.02	102.04	92.81	130.22	92.98 to 115.72	65,555	67,168
04/01/08 TO 06/30/08	17	94.14	91.15	93.89	12.54	97.09	43.52	113.20	81.63 to 105.95	92,311	86,672
07/01/08 TO 09/30/08	20	95.51	95.27	87.15	12.64	109.31	59.71	184.38	88.54 to 98.43	62,125	54,144
10/01/08 TO 12/31/08	14	95.71	95.29	86.45	20.96	110.22	54.55	142.88	71.32 to 123.95	56,807	49,108
01/01/09 TO 03/31/09	11	94.02	149.80	84.18	73.91	177.95	64.20	760.75	70.03 to 101.82	93,707	78,884
04/01/09 TO 06/30/09	19	95.45	95.31	90.95	21.29	104.80	50.88	186.08	69.77 to 101.08	76,224	69,326
<u>Study Years</u>											
07/01/07 TO 06/30/08	67	96.43	93.31	92.64	9.58	100.72	43.52	130.22	93.75 to 97.84	82,511	76,436
07/01/08 TO 06/30/09	64	95.37	104.66	87.57	27.43	119.52	50.88	760.75	90.02 to 97.75	70,575	61,802
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	60	95.95	95.50	91.69	14.19	104.15	43.52	184.38	92.98 to 98.17	69,951	64,139
<u>ALL</u>											
	131	95.76	98.85	90.36	18.29	109.40	43.52	760.75	93.67 to 97.71	76,680	69,286

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	46	92.98	91.62	90.14	14.44	101.64	43.52	184.38	88.80 to 96.40	87,448	78,830
05	41	97.46	114.80	96.91	23.02	118.47	69.77	760.75	95.76 to 98.43	45,331	43,929
10	22	99.80	95.62	94.00	12.01	101.72	50.88	130.22	93.75 to 101.14	58,493	54,984
15	2	77.70	77.70	78.67	9.87	98.76	70.03	85.37	N/A	137,500	108,175
20	1	98.90	98.90	98.90			98.90	98.90	N/A	24,000	23,735
40	19	92.67	87.92	85.32	21.42	103.04	51.32	186.08	62.50 to 95.24	135,685	115,766
<u>ALL</u>											
	131	95.76	98.85	90.36	18.29	109.40	43.52	760.75	93.67 to 97.71	76,680	69,286

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	126	95.88	98.86	90.32	18.57	109.45	43.52	760.75	93.37 to 97.71	79,389	71,702
2	5	95.24	98.80	100.10	10.77	98.71	80.00	118.52	N/A	8,420	8,428
<u>ALL</u>											
	131	95.76	98.85	90.36	18.29	109.40	43.52	760.75	93.67 to 97.71	76,680	69,286

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

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TOTAL Adj.Sales Price:	10,045,122	MEAN:	99	AVG.ABS.DEV:	17.52	95% Mean C.I.:	88.28 to 109.43	
TOTAL Assessed Value:	9,076,595							
AVG. Adj. Sales Price:	76,680	COD:	18.29	MAX Sales Ratio:	760.75			
AVG. Assessed Value:	69,286	PRD:	109.40	MIN Sales Ratio:	43.52			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	126	96.09	100.00	91.26	17.82	109.58	43.52	760.75	94.02 to 97.72	76,493	69,805
06											
07	5	59.71	69.95	69.06	28.69	101.29	50.88	99.70	N/A	81,400	56,212
ALL											
	131	95.76	98.85	90.36	18.29	109.40	43.52	760.75	93.67 to 97.71	76,680	69,286

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	93.75	311.50	237.39	242.04	131.22	80.00	760.75	N/A	3,000	7,121
5000 TO 9999	6	102.87	109.68	109.46	12.59	100.20	93.67	142.88	93.67 to 142.88	7,545	8,259
Total \$											
1 TO 9999	9	99.23	176.95	130.68	85.54	135.42	80.00	760.75	93.67 to 142.88	6,030	7,880
10000 TO 29999	26	97.98	99.22	97.73	17.24	101.53	43.52	184.38	90.02 to 99.96	20,557	20,090
30000 TO 59999	26	97.83	100.04	100.16	12.46	99.88	54.03	186.08	95.45 to 101.14	46,608	46,681
60000 TO 99999	35	94.14	87.63	87.41	12.13	100.25	51.32	113.06	83.19 to 97.45	79,287	69,303
100000 TO 149999	19	92.98	90.65	90.54	8.64	100.12	62.68	106.32	88.14 to 99.51	122,073	110,531
150000 TO 249999	15	93.05	86.28	86.36	12.48	99.91	59.71	105.95	68.41 to 97.75	185,339	160,066
250000 TO 499999	1	92.67	92.67	92.67			92.67	92.67	N/A	370,000	342,865
ALL											
	131	95.76	98.85	90.36	18.29	109.40	43.52	760.75	93.67 to 97.71	76,680	69,286

**2010 Correlation Section
for Pierce County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:Pierce County reported in the assessment actions that the village of Pierce was updated in the Bi-Level and Split Level homes and that the rural one story homes built between the years of 1990-1999 were adjusted. The county has aggressively continued with the plan of assessment that was established in the 3 year plan of assessment. There will be no recommendation for adjustment to the residential properties for the 2010 assessment year.

**2010 Correlation Section
for Pierce 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:Pierce County mails a survey/questionnaire on all sales transactions. There is a separate survey for the residential, commercial and agricultural class of property. They include a self addressed stamped envelope for the recipient to respond and return the survey/questionnaire. If the survey/questionnaire is not returned it will be considered an arms length transaction. In some instances they will follow-up with a telephone call to the buyer or seller if the need for further review is apparent.

The survey/questionnaire is kept with the property record card for future reference.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels and a few foreclosures.

**2010 Correlation Section
for Pierce County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	90	99

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

	COD	PRD
R&O Statistics	18.29	109.40

RESIDENTIAL: The COD and PRD are both slightly above the acceptable parameters. There is one sale in Plainview, Book 2009 page 144 that is an extreme outlier. Without that sale included in the study the COD would be 13.98 and PRD 104.25, which would be within the acceptable parameters.

2010 Assessment Actions for Pierce County

taken to address the following property classes/subclasses:

Commercial

Blaser Appraisal inspected and revalued all the commercial property in the county for implementation in the 2010 assessment year. They also completed the pickup work of new and omitted construction for the commercial class.

2010 Assessment Survey for Pierce County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Assessor and Staff
2.	List the valuation groupings used by the County:
	Valuation Group 1 – Pierce 5 – Plainview 10 - Osmond 15 - Hadar 20 - Foster 25 - McLean 30 - Breslau 35 - West Randolph 40 - Rural Acreages
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Each valuation group is defined by the location in the county and similar property characteristics.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Market approach
4	When was the last lot value study completed?
	2009
a.	What methodology was used to determine the commercial lot values?
	Vacant lot sales
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?
	Use the tables provided by the CAMA vendor
a.	How often does the County update the depreciation tables?
	Current
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?

	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The 6 year inspection coincides with the three year plan of assessment.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, as described in the three year plan of assessment. The cyclical process is dated as far back as the 2000 assessment year and the cyclical review process is documented in the 3 year plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	They are valued in the same manner.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	96	COV:	4.30	95% Median C.I.:	94.54 to 98.82	(! : Derived)
TOTAL Sales Price:	1,094,600	WGT. MEAN:	96	STD:	4.12	95% Wgt. Mean C.I.:	94.26 to 98.28	
TOTAL Adj.Sales Price:	1,043,450	MEAN:	96	AVG.ABS.DEV:	2.72	95% Mean C.I.:	93.37 to 98.36	
TOTAL Assessed Value:	1,004,500							
AVG. Adj. Sales Price:	80,265	COD:	2.84	MAX Sales Ratio:	100.85			
AVG. Assessed Value:	77,269	PRD:	99.58	MIN Sales Ratio:	84.55			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	1	94.63	94.63	94.63			94.63	94.63	N/A	37,400	35,390
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	98.82	98.82	98.82			98.82	98.82	N/A	175,000	172,940
04/01/07 TO 06/30/07	3	95.42	92.93	93.68	4.98	99.20	84.55	98.82	N/A	62,833	58,863
07/01/07 TO 09/30/07	2	100.41	100.41	100.52	0.44	99.88	99.96	100.85	N/A	31,450	31,615
10/01/07 TO 12/31/07	1	94.54	94.54	94.54			94.54	94.54	N/A	92,850	87,780
01/01/08 TO 03/31/08	1	96.02	96.02	96.02			96.02	96.02	N/A	88,000	84,500
04/01/08 TO 06/30/08	1	95.06	95.06	95.06			95.06	95.06	N/A	123,000	116,920
07/01/08 TO 09/30/08	1	93.43	93.43	93.43			93.43	93.43	N/A	10,800	10,090
10/01/08 TO 12/31/08	2	97.09	97.09	97.00	1.44	100.08	95.69	98.48	N/A	132,500	128,530
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	5	95.42	94.45	96.01	3.87	98.37	84.55	98.82	N/A	80,180	76,984
07/01/07 TO 06/30/08	5	96.02	97.29	96.10	2.33	101.24	94.54	100.85	N/A	73,350	70,486
07/01/08 TO 06/30/09	3	95.69	95.87	96.86	1.76	98.97	93.43	98.48	N/A	91,933	89,050
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	7	98.82	96.14	96.40	3.63	99.73	84.55	100.85	84.55 to 100.85	74,178	71,505
01/01/08 TO 12/31/08	5	95.69	95.74	96.26	1.26	99.46	93.43	98.48	N/A	97,360	93,714
<u>ALL</u>											
	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	5	98.82	98.30	98.13	1.35	100.18	94.54	100.85	N/A	103,070	101,138
05	4	95.24	94.98	95.37	0.77	99.59	93.43	96.02	N/A	67,950	64,805
10	3	94.63	93.05	90.83	5.43	102.45	84.55	99.96	N/A	38,766	35,210
15	1	95.69	95.69	95.69			95.69	95.69	N/A	140,000	133,960
<u>ALL</u>											
	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269
<u>ALL</u>											
	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	96	COV:	4.30	95% Median C.I.:	94.54 to 98.82	(! : Derived)
TOTAL Sales Price:	1,094,600	WGT. MEAN:	96	STD:	4.12	95% Wgt. Mean C.I.:	94.26 to 98.28	
TOTAL Adj.Sales Price:	1,043,450	MEAN:	96	AVG.ABS.DEV:	2.72	95% Mean C.I.:	93.37 to 98.36	
TOTAL Assessed Value:	1,004,500							
AVG. Adj. Sales Price:	80,265	COD:	2.84	MAX Sales Ratio:	100.85			
AVG. Assessed Value:	77,269	PRD:	99.58	MIN Sales Ratio:	84.55			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269
04											
ALL	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	96.69	96.69	97.86	3.38	98.81	93.43	99.96	N/A	16,850	16,490
30000 TO 59999	4	95.03	93.86	93.12	4.50	100.79	84.55	100.85	N/A	45,850	42,697
60000 TO 99999	3	96.02	96.46	96.38	1.49	100.09	94.54	98.82	N/A	87,783	84,603
100000 TO 149999	3	95.69	96.41	96.39	1.19	100.02	95.06	98.48	N/A	129,333	124,660
150000 TO 249999	1	98.82	98.82	98.82			98.82	98.82	N/A	175,000	172,940
ALL	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	95.96	95.96	98.08	2.63	97.84	93.43	98.48	N/A	67,900	66,595
297	1	94.63	94.63	94.63			94.63	94.63	N/A	37,400	35,390
341	1	98.82	98.82	98.82			98.82	98.82	N/A	82,500	81,530
344	1	96.02	96.02	96.02			96.02	96.02	N/A	88,000	84,500
350	1	98.82	98.82	98.82			98.82	98.82	N/A	175,000	172,940
352	2	95.38	95.38	95.39	0.33	99.98	95.06	95.69	N/A	131,500	125,440
386	1	99.96	99.96	99.96			99.96	99.96	N/A	22,900	22,890
391	1	95.42	95.42	95.42			95.42	95.42	N/A	50,000	47,710
442	1	84.55	84.55	84.55			84.55	84.55	N/A	56,000	47,350
531	1	94.54	94.54	94.54			94.54	94.54	N/A	92,850	87,780
554	1	100.85	100.85	100.85			100.85	100.85	N/A	40,000	40,340
ALL	13	95.69	95.87	96.27	2.84	99.58	84.55	100.85	94.54 to 98.82	80,265	77,269

**2010 Correlation Section
for Pierce County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:Blaser Appraisal Company was hired by the county to do a complete reappraisal of the commercial class of property. The company inspected and revalued all the commercial property in the county for 2010. The commercial class of property only had 13 arm?s length transactions in the sales file. There are a little over 400 total parcels in the county.

Based on the assessment practices and the reappraisal there is no recommendation for adjustment to the commercial class of property.

**2010 Correlation Section
for Pierce 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:Pierce County mails a survey/questionnaire on all sales transactions. There is a separate survey for the residential, commercial and agricultural class of property. They include a self addressed stamped envelope for the recipient to respond and return the survey/questionnaire. If the survey/questionnaire is not returned it will be considered an arms length transaction. In some instances they will follow-up with a telephone call to the buyer or seller if the need for further review is apparent.

The survey/questionnaire is kept with the property record card for future reference.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels and a few foreclosures.

**2010 Correlation Section
for Pierce County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	96	96

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

	COD	PRD
R&O Statistics	2.84	99.58

COMMERCIAL: The coefficient of dispersion and the price related differential on the 13 sales in the commercial class of property are within the acceptable parameters. The reappraisal of the commercial class with a COD of less than 5 percent may indicate the sample size of sales was not representative of the entire class. The county completed a reappraisal on the entire class and applied the reappraisal to both sold and unsold properties.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Pierce County

taken to address the following property classes/subclasses:

Agricultural

Market analysis using qualified ag sales. Implemented new soil conversion from alpha to numeric.

2010 Assessment Survey for Pierce County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	NA
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Based on Statute and Regulations
b.	When is it agricultural land, when is it residential, when is it recreational?
	There is a 20 acre consideration for those parcels to be identified as residential. The agricultural land is defined based on the land use of the parcel.
c.	Are these definitions in writing?
	Not at this time. It is considered an office policy.
d.	What are the recognized differences?
	The 20 acre consideration with some exceptions to the rule based on use.
e.	How are rural home sites valued?
	They are valued the same as the rural residential.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	All valued the same.
h.	What are the recognized differences?
	NA
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Soil conversion from alpha to numeric implemented for 2010
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes
b.	What other land characteristics or analysis are/is used to determine assessed values?

	Market approach
5.	Is land use updated annually?
	Yes.
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps, and physical inspections
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	NA
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	NA
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and staff
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, same as rural residential
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	The 6 year inspection coincides with the three year plan of assessment.
a.	Does the County maintain a tracking process?
	Yes, as described in the three year plan of assessment. The cyclical process is dated as far back as the 2000 assessment year and the cyclical review process is documented in the 3 year plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	They are valued in the same manner.

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	17	17
07/01/07 - 06/30/08	12	12
07/01/08 - 06/30/09	19	19
Totals	48	48

Added Sales:

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

Final Results:

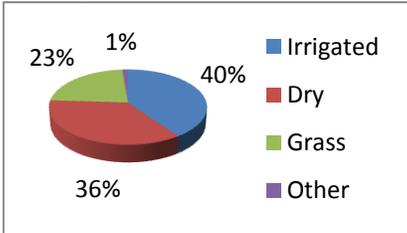
Study Year	County	Area 1
07/01/06 - 06/30/07	17	17
07/01/07 - 06/30/08	12	12
07/01/08 - 06/30/09	19	19
Totals	48	48

Representativeness by Majority Land Use

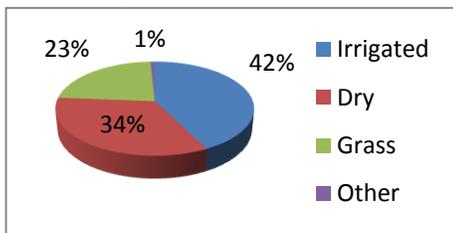
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	40%	42%	42%
Dry	36%	34%	35%
Grass	23%	23%	22%
Other	1%	1%	1%

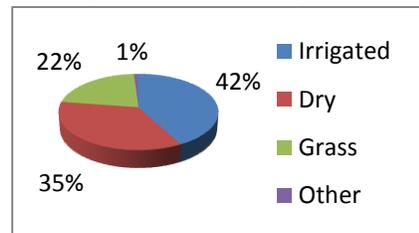
County



Original Sales File

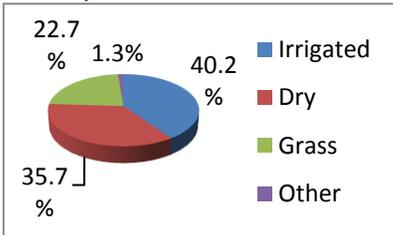


Representative Sample

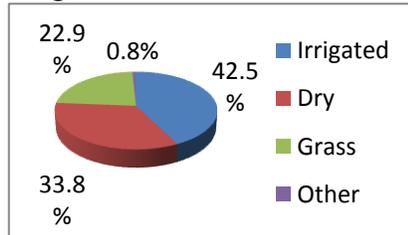


	Mkt Area 1		
	county	sales file	sample
Irrigated	40%	42%	42%
Dry	36%	34%	35%
Grass	23%	23%	22%
Other	1%	1%	1%

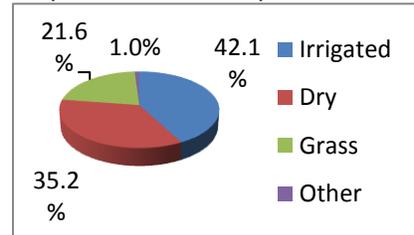
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	48	48
Number of Sales - Expanded Sample	48	48
Total Number of Acres Added	12	12

Ratio Study

Final Statistics

County # sales	48	Median	70%	AAD	14.25%
		Mean	75%	COD	20.31%
		W. Mean	71%	PRD	105.70%

Preliminary Statistics

Median	59%	AAD	12.56%
Mean	61%	COD	21.21%
W. Mean	60%	PRD	102.94%

Market Area 1 # sales	48	Median	70%	AAD	14.25%
		Mean	75%	COD	20.31%
		W. Mean	71%	PRD	105.70%

Median	59%	AAD	12.56%
Mean	61%	COD	21.21%
W. Mean	60%	PRD	102.94%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	5	65.78%	4	76.13%
Mkt Area 1	0	N/A	5	65.78%	4	76.13%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	15	70.84%	11	65.78%	8	68.59%
Mkt Area 1	15	70.84%	11	65.78%	8	68.59%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Pierce County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

An analysis of the sales file was prepared for Pierce County. The county assessor studied the file and came to the conclusion one market area is sufficient for Pierce County.

The proportionality of the sales file over the three year study period was addressed. The county has sufficient sales of the agricultural class and the sales also include a proportionate representation of the land use in the county. The expanded analysis was discussed with the county assessor and the conclusion supported the efforts of the county in establishing the 2010 agricultural land values which are equalized both within the County and with the adjoining counties.

The county has achieved a uniform and proportionate level of value for the agricultural class and there will not be a non-binding recommendation for this class.

2010 Correlation Section

For Pierce 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:

Pierce County mails a survey/questionnaire on all sales transactions. There is a separate survey for the residential, commercial and agricultural class of property. They include a self addressed stamped envelope for the recipient to respond and return the survey/questionnaire. If the survey/questionnaire is not returned it will be considered an arm's length transaction. In some instances they will follow-up with a telephone call to the buyer or seller if the need for further review is apparent.

The survey/questionnaire is kept with the property record card for future reference.

2010 Correlation Section

For Pierce County

III. Measures of Central Tendency

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

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

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

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

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

	Median	Wgt.Mean	Mean
R&O Statistics	70	75	71

2010 Correlation Section

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

	COD	PRD
R&O Statistics	20.31	105.70

AGRICULTURAL LAND:

The coefficient of dispersion and the price related differential are both reasonable and close to the acceptable parameters.

Total Real Property Sum Lines 17, 25, & 30	Records : 6,145	Value : 919,606,578	Growth 7,292,793	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	268	1,068,800	31	246,035	82	1,263,165	381	2,578,000	
02. Res Improve Land	1,816	10,611,450	108	1,870,255	451	8,277,930	2,375	20,759,635	
03. Res Improvements	1,861	97,063,920	110	9,791,115	483	48,796,340	2,454	155,651,375	
04. Res Total	2,129	108,744,170	141	11,907,405	565	58,337,435	2,835	178,989,010	3,039,975
% of Res Total	75.10	60.75	4.97	6.65	19.93	32.59	46.14	19.46	41.68
05. Com UnImp Land	43	169,530	9	50,060	16	856,350	68	1,075,940	
06. Com Improve Land	254	1,290,585	35	359,460	38	1,155,480	327	2,805,525	
07. Com Improvements	259	16,461,101	37	3,009,025	44	5,395,097	340	24,865,223	
08. Com Total	302	17,921,216	46	3,418,545	60	7,406,927	408	28,746,688	968,235
% of Com Total	74.02	62.34	11.27	11.89	14.71	25.77	6.64	3.13	13.28
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	1	237,500	1	237,500	
11. Ind Improvements	0	0	0	0	1	19,287,085	1	19,287,085	
12. Ind Total	0	0	0	0	1	19,524,585	1	19,524,585	688,110
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	2.12	9.44
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	84,245	1	84,245	
15. Rec Improvements	0	0	0	0	1	44,990	1	44,990	
16. Rec Total	0	0	0	0	1	129,235	1	129,235	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,129	108,744,170	141	11,907,405	566	58,466,670	2,836	179,118,245	3,039,975
% of Res & Rec Total	75.07	60.71	4.97	6.65	19.96	32.64	46.15	19.48	41.68
Com & Ind Total	302	17,921,216	46	3,418,545	61	26,931,512	409	48,271,273	1,656,345
% of Com & Ind Total	73.84	37.13	11.25	7.08	14.91	55.79	6.66	5.25	22.71
17. Taxable Total	2,431	126,665,386	187	15,325,950	627	85,398,182	3,245	227,389,518	4,696,320
% of Taxable Total	74.92	55.70	5.76	6.74	19.32	37.56	52.81	24.73	64.40

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	180	0	8	188

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	32,760	1,820	375,272,505	1,825	375,305,265
28. Ag-Improved Land	0	0	3	51,685	962	249,634,595	965	249,686,280
29. Ag Improvements	0	0	3	20,860	1,072	67,204,655	1,075	67,225,515
30. Ag Total							2,900	692,217,060

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	7.47	8,225	
37. FarmSite Improvements	0	0.00	0	3	0.00	20,860	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.75	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	30	32.00	293,000	30	32.00	293,000	
32. HomeSite Improv Land	687	721.61	6,958,510	687	721.61	6,958,510	
33. HomeSite Improvements	703	698.61	41,952,175	703	698.61	41,952,175	2,596,473
34. HomeSite Total				733	753.61	49,203,685	
35. FarmSite UnImp Land	214	517.50	398,180	214	517.50	398,180	
36. FarmSite Improv Land	924	4,714.10	4,048,295	927	4,721.57	4,056,520	
37. FarmSite Improvements	956	0.00	25,252,480	959	0.00	25,273,340	0
38. FarmSite Total				1,173	5,239.07	29,728,040	
39. Road & Ditches	0	7,789.29	0	0	7,790.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,906	13,782.72	78,931,725	2,596,473

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,137.96	10.06%	39,504,595	12.16%	2,794.22
46. 1A	17,928.62	12.76%	48,298,385	14.87%	2,693.93
47. 2A1	15,758.39	11.21%	38,264,720	11.78%	2,428.21
48. 2A	20,817.18	14.81%	49,389,015	15.20%	2,372.51
49. 3A1	18,974.82	13.50%	43,012,120	13.24%	2,266.80
50. 3A	37,253.94	26.51%	81,510,070	25.09%	2,187.96
51. 4A1	3,802.15	2.71%	6,840,645	2.11%	1,799.15
52. 4A	11,879.17	8.45%	18,009,350	5.54%	1,516.04
53. Total	140,552.23	100.00%	324,828,900	100.00%	2,311.09
Dry					
54. 1D1	12,791.69	10.64%	26,734,620	12.36%	2,090.00
55. 1D	25,814.20	21.47%	52,273,905	24.18%	2,025.01
56. 2D1	10,893.85	9.06%	20,969,580	9.70%	1,924.90
57. 2D	16,657.59	13.86%	30,393,910	14.06%	1,824.63
58. 3D1	18,435.74	15.34%	31,801,765	14.71%	1,725.01
59. 3D	29,107.34	24.21%	47,297,760	21.88%	1,624.94
60. 4D1	4,527.62	3.77%	4,867,240	2.25%	1,075.01
61. 4D	1,983.64	1.65%	1,874,560	0.87%	945.01
62. Total	120,211.67	100.00%	216,213,340	100.00%	1,798.61
Grass					
63. 1G1	1,994.73	0.00%	2,556,860	3.55%	1,281.81
64. 1G	3,681.93	4.78%	5,258,540	7.30%	1,428.20
65. 2G1	3,454.71	4.49%	4,228,220	5.87%	1,223.90
66. 2G	5,790.85	7.52%	6,624,950	9.20%	1,144.04
67. 3G1	7,117.99	9.24%	8,117,605	11.27%	1,140.44
68. 3G	26,801.99	34.81%	27,747,550	38.51%	1,035.28
69. 4G1	5,321.10	6.91%	3,925,530	5.45%	737.73
70. 4G	22,834.50	29.66%	13,589,150	18.86%	595.11
71. Total	76,997.80	100.00%	72,048,405	100.00%	935.72
Irrigated Total					
Irrigated Total	140,552.23	41.06%	324,828,900	52.97%	2,311.09
Dry Total					
Dry Total	120,211.67	35.12%	216,213,340	35.25%	1,798.61
Grass Total					
Grass Total	76,997.80	22.50%	72,048,405	11.75%	935.72
Waste					
Waste	1,371.55	0.40%	59,005	0.01%	43.02
Other					
Other	3,142.86	0.92%	135,685	0.02%	43.17
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	342,276.11	100.00%	613,285,335	100.00%	1,791.79

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	140,552.23	324,828,900	140,552.23	324,828,900
77. Dry Land	0.00	0	27.77	45,475	120,183.90	216,167,865	120,211.67	216,213,340
78. Grass	0.00	0	31.85	30,625	76,965.95	72,017,780	76,997.80	72,048,405
79. Waste	0.00	0	0.00	0	1,371.55	59,005	1,371.55	59,005
80. Other	0.00	0	3.00	120	3,139.86	135,565	3,142.86	135,685
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	62.62	76,220	342,213.49	613,209,115	342,276.11	613,285,335

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	140,552.23	41.06%	324,828,900	52.97%	2,311.09
Dry Land	120,211.67	35.12%	216,213,340	35.25%	1,798.61
Grass	76,997.80	22.50%	72,048,405	11.75%	935.72
Waste	1,371.55	0.40%	59,005	0.01%	43.02
Other	3,142.86	0.92%	135,685	0.02%	43.17
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,276.11	100.00%	613,285,335	100.00%	1,791.79

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

70 Pierce

	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	172,768,945	178,989,010	6,220,065	3.60%	3,039,975	1.84%
02. Recreational	115,135	129,235	14,100	12.25%	0	12.25%
03. Ag-Homesite Land, Ag-Res Dwelling	49,077,180	49,203,685	126,505	0.26%	2,596,473	-5.03%
04. Total Residential (sum lines 1-3)	221,961,260	228,321,930	6,360,670	2.87%	5,636,448	0.33%
05. Commercial	26,448,030	28,746,688	2,298,658	8.69%	968,235	5.03%
06. Industrial	18,836,475	19,524,585	688,110	3.65%	688,110	0.00%
07. Ag-Farmsite Land, Outbuildings	28,540,325	29,728,040	1,187,715	4.16%	0	4.16%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	73,824,830	77,999,313	4,174,483	5.65%	1,656,345	3.41%
10. Total Non-Agland Real Property	295,786,090	306,321,243	10,535,153	3.56%	7,292,793	1.10%
11. Irrigated	292,961,770	324,828,900	31,867,130	10.88%		
12. Dryland	154,249,660	216,213,340	61,963,680	40.17%		
13. Grassland	67,957,010	72,048,405	4,091,395	6.02%		
14. Wasteland	58,465	59,005	540	0.92%		
15. Other Agland	125,210	135,685	10,475	8.37%		
16. Total Agricultural Land	515,352,115	613,285,335	97,933,220	19.00%		
17. Total Value of all Real Property (Locally Assessed)	811,138,205	919,606,578	108,468,373	13.37%	7,292,793	12.47%

PIERCE COUNTY 3-YEAR PLAN June 15, 2009

COUNTY DESCRIPTION

Per the 2009 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2813	46.02%	\$173,726,036	21.41%	\$22,948,270	\$150,777,766
Recreation	1	0.02%	\$115,135	0.01%	\$70,145	\$44,990
Commercial	405	6.62%	\$26,808,695	3.31%	\$3,910,795	\$22,897,900
Industrial	1	0.02%	\$18,836,475	2.32%	\$237,500	\$18,598,975
Agricultural	2,893 / \$342,370.66	47.32%	\$591,768,124	72.95%	\$526,136,940	\$65,631,184
Total	6,113	100%	\$811,254,465	100%	\$553,303,650	\$257,950,815

BUDGET, STAFFING, & TRAINING

BUDGET

	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2006-2007 Requested Budget	\$138,952.90	\$22,806.25
2006-2007 Adopted Budget	\$129,572.60	\$18,000.00
2007-2008 Requested Budget	\$133,258.11	\$17,800.00
2007-2008 Adopted Budget	\$133,258.11	\$18,000.00
2008-2009 Requested Budget	\$138,665.00	\$40,300.00
2008-2009 Adopted Budget	\$138,665.00	\$22,550.00
2009-2010 Requested Budget	\$140,935.00	\$44,050.00

STAFF

1 Assessor
1 Deputy Assessor
3 Full-Time Clerks (7-Hour Day)

NEW PROPERTY: For assessment year 2009, there were 129 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report

3. Personal Property: administer annual filing of 1,093 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 188 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 30 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 375 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. 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.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implements orders of the TERC.
15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser’s responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

The assessor attended 101-Fundamentals of Real Property Appraisal at Kearney in May 2008. The assessor and deputy attended the 2008 County Assessor’s Workshop at Grand Island in August 2008. The deputy and one office clerk attended Residential Quality, Condition and Effective Age Seminar at Wayne in September 2008. The assessor, deputy and three office clerks attended Terra Scan Training at Lincoln in March 2009. The assessor and deputy attended the County Board of Equalization Workshop at Kearney in May 2009.

2009 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	97.00	8.61	101.88
Commercial	95.00	18.32	111.23
Agricultural Unimproved	70.00	23.88	108.03

3 YEAR APPRAISAL PLAN

2010

Residential

Only pick up work and sales reviews are planned for this property class for 2010.

Commercial

This class of property was last appraised in 2002 by a contract appraiser. The county plans a reappraisal for implementation for 2010 (approximately 350 improved parcels). This will include a minimum of inspecting the exterior, taking new digital pictures, and comparing the record card with what is physically present to determine if the quality and condition reflect what is shown on the record file. If possible, an interior inspection will be performed. Market analysis and pick up work will be scheduled also.

Agricultural

The only tasks required should be a market analysis of land and pick up work. We also plan to put on the new soil survey.

2011

Residential

The county plans to reappraise the towns of Pierce and Hadar for implementation in 2011 (800+ parcels). These towns were last appraised in 2004 by a contract appraiser, and a subclass of houses has been revalued in Pierce for 2008 and 2009. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2011.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2012

Residential

The county plans to reappraise the rural residential properties (540 improved parcels). They were last appraised in 2005, and a subclass of houses was revalued for 2008 and 2009. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2011

Agricultural

The only tasks required should be a market analysis of land and pick up work.

The following is a time line table to give and overview of accomplishments and the next three-year plan schedule.

CLASS	2000	2001	2002	2003	2004
RESIDENTIAL	Reappraised rural residential.	Reappraised Osmond residential.	Appraisal maintenance.	Reappraised Plainview, Foster, McLean, Breslau, and West Randolph.	Reappraised Pierce and Hadar.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Reappraised all commercial properties.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Reappraised.	Appraisal maintenance.	Appraisal maintenance	Appraisal maintenance.	Appraisal maintenance.
	2005	2006	2007	2008	2009
RESIDENTIAL	Appraisal maintenance. Reappraise rural residential.	Appraisal maintenance.	Appraisal maintenance.	Reappraised Osmond (360 parcels).	Reappraise all agricultural homes (1,100 + parcels). Reappraise Plainview, Foster, McLean, Breslau and West Randolph (690 parcels). Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal Maintenance.
	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal Maintenance.	Reappraise all agricultural outbuildings (1,100+ parcels).Appraisal maintenance.
	2010	2011	2012		
RESIDENTIAL	Appraisal Maintenance.	Reappraise Pierce and Hadar (800 + parcels). Appraisal maintenance.	Reappraise the rural residential properties (540 improved parcels). Appraisal maintenance.		
COMMERCIAL	Reappraise all commercial properties (350 parcels). Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.		
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.		

The above information is intended to demonstrate the need for the following requested 2009-2010 budgets:

Office Budget	\$ 140,935.00
Appraisal Budget	\$ 44,050.00

Respectfully submitted –

Peggy Wragge
Pierce County Assessor

ADDENDUM TO PIERCE COUNTY 3-YEAR PLAN

On June 9, 2008 the county board met with all of the county officials to discuss 2008-2009 budgets. They asked that each county official try to limit the increase in their office budget to 2% over the budget from the previous year. According to our 3-Year Plan we were scheduled to reappraise all of the commercial property in the county for 2009. After contacting appraisers who were qualified to reappraise commercial property, there was only one who would be able to complete the work for implementation for 2009. That bid would raise the reappraisal budget approximately 223%, and that is the amount I put for my estimation for the reappraisal budget. Since the commercial revaluation increased the reappraisal budget so much, and a residential reappraisal of Plainview, Foster, McLean, Breslau and West Randolph was the next scheduled review on the 3-Year Plan, I also contacted an appraiser for a bid on that project. The cost of that project would increase the reappraisal budget approximately 25% over the budget from the previous year.

I presented each county commissioner a copy of the 3-Year plan on July 14, 2008, at the county board meeting. I was called in for a budget hearing later that day, and they questioned the increase in the reappraisal budget, and expressed concern with that much of an increase. I reviewed the 3-Year Plan with them, and told them about the bid for the residential reappraisal of Plainview, Foster, McLean, Breslau and West Randolph. They felt that increase would be more acceptable, so I offered to go with that project for 2009, and attempt to do the commercial reappraisal for 2010. I felt that working with the county board would be better than arguing with them, yet emphasized the importance of getting the commercial reappraisal done as soon as possible.

The estimated general budget showed an increase of 4% over the budget from the previous year. The county board didn't seem to have a problem with that, so adopted an Office Budget of \$138, 665.00 and Appraisal Budget of \$22,550 for 2008-2009.

The assessor office staff will handle the pick-up work for the county and data entry for the pick-up work as well as Plainview, Foster, McLean, Breslau and West Randolph. We will also attempt to set the values for the homes and improvements on agricultural records (1,100+ parcels) for 2009.

2010 Assessment Survey for Pierce County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	3
4.	Other part-time employees
5.	Number of shared employees
6.	Assessor's requested budget for current fiscal year
	\$140,935.00
7.	Adopted budget, or granted budget if different from above
	\$140,935.00
8.	Amount of the total budget set aside for appraisal work
	\$0
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$44,050.00
10.	Part of the budget that is dedicated to the computer system
	\$9,860.00
11.	Amount of the total budget set aside for education/workshops
	\$2,400.00
12.	Other miscellaneous funds
	\$0
13.	Was any of last year's budget not used:
	Yes

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
4.	Who maintains the Cadastral Maps?
	Clerk, Register of Deeds

5.	Does the county have GIS software?
	Yes, just purchased
6.	Who maintains the GIS software and maps?
	Staff
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?
	Hadar, Pierce, Plainview and Osmond
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services
	Blaser Appraisal – Commercial Reappraisal
2.	Other services
	GIS Workshop - GIS

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 Pierce 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