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## 2011 Commission Summary for Custer County

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### Residential Real Property - Current

Number of Sales	232	Median	96.78
Total Sales Price	\$12,657,743	Mean	104.89
Total Adj. Sales Price	\$12,650,043	Wgt. Mean	91.11
Total Assessed Value	\$11,525,928	Average Assessed Value of the Base	\$45,758
Avg. Adj. Sales Price	\$54,526	Avg. Assessed Value	\$49,681

### Confidence Interval - Current

95% Median C.I	94.19 to 99.25
95% Mean C.I	87.67 to 94.56
95% Wgt. Mean C.I	97.67 to 112.11
% of Value of the Class of all Real Property Value in the County	14.00
% of Records Sold in the Study Period	4.93
% of Value Sold in the Study Period	5.35

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	239	98	98
2009	320	97	97
2008	368	98	98
2007	365	96	96

## 2011 Commission Summary for Custer County

### Commercial Real Property - Current

Number of Sales	55	Median	95.97
Total Sales Price	\$4,535,100	Mean	97.00
Total Adj. Sales Price	\$4,561,100	Wgt. Mean	94.45
Total Assessed Value	\$4,308,141	Average Assessed Value of the Base	\$84,325
Avg. Adj. Sales Price	\$82,929	Avg. Assessed Value	\$78,330

### Confidence Interval - Current

95% Median C.I	78.70 to 99.70
95% Mean C.I	83.28 to 110.72
95% Wgt. Mean C.I	80.55 to 108.36
% of Value of the Class of all Real Property Value in the County	4.28
% of Records Sold in the Study Period	7.05
% of Value Sold in the Study Period	6.55

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	63	96	96
2009	69	95	95
2008	69	97	97
2007	62	98	98



## 2011 Opinions of the Property Tax Administrator for Custer 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.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	97	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	70	The qualitative measures calculated in the random exclude sample best reflect the dispersion of the assessed values within the population. The quality of assessment meets generally accepted mass appraisal practices.	No recommendation.

*\*\*A level of value displayed as NEI, not enough information, represents a class of property with insufficient information to determine a level of value.*

Dated this 11th day of April, 2011.



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Ruth A. Sorensen  
Property Tax Administrator



## **2011 Assessment Actions for Custer County**

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

#### **Residential**

The physical review work for 2011 included the rural townships of Douglas Grove, Westerville, Ansley, and Algernon and the Villages of Ansley, Comstock and Sargent. The review work included a physical inspection and exterior review of all parcels. New photographs are taken, changes are noted, and measurements are checked. The assessor reviews the pictures and data collected by the lister and will update the condition and effective age of the property when warranted. The effective age of all reviewed properties is calculated using a table available in the Marshall and Swift manual and is based on known improvements to the property.

The three year plan also indicated that the rural townships of East Custer, Elk Creek, Berwyn, and Broken and the Villages of Mason City and Berwyn would be reviewed for 2011. Due to unavoidable staff absences this work could not be completed and we be rescheduled for 2012.

In addition to the physical review work, a sales study was completed of the residential valuation groupings. The sales study indicated that rural homes and improvements within Callaway were slightly over valued. The economic depreciation applied to each of these areas was adjusted accordingly.

The pick-up work was completed timely.

## 2011 Residential Assessment Survey for Custer County

1.	<b>Valuation data collection done by:</b>	
	The part-time lister	
2.	<b>List the valuation groupings used by the County and describe the unique characteristics that effect value:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Broken Bow –the largest community in the county and is a hub for business, jobs, and shopping in the County and in the Sandhills communities surrounding the county. Both growth and demand for existing housing are strong within the community.
	02	Callaway is a unique small town. The community has a hospital, school system, nursing home, and elderly housing complex as well as a good retail business district for a town of its size. All of these amenities provide jobs that are not typically found in a town of its size. Growth has been strong in recent years and the housing market is quite strong.
	03	Ansley, Arnold & Merna – these communities are progressive small towns. All or located within easy commuting distance to jobs and shopping. All of these communities contain their own school systems and have economic development organizations that work to grow and improve these communities.
	04	Anselmo, Mason City, Oconto & Sargent – these are small communities that are not within close commuting distance to larger communities. These towns have some sales activity each year, but there is generally less organization in the residential real estate market.
	05	Berwyn & Comstock – these are very small communities with very few sales annually. Demand for housing in these communities is very sporadic with no organization within the market.
	06	Rural – this grouping consists of all properties not within the political boundaries of a town or subdivision. Demand for rural housing has remained strong in Custer County.
3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Only the cost approach is used in the residential class of properties. Residential properties are priced using Marshall and Swift Cost Tables, market depreciation is applied to bring residential values within the necessary portion of market value.	
4.	<b>When was the last lot value study completed?</b>	
	A lot value study is completed yearly.	
5.	<b>Describe the methodology used to determine the residential lot values.</b>	
	Lot values are established using a price per square foot analysis.	
6.	<b>What costing year for the cost approach is being used for each valuation grouping?</b>	

	2007 costing is used for the entire residential class.
7.	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>
	The assessor develops depreciation tables using local market information.
8.	<b>Are individual depreciation tables developed for each valuation grouping?</b>
	The assessor develops one physical depreciation table for use in the entire residential class. However, economic depreciation is developed by location when necessary.
9.	<b>How often does the County update the depreciation tables?</b>
	New depreciation tables are developed when the residential costing tables are updated. They are reviewed yearly and adjusted when necessary.
10.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?</b>
	Yes
11.	<b>Describe the method used to determine whether a sold parcel is substantially changed.</b>
	A parcel is considered substantially changed when major structural changes have been made. The replacement of windows, siding, carpeting, etc. is considered maintenance and does not constitute substantial changes.
12.	<b>Please provide any documents related to the policies or procedures used for the residential class of property.</b>
	There are no office policies or procedures developed specifically for the residential class of property.

**21 Custer**  
**RESIDENTIAL**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2008 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 232  
 Total Sales Price : 12,657,743  
 Total Adj. Sales Price : 12,650,043  
 Total Assessed Value : 11,525,928  
 Avg. Adj. Sales Price : 54,526  
 Avg. Assessed Value : 49,681

MEDIAN : 97  
 WGT. MEAN : 91  
 MEAN : 105  
 COD : 27.16  
 PRD : 115.12

COV : 53.47  
 STD : 56.08  
 Avg. Abs. Dev : 26.29  
 MAX Sales Ratio : 587.92  
 MIN Sales Ratio : 33.10

95% Median C.I. : 94.19 to 99.25  
 95% Wgt. Mean C.I. : 87.67 to 94.56  
 95% Mean C.I. : 97.67 to 112.11

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08	9	104.03	119.24	91.85	28.73	129.82	60.17	281.80	89.29 to 122.58	58,222	53,480
01-OCT-08 To 31-DEC-08	21	93.73	112.42	87.27	31.01	128.82	64.57	484.40	89.09 to 99.36	36,669	32,002
01-JAN-09 To 31-MAR-09	24	102.19	117.02	96.25	29.17	121.58	62.41	341.03	93.12 to 120.08	50,875	48,965
01-APR-09 To 30-JUN-09	41	96.22	97.71	90.90	23.72	107.49	33.10	216.56	83.33 to 102.10	50,333	45,754
01-JUL-09 To 30-SEP-09	36	102.94	108.68	91.43	21.46	118.87	49.14	280.26	97.44 to 109.12	55,258	50,523
01-OCT-09 To 31-DEC-09	23	101.94	102.29	100.21	18.37	102.08	37.83	207.31	95.33 to 104.03	66,203	66,339
01-JAN-10 To 31-MAR-10	26	90.80	116.16	87.69	48.83	132.47	49.30	587.92	77.13 to 101.53	53,334	46,766
01-APR-10 To 30-JUN-10	52	90.24	92.34	87.02	21.64	106.11	40.94	221.05	83.79 to 96.43	61,014	53,094
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	95	96.83	107.88	91.83	27.94	117.48	33.10	484.40	93.33 to 100.59	48,197	44,257
01-JUL-09 To 30-JUN-10	137	96.73	102.82	90.71	26.64	113.35	37.83	587.92	92.13 to 99.25	58,915	53,441
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	124	100.48	105.48	94.10	23.31	112.09	33.10	341.03	98.30 to 103.14	54,811	51,579
<u>ALL</u>	232	96.78	104.89	91.11	27.16	115.12	33.10	587.92	94.19 to 99.25	54,526	49,681

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	96	92.23	104.37	90.93	30.09	114.78	33.10	587.92	88.31 to 96.73	66,595	60,555
02	15	100.15	102.95	95.83	16.73	107.43	37.83	195.09	92.26 to 105.80	65,880	63,135
03	50	97.87	102.20	92.67	18.78	110.28	47.18	216.56	94.28 to 103.99	39,514	36,617
04	33	100.53	106.63	92.32	29.64	115.50	46.80	281.80	87.33 to 116.15	19,644	18,134
05	16	99.93	119.00	95.62	39.38	124.45	40.94	280.26	79.96 to 162.06	19,891	19,020
06	22	100.16	101.72	87.34	26.28	116.46	50.01	235.47	73.67 to 104.54	105,750	92,364
<u>ALL</u>	232	96.78	104.89	91.11	27.16	115.12	33.10	587.92	94.19 to 99.25	54,526	49,681

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	225	96.73	104.92	91.06	27.31	115.22	33.10	587.92	94.19 to 99.25	55,472	50,512
06											
07	7	102.55	103.92	95.14	20.86	109.23	77.79	143.46	77.79 to 143.46	24,129	22,956
<u>ALL</u>	232	96.78	104.89	91.11	27.16	115.12	33.10	587.92	94.19 to 99.25	54,526	49,681

**21 Custer  
RESIDENTIAL**

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>Low \$</b>												
1 TO 4999	17	92.00	131.37	136.14	74.50	96.50	46.80	484.40	59.14 to 221.05	2,172	2,957	
5000 TO 9999	19	151.65	171.78	169.38	42.31	101.42	33.10	587.92	107.42 to 201.84	6,687	11,327	
<b>Total \$</b>												
1 TO 9999	36	125.65	152.69	161.90	59.88	94.31	33.10	587.92	93.33 to 158.31	4,555	7,374	
10000 TO 29999	48	103.86	111.64	107.81	22.01	103.55	37.83	341.03	99.78 to 111.85	18,782	20,248	
30000 TO 59999	72	96.09	95.23	94.86	14.93	100.39	40.94	166.55	90.22 to 99.25	44,037	41,774	
60000 TO 99999	40	92.54	88.96	89.04	13.02	99.91	46.89	122.58	87.33 to 97.00	77,274	68,803	
100000 TO 149999	23	89.33	85.32	85.51	12.47	99.78	55.23	105.80	81.95 to 96.00	124,083	106,107	
150000 TO 249999	10	84.89	84.54	84.55	17.98	99.99	50.01	109.45	60.17 to 103.15	168,652	142,590	
250000 TO 499999	3	85.72	85.59	84.64	25.42	101.12	52.83	118.21	N/A	260,833	220,779	
500000 +												
<b>ALL</b>	<b>232</b>	<b>96.78</b>	<b>104.89</b>	<b>91.11</b>	<b>27.16</b>	<b>115.12</b>	<b>33.10</b>	<b>587.92</b>	<b>94.19 to 99.25</b>	<b>54,526</b>	<b>49,681</b>	



## 2011 Correlation Section for Custer County

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### **A. Residential Real Property**

The residential statistics are reliable for measurement purposes. Only the median is within the statutorily required range. Analysis of the sales reveal 36 sales with selling prices less than \$10,000. These sales have assessment to sale ratios ranging between 33% and 588%, with a coefficient of dispersion of 60%. When these sales are removed from the sample, the median and the weighted mean change less than 1%, rounding to 96% and 90% respectively and the mean is decreased to 96%. The qualitative measures improve significantly, resulting in a COD of 17.32% and a PRD of 106.70%.

All subclasses with a sufficient number of sales are within the required range, with the exception of valuation grouping 04, which has a median rounding to 101%. This valuation grouping represents the small communities of Sargent, Mason City, and Oconto. This grouping contains 15 of the 36 previously described low dollar sales. When these sales are removed, 18 sales remain with a median of 100.04%, a COD of 16.04%, and a PRD of 105.52%. Based on this analysis it is believed that assessments within valuation grouping 04 are acceptable.

The Assessor's office conducts sales verification by sending a verification questionnaire to the buyer involved in each sale. When necessary the assessor will contact a professional involved with the sale in an attempt to verify sale terms. A review of qualified and non-qualified sale determinations revealed no apparent bias in usability determinations.

The assessor is complying with the six year inspection requirement, and is scheduled to complete the cycle timely. During this inspection cycle, the assessor began using a chart from Marshall & Swift to update the effective age of each dwelling, in an attempt to provide more uniformity in the assessment process. The assessor equalizes changes to the reviewed parcels with those that have not been reviewed in the current year by using the same costing and physical depreciation tables in each valuation grouping. Custer County has several small towns and villages, for 2011 the assessor consolidated many towns into larger valuation groupings in an attempt to normalize samples for more meaningful sales studies.

When low dollar sales were removed, the quality statistics remain above the range that is recommended by IAAO. Further, a review of the sale price substrata indicates that the calculated medians decrease as sale prices increase. While the county may want to review the valuation models prior to future appraisals, the statistical calculations are not conclusive determinants of assessment quality. Based on the assessment practices employed by the county, it is believed that assessments are uniform and proportionate within the residential class.

Based on an analysis of all available information, the level of value of residential parcels is determined to be 97% in Custer County; all subclasses are within the acceptable range.

**2011 Correlation Section  
for Custer County**

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**B. 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.

## 2011 Correlation Section for Custer County

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### C. 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.

## 2011 Correlation Section for Custer County

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### **D. 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,

**2011 Correlation Section  
for Custer County**

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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.



## **2011 Assessment Actions for Custer County**

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

#### **Commercial**

Only routine maintenance was completed within the commercial class for 2011. The pick-up work was completed by Stanard Appraisal and included major additions to the Jennie M. Melham Memorial Medical Center and to the Becton-Dickinson manufacturing plant.

The three year plan indicated that the entire commercial class would be inspected and revalued by Stanard Appraisal; however, this work was rescheduled to be completed for the 2012 assessment year.

A sales study was completed in the commercial class and indicated that no adjustments were necessary for this year.

## 2011 Commercial Assessment Survey for Custer County

1.	<b>Valuation data collection done by:</b>	
	Stanard Appraisal Services	
2.	<b>List the valuation groupings used by the County and describe the unique characteristics that effect value:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	The assessor does not subdivide the commercial properties into valuation groupings. Commercial properties are valued more on occupancy code or use than location. Only lot values will vary by location; one market depreciation table is used for the entire class.
3.	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The income approach, cost approach and sales comparison approach are all developed by the contracted appraiser for the commercial class. Generally, the cost approach is used because there is little sales or income data available within the county.	
4.	<b>When was the last lot value study completed?</b>	
	The assessor completes a lot value study yearly.	
5.	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Lots are valued by conducting a price per square foot sales study.	
6.	<b>What costing year for the cost approach is being used for each valuation grouping?</b>	
	The 2007 cost table is used for the entire class.	
7.	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>	
	The contracted appraiser develops a depreciation table based on local market information.	
8.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	One depreciation table is developed for the entire class.	
9.	<b>How often does the County update the depreciation tables?</b>	
	A sales study is conducted yearly; depreciation tables are adjusted when necessary.	
10.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?</b>	
	Yes	
11.	<b>Describe the method used to determine whether a sold parcel is substantially changed.</b>	
	A parcel is considered substantially changed when major structural changes have been made. The replacement of windows, siding, carpeting, etc. is considered maintenance and does not constitute substantial changes.	
12.	<b>Please provide any documents related to the policies or procedures used for the</b>	

	<b>commercial class of property.</b>
	There are no office policies or procedures developed specifically for the commercial class of property.

**21 Custer**  
**COMMERCIAL**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 55  
Total Sales Price : 4,535,100  
Total Adj. Sales Price : 4,561,100  
Total Assessed Value : 4,308,141  
Avg. Adj. Sales Price : 82,929  
Avg. Assessed Value : 78,330

MEDIAN : 96  
WGT. MEAN : 94  
MEAN : 97  
COD : 34.14  
PRD : 102.70

COV : 53.54  
STD : 51.93  
Avg. Abs. Dev : 32.76  
MAX Sales Ratio : 295.94  
MIN Sales Ratio : 32.82

95% Median C.I. : 78.70 to 99.70  
95% Wgt. Mean C.I. : 80.55 to 108.36  
95% Mean C.I. : 83.28 to 110.72

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	2	118.51	118.51	107.42	15.39	110.32	100.27	136.75	N/A	49,750	53,441
01-OCT-07 To 31-DEC-07	3	94.10	93.23	87.30	06.68	106.79	83.36	102.23	N/A	130,033	113,518
01-JAN-08 To 31-MAR-08	10	97.17	116.35	93.24	35.60	124.79	52.08	243.98	69.42 to 216.60	40,050	37,344
01-APR-08 To 30-JUN-08	4	74.13	74.52	76.84	29.38	96.98	52.63	97.17	N/A	15,750	12,103
01-JUL-08 To 30-SEP-08	2	85.89	85.89	69.90	22.03	122.88	66.97	104.81	N/A	27,100	18,944
01-OCT-08 To 31-DEC-08	6	82.30	104.16	63.10	60.51	165.07	40.19	241.00	40.19 to 241.00	20,967	13,230
01-JAN-09 To 31-MAR-09	3	82.70	81.89	91.25	11.68	89.74	67.00	95.97	N/A	24,333	22,205
01-APR-09 To 30-JUN-09	4	61.80	64.47	82.11	45.08	78.52	34.56	99.72	N/A	108,250	88,883
01-JUL-09 To 30-SEP-09	3	104.89	92.27	108.37	19.77	85.14	54.85	117.07	N/A	27,167	29,441
01-OCT-09 To 31-DEC-09	5	93.20	87.39	73.14	21.30	119.48	43.56	115.52	N/A	39,000	28,523
01-JAN-10 To 31-MAR-10	9	62.80	97.46	84.05	77.68	115.95	32.82	295.94	43.62 to 167.05	79,167	66,541
01-APR-10 To 30-JUN-10	4	116.01	116.43	107.07	04.55	108.74	106.79	126.91	N/A	483,250	517,408
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	19	97.17	104.12	91.21	27.15	114.15	52.08	243.98	83.36 to 100.27	50,163	45,752
01-JUL-08 To 30-JUN-09	15	82.70	86.69	78.63	38.45	110.25	34.56	241.00	58.01 to 99.72	45,733	35,961
01-JUL-09 To 30-JUN-10	21	96.61	97.94	99.23	38.66	98.70	32.82	295.94	56.35 to 115.52	139,143	138,069
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	22	97.17	102.65	83.78	36.16	122.52	40.19	243.98	64.89 to 99.70	29,250	24,506
01-JAN-09 To 31-DEC-09	15	84.94	81.15	83.46	26.08	97.23	34.56	117.07	54.85 to 104.89	52,167	43,539
<u>ALL</u>	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330
<u>ALL</u>	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	69.42	69.42	69.42	00.00	100.00	69.42	69.42	N/A	41,000	28,463
03	54	96.29	97.51	94.68	34.15	102.99	32.82	295.94	82.70 to 99.70	83,706	79,253
04											
<u>ALL</u>	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330

**21 Custer**  
**COMMERCIAL**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 55  
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Avg. Assessed Value : 78,330

MEDIAN : 96  
WGT. MEAN : 94  
MEAN : 97  
COD : 34.14  
PRD : 102.70

COV : 53.54  
STD : 51.93  
Avg. Abs. Dev : 32.76  
MAX Sales Ratio : 295.94  
MIN Sales Ratio : 32.82

95% Median C.I. : 78.70 to 99.70  
95% Wgt. Mean C.I. : 80.55 to 108.36  
95% Mean C.I. : 83.28 to 110.72

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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	
Low \$												
1 TO 4999	7	116.50	150.68	129.12	57.00	116.70	64.89	243.98	64.89 to 243.98	2,457	3,173	
5000 TO 9999	4	53.85	68.12	64.33	36.94	105.89	43.62	121.17	N/A	7,200	4,632	
Total \$												
1 TO 9999	11	104.81	120.66	88.56	56.90	136.25	43.62	243.98	52.84 to 241.00	4,182	3,703	
10000 TO 29999	18	97.17	96.30	96.20	14.19	100.10	52.08	136.75	93.20 to 104.89	18,561	17,856	
30000 TO 59999	12	68.20	78.33	78.23	43.61	100.13	32.82	167.05	40.19 to 105.98	44,083	34,486	
60000 TO 99999	7	98.69	108.80	109.70	48.34	99.18	34.56	295.94	34.56 to 295.94	66,429	72,872	
100000 TO 149999	2	64.25	64.25	65.69	32.20	97.81	43.56	84.94	N/A	107,500	70,618	
150000 TO 249999	2	98.99	98.99	99.10	00.75	99.89	98.25	99.72	N/A	195,000	193,240	
250000 TO 499999	2	69.86	69.86	68.23	19.34	102.39	56.35	83.36	N/A	341,000	232,674	
500000 +	1	106.79	106.79	106.79	00.00	100.00	106.79	106.79	N/A	1,900,000	2,028,996	
ALL	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	10	97.17	100.64	79.59	26.57	126.45	32.82	216.60	52.84 to 116.50	15,460	12,304	
300	1	69.42	69.42	69.42	00.00	100.00	69.42	69.42	N/A	41,000	28,463	
319	1	106.79	106.79	106.79	00.00	100.00	106.79	106.79	N/A	1,900,000	2,028,996	
326	3	96.61	90.88	92.85	22.89	97.88	54.85	121.17	N/A	11,433	10,616	
331	1	117.07	117.07	117.07	00.00	100.00	117.07	117.07	N/A	50,000	58,536	
341	1	98.25	98.25	98.25	00.00	100.00	98.25	98.25	N/A	165,000	162,119	
343	1	56.35	56.35	56.35	00.00	100.00	56.35	56.35	N/A	382,000	215,270	
344	9	95.97	97.39	93.73	26.51	103.90	54.88	167.05	62.80 to 126.91	30,633	28,713	
350	3	52.63	77.67	85.21	58.98	91.15	43.62	136.75	N/A	16,000	13,634	
351	2	161.34	161.34	125.92	51.22	128.13	78.70	243.98	N/A	7,000	8,815	
353	9	84.94	85.08	82.07	16.68	103.67	43.56	115.52	67.00 to 100.27	79,778	65,471	
406	5	115.52	151.65	153.20	74.65	98.99	38.66	295.94	N/A	33,700	51,628	
426	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	225,000	224,360	
442	1	99.70	99.70	99.70	00.00	100.00	99.70	99.70	N/A	25,000	24,925	
470	3	58.01	70.77	79.84	28.82	88.64	52.08	102.23	N/A	45,000	35,929	
476	2	37.38	37.38	37.12	07.54	100.70	34.56	40.19	N/A	55,000	20,416	
528	1	98.69	98.69	98.69	00.00	100.00	98.69	98.69	N/A	65,000	64,151	
557	1	66.97	66.97	66.97	00.00	100.00	66.97	66.97	N/A	50,000	33,486	
ALL	55	95.97	97.00	94.45	34.14	102.70	32.82	295.94	78.70 to 99.70	82,929	78,330	



## **2011 Correlation Section for Custer County**

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### **A. Commerical Real Property**

The sales in the study period are not representative of commercial parcels in Custer County. Although the sample appears to be large enough, commercial parcels in Custer County are generally valued by occupancy. In reviewing the occupancy code of the 55 sales in the sample, only vacant lots, office buildings (344), retail stores (353), and warehouses (406) appear in the sales file with any frequency. Since commercial parcels in Custer County are made up of a much broader mix of occupancies, the calculated median should not be used as an indication of the level of value in the county.

The Assessor's office conducts sales verification by sending a verification questionnaire to the buyer involved in each sale. When necessary the assessor will contact a professional involved with the sale in an attempt to verify sale terms. A review of qualified and non-qualified sale determinations revealed no apparent bias in usability determinations.

The assessor uses a contract appraiser to aid in valuing commercial parcels. The appraisal service last conducted a reappraisal of the entire class in 2006; the costing tables were updated in 2008, and land values were reviewed and updated in 2009. The three year plan indicates that a complete reappraisal of the commercial class is scheduled to commence later this year; discussions with the assessor indicate that this should be completed for the 2012 assessment year. The appraisal service yearly completes the pick-up work and conducts a sales study to determine whether adjustments are required to the valuation models.

Based on the assessment practices employed by the assessor with the assistance of the contracted appraisal service, it is believed that assessments are uniform and proportionate within the commercial class. There is no reliable information available to determine the level of value of commercial parcels in Custer County.

## 2011 Correlation Section for Custer County

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### **B. 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.

**2011 Correlation Section  
for Custer County**

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**C. 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.

## 2011 Correlation Section for Custer County

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### D. 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,

**2011 Correlation Section  
for Custer County**

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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.



## **2011 Assessment Actions for Custer County**

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

#### **Agricultural**

A physical review of agricultural improvements was completed in the Douglas Grove, Westerville, Ansley, and Algernon townships. The review work included a physical inspection and exterior review of all parcels. New photographs are taken, changes are noted, and measurements are checked. The assessor reviews the pictures and data collected by the lister and updates the property record card as warranted. The annual land use study and the pickup work were completed timely in the remainder of the class.

Work continued to progress on the GIS System. In 2009, the county contracted with GIS Workshop to provide GIS Software. Work began in the county in the fall of 2009 on the mapping system. The assessor notes that due to the size of the county it will be some time before the system is fully implemented.

After valuing market areas 1 and 6 with the same schedule of values for 2010, the assessor made the decision to dissolve market area 6 into area 1 for 2011.

A sales study was completed of agricultural land sales. The following adjustments were made to bring values into compliance.

- Market Area 1: Irrigation was increased about 20%, dry land 10%, and grass about 2%.
- Market Area 2: Dry and grass lands were increased about 10%.
- Market Area 3: Irrigated land increased approximately 25%, dry land about 10%, and grass about 12%.
- Market Area 4: All subclasses increased approximately 25%.
- Market Area 5: Irrigated land increased approximately 25%; grass and dry land were not changed.

## 2011 Agricultural Assessment Survey for Custer County

1.	<b>Valuation data collection done by:</b>	
	The part-time lister	
2.	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	Market Area	Description of unique characteristics
	01	Area 1 is the largest market area and contains the best farm ground in the county. The soils are harder soils than are found in other areas, this area also has the best irrigation potential.
	02	Area 2 is the sandhills area of Custer County, the majority of the land contains Valentine Soil. There is very little farming in this area, as the land is best suited to grazing.
	03	This area is similar to the Sandhills area, pasture land is the primary use in this area. However, the soils in area 3 will contain more loam than those in area 2 making some farming possible. The presence of the loamier soils also makes for better pasture land as there are fewer areas of blow sand and better grass cover. To equalize this area with area 2, the assessor values the valentine sand soil the same in areas 2 and 3, however, the better soils will have a higher value.
	04	Area 4 contains good farmland; the soils found here are harder and more typical of the soil found in area 1. However, irrigation is not as plentiful in market area 4 and well depths are generally deeper.
	05	This area is the south of the South Loup River. The terrain here is very rough, and is primarily canyons. The majority of land use will be grass; however, some farming is done on the plateaus.
3.	<b>Describe the process that is used to determine and monitor market areas.</b>	
	When the market areas were established by the assessor, factors such as soil type, irrigation potential, land use and topography were all determining factors. Each year the assessor plots sales on a county map to monitor market differences in the established areas.	
4.	<b>Describe the process used to identify and value rural residential land and recreational land in the county.</b>	
	All parcels of land under 40 acres that do not have common ownership with adjoining parcels are reviewed to determine whether the parcels are rural residential or agricultural land. Rural residential land is valued using current sales data.	
	Recreational land is more difficult to identify in Custer County. At this time, it is identified through routine land use discovery. Because there have not been many sales of recreational parcels within the county, the value is established at 100% of the agricultural market.	
5.	<b>Do farm home sites carry the same value as rural residential home sites or are market differences recognized? If differences, what are the recognized market differences?</b>	

	Yes, farm home sites and rural residential sites carry the same first acre value.
6.	<b>What land characteristics are used to assign differences in assessed values?</b>
	Soil type and irrigation potential are primarily used to assign differences in assessed values. The assessor typically assigns values based on lcg; however, soil adjustments are recognized for Valentine Sand (outside of market area 2), Frequently Flooded Soils, and Canyons (soils with 30-60% slope). The assessor also differentiates values for irrigated grassland and for irrigated lands without a well on the parcel. These could be parcels that receive water through the Sargent Canal System or for parcels that are irrigated using a pivot from an adjoined parcel.
7.	<b>What process is used to annually update land use? (Physical inspection, FSA maps, etc.)</b>
	Land use is completed through normal discovery, which can include physical inspection, NRD and FSA maps/information, well registrations, information from taxpayers, real estate agents, personal property listings, etc. The county is also in the process of implementing GIS, and has used the GIS to aid in the land use study for the portion of the county that has already been implemented.
8.	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>
	The assessor monitors for non-agricultural influences within the market by plotting sales and sending verification surveys. Small acre sales are reviewed carefully to determine whether there was a residential influence associated with the sale. The assessor has also identified frequently flooded soils along rivers and creeks within the county, so that she can monitor whether any non-agricultural influence is appearing along the rivers. At this time, there is no sales data to suggest that a recreational influence exists in the market.
9.	<b>Have special valuations applications been filed in the county? If yes, is there a value difference for the special valuation parcels.</b>
	No
10.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as was used for the general population of the class?</b>
	Yes
11.	<b>Describe the method used to determine whether a sold parcel is substantially changed.</b>
	Generally, agricultural parcels are considered substantially changed when improvements are constructed or removed or when acres change land use (from dry to irrigated, etc.).
12.	<b>Please provide any documents related to the policies or procedures used for the agricultural class of property.</b>
	The county has a policy for defining the difference between agricultural and residential property.  Agricultural land – a parcel of land used primarily for the production of agricultural products.  Rural Acreages – a parcel of land under 40 acres that has no influence of adjoining

agricultural parcels under the same ownership.

Suburban – an area outside the limits of an incorporated city or village but within the legal jurisdiction of an incorporated city or village. An area of residential expansion shall be valued as suburban; Broken Bow shall be within 3 miles of the city and all other towns and villages shall be within 1 mile.

Urban – a parcel of real property located within the limits of an incorporated city or village.

**21 Custer**  
**AGRICULTURAL - BASE STAT**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 144  
Total Sales Price : 40,672,121  
Total Adj. Sales Price : 40,663,121  
Total Assessed Value : 27,905,117  
Avg. Adj. Sales Price : 282,383  
Avg. Assessed Value : 193,786

MEDIAN : 70  
WGT. MEAN : 69  
MEAN : 73  
COD : 19.93  
PRD : 105.83

COV : 29.44  
STD : 21.38  
Avg. Abs. Dev : 14.03  
MAX Sales Ratio : 190.88  
MIN Sales Ratio : 30.19

95% Median C.I. : 67.50 to 72.54  
95% Wgt. Mean C.I. : 65.57 to 71.69  
95% Mean C.I. : 69.14 to 76.12

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	4	101.10	117.82	104.83	29.87	112.39	78.20	190.88	N/A	81,510	85,447
01-OCT-07 To 31-DEC-07	17	70.65	77.18	67.41	23.95	114.49	43.50	175.93	62.09 to 86.54	320,326	215,943
01-JAN-08 To 31-MAR-08	23	75.11	78.14	74.67	16.90	104.65	44.24	135.56	68.49 to 84.34	320,715	239,487
01-APR-08 To 30-JUN-08	9	73.61	72.57	75.82	13.84	95.71	56.63	89.75	56.63 to 85.24	279,482	211,892
01-JUL-08 To 30-SEP-08	2	70.61	70.61	66.00	12.08	106.98	62.08	79.14	N/A	110,000	72,603
01-OCT-08 To 31-DEC-08	17	66.01	68.71	66.43	27.37	103.43	30.19	126.36	47.99 to 83.46	322,285	214,082
01-JAN-09 To 31-MAR-09	18	66.07	64.18	64.15	17.19	100.05	36.61	90.29	55.03 to 73.15	316,243	202,880
01-APR-09 To 30-JUN-09	8	66.77	68.00	65.24	21.00	104.23	49.93	87.74	49.93 to 87.74	231,970	151,348
01-JUL-09 To 30-SEP-09	4	69.50	74.32	69.64	13.12	106.72	64.74	93.56	N/A	149,662	104,225
01-OCT-09 To 31-DEC-09	8	71.80	76.23	74.58	16.78	102.21	57.44	111.24	57.44 to 111.24	299,359	223,248
01-JAN-10 To 31-MAR-10	14	59.19	65.41	60.08	23.74	108.87	42.88	95.52	50.13 to 83.99	323,989	194,650
01-APR-10 To 30-JUN-10	20	70.38	69.70	68.71	08.74	101.44	46.14	91.59	66.87 to 72.53	211,171	145,093
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	53	74.95	79.88	72.96	21.51	109.48	43.50	190.88	69.66 to 84.25	295,535	215,623
01-JUL-08 To 30-JUN-09	45	66.01	66.86	65.28	21.57	102.42	30.19	126.36	57.00 to 72.87	294,377	192,161
01-JUL-09 To 30-JUN-10	46	70.08	69.93	66.62	14.87	104.97	42.88	111.24	65.28 to 72.54	255,495	170,214
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	51	70.59	73.72	71.84	20.51	102.62	30.19	135.56	66.52 to 78.82	305,699	219,604
01-JAN-09 To 31-DEC-09	38	68.26	68.59	67.02	17.68	102.34	36.61	111.24	60.83 to 73.29	277,412	185,935
<u>ALL</u>	144	70.38	72.63	68.63	19.93	105.83	30.19	190.88	67.50 to 72.54	282,383	193,786

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	93	72.04	71.59	69.37	17.48	103.20	30.19	135.56	67.37 to 74.95	288,063	199,838
2	4	66.12	65.96	65.76	03.16	100.30	63.00	68.61	N/A	499,953	328,780
3	14	66.95	77.04	69.25	30.63	111.25	46.14	175.93	55.49 to 94.78	267,298	185,098
4	5	92.55	86.39	76.70	16.88	112.63	64.13	111.24	N/A	216,470	166,029
5	28	69.08	72.39	65.02	22.57	111.33	36.61	190.88	63.75 to 75.11	251,748	163,698
<u>ALL</u>	144	70.38	72.63	68.63	19.93	105.83	30.19	190.88	67.50 to 72.54	282,383	193,786

**21 Custer**  
**AGRICULTURAL - BASE STAT**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 144  
 Total Sales Price : 40,672,121  
 Total Adj. Sales Price : 40,663,121  
 Total Assessed Value : 27,905,117  
 Avg. Adj. Sales Price : 282,383  
 Avg. Assessed Value : 193,786

MEDIAN : 70  
 WGT. MEAN : 69  
 MEAN : 73  
 COD : 19.93  
 PRD : 105.83

COV : 29.44  
 STD : 21.38  
 Avg. Abs. Dev : 14.03  
 MAX Sales Ratio : 190.88  
 MIN Sales Ratio : 30.19

95% Median C.I. : 67.50 to 72.54  
 95% Wgt. Mean C.I. : 65.57 to 71.69  
 95% Mean C.I. : 69.14 to 76.12

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	12	72.37	78.22	71.58	27.73	109.28	54.27	135.56	56.67 to 92.55	327,942	234,738
1	8	83.36	84.14	72.63	23.36	115.85	54.71	135.56	54.71 to 135.56	392,729	285,239
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	1	92.55	92.55	92.55	00.00	100.00	92.55	92.55	N/A	205,000	189,725
5	1	62.02	62.02	62.02	00.00	100.00	62.02	62.02	N/A	246,910	153,133
<b>_____Dry_____</b>											
County	7	72.53	77.49	63.89	41.78	121.29	30.19	190.88	30.19 to 190.88	111,694	71,359
1	5	72.53	57.48	61.84	23.54	92.95	30.19	76.50	N/A	128,740	79,606
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88	00.00	100.00	190.88	190.88	N/A	10,160	19,393
<b>_____Grass_____</b>											
County	67	70.37	72.20	71.74	13.07	100.64	44.01	111.24	67.86 to 73.32	233,132	167,258
1	35	70.59	70.93	72.69	12.17	97.58	44.04	93.56	66.87 to 74.95	177,777	129,234
2	4	66.12	65.96	65.76	03.16	100.30	63.00	68.61	N/A	499,953	328,780
3	9	72.18	75.02	72.46	19.37	103.53	55.49	97.04	57.51 to 94.78	330,137	239,230
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	17	70.44	72.81	72.48	10.45	100.46	44.01	95.52	67.90 to 78.60	218,367	158,275
<b>_____ALL_____</b>	<b>144</b>	<b>70.38</b>	<b>72.63</b>	<b>68.63</b>	<b>19.93</b>	<b>105.83</b>	<b>30.19</b>	<b>190.88</b>	<b>67.50 to 72.54</b>	<b>282,383</b>	<b>193,786</b>

**21 Custer**  
**AGRICULTURAL - BASE STAT**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	32	62.89	71.29	65.63	27.03	108.62	42.88	135.56	56.67 to 82.28	404,759	265,644
1	24	68.82	74.92	67.08	27.30	111.69	42.88	135.56	56.74 to 83.99	451,550	302,891
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	1	92.55	92.55	92.55	00.00	100.00	92.55	92.55	N/A	205,000	189,725
5	5	62.02	55.94	54.15	13.61	103.31	43.50	66.20	N/A	313,710	169,884
<b>Dry</b>											
County	9	73.61	78.68	67.75	34.97	116.13	30.19	190.88	34.56 to 86.56	106,940	72,453
1	7	73.61	64.73	66.80	20.36	96.90	30.19	86.56	30.19 to 86.56	117,757	78,657
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88	00.00	100.00	190.88	190.88	N/A	10,160	19,393
<b>Grass</b>											
County	77	70.44	73.62	71.86	14.71	102.45	44.01	175.93	68.49 to 73.29	249,231	179,087
1	42	70.72	71.47	73.03	12.51	97.86	44.04	93.56	67.76 to 74.95	211,696	154,604
2	4	66.12	65.96	65.76	03.16	100.30	63.00	68.61	N/A	499,953	328,780
3	11	72.18	83.77	72.72	29.14	115.20	55.49	175.93	57.51 to 97.04	283,924	206,477
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	18	70.22	72.43	71.39	10.24	101.46	44.01	95.52	67.90 to 78.20	247,902	176,987
<b>ALL</b>	<b>144</b>	<b>70.38</b>	<b>72.63</b>	<b>68.63</b>	<b>19.93</b>	<b>105.83</b>	<b>30.19</b>	<b>190.88</b>	<b>67.50 to 72.54</b>	<b>282,383</b>	<b>193,786</b>

**21 Custer**  
**AGRICULTURAL - RANDOM INCLUDE**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 159  
 Total Sales Price : 50,204,081  
 Total Adj. Sales Price : 50,097,770  
 Total Assessed Value : 34,529,561  
 Avg. Adj. Sales Price : 315,080  
 Avg. Assessed Value : 217,167

MEDIAN : 70  
 WGT. MEAN : 69  
 MEAN : 72  
 COD : 19.55  
 PRD : 103.85

COV : 27.16  
 STD : 19.44  
 Avg. Abs. Dev : 13.76  
 MAX Sales Ratio : 175.93  
 MIN Sales Ratio : 30.19

95% Median C.I. : 67.37 to 72.51  
 95% Wgt. Mean C.I. : 66.28 to 71.56  
 95% Mean C.I. : 68.55 to 74.59

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	3	97.04	93.47	102.06	09.26	91.58	78.20	105.16	N/A	105,293	107,465
01-OCT-07 To 31-DEC-07	16	71.35	79.74	70.56	22.19	113.01	43.50	175.93	64.82 to 86.54	311,283	219,633
01-JAN-08 To 31-MAR-08	23	75.11	79.56	74.97	18.80	106.12	44.24	135.56	68.49 to 87.28	315,929	236,856
01-APR-08 To 30-JUN-08	10	76.22	73.23	75.94	12.77	96.43	56.63	89.75	56.63 to 85.24	261,134	198,303
01-JUL-08 To 30-SEP-08	3	79.14	81.56	78.61	17.42	103.75	62.08	103.45	N/A	110,563	86,917
01-OCT-08 To 31-DEC-08	18	64.77	68.42	66.31	26.57	103.18	30.19	126.36	57.00 to 76.04	317,514	210,532
01-JAN-09 To 31-MAR-09	20	64.99	63.39	63.35	17.17	100.06	36.61	90.29	55.03 to 72.06	309,344	195,981
01-APR-09 To 30-JUN-09	14	71.33	68.81	70.73	20.80	97.29	32.88	89.35	54.27 to 87.74	367,890	260,218
01-JUL-09 To 30-SEP-09	5	71.53	73.76	71.28	10.19	103.48	64.74	93.56	N/A	921,729	657,033
01-OCT-09 To 31-DEC-09	10	71.80	76.52	75.18	15.53	101.78	57.44	111.24	62.02 to 86.56	314,047	236,109
01-JAN-10 To 31-MAR-10	14	59.19	65.41	60.08	23.74	108.87	42.88	95.52	50.13 to 83.99	323,989	194,650
01-APR-10 To 30-JUN-10	23	69.79	65.42	62.38	13.88	104.87	31.56	91.59	63.64 to 72.51	228,453	142,520
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	52	75.03	79.20	74.25	18.89	106.67	43.50	175.93	69.79 to 84.25	291,810	216,677
01-JUL-08 To 30-JUN-09	55	65.60	67.41	66.80	22.04	100.91	30.19	126.36	60.23 to 72.87	316,078	211,146
01-JUL-09 To 30-JUN-10	52	69.96	68.35	66.42	16.37	102.91	31.56	111.24	65.28 to 72.51	337,296	224,026
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	54	71.36	74.79	72.10	21.27	103.73	30.19	135.56	66.52 to 79.17	294,901	212,612
01-JAN-09 To 31-DEC-09	49	69.99	68.68	69.21	17.45	99.23	32.88	111.24	64.37 to 73.15	389,519	269,570
<u>ALL</u>	159	70.37	71.57	68.92	19.55	103.85	30.19	175.93	67.37 to 72.51	315,080	217,167

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	96	72.05	71.98	69.45	17.67	103.64	30.19	135.56	67.37 to 75.00	284,414	197,526
2	10	68.06	67.11	70.85	18.25	94.72	31.56	89.35	46.66 to 88.76	876,243	620,855
3	17	64.37	77.05	69.62	29.89	110.67	46.14	175.93	56.67 to 94.78	251,310	174,956
4	10	65.93	69.65	61.98	27.21	112.37	32.51	111.24	32.88 to 97.53	305,543	189,384
5	26	69.08	68.94	66.98	17.15	102.93	36.61	114.84	63.75 to 75.11	257,842	172,707
<u>ALL</u>	159	70.37	71.57	68.92	19.55	103.85	30.19	175.93	67.37 to 72.51	315,080	217,167

**21 Custer**  
**AGRICULTURAL - RANDOM INCLUDE**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 159  
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MEDIAN : 70  
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 STD : 19.44  
 Avg. Abs. Dev : 13.76  
 MAX Sales Ratio : 175.93  
 MIN Sales Ratio : 30.19

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____ Irrigated _____</b>											
County	14	66.90	76.60	70.72	26.40	108.31	54.27	135.56	56.67 to 92.55	341,450	241,482
1	8	83.36	84.14	72.63	23.36	115.85	54.71	135.56	54.71 to 135.56	392,729	285,239
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	3	70.12	75.45	71.77	13.72	105.13	63.68	92.55	N/A	350,000	251,202
5	1	62.02	62.02	62.02	00.00	100.00	62.02	62.02	N/A	246,910	153,133
<b>_____ Dry _____</b>											
County	6	68.33	58.59	62.22	22.87	94.17	30.19	76.50	30.19 to 76.50	128,617	80,020
1	5	72.53	57.48	61.84	23.54	92.95	30.19	76.50	N/A	128,740	79,606
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
<b>_____ Grass _____</b>											
County	76	70.52	73.07	72.26	14.38	101.12	44.01	111.24	67.90 to 74.95	288,187	208,242
1	38	70.62	71.98	72.75	13.17	98.94	44.04	108.70	66.87 to 76.04	177,266	128,968
2	8	68.06	68.85	70.77	12.30	97.29	46.66	89.35	46.66 to 89.35	906,826	641,730
3	11	72.18	76.56	72.87	20.86	105.06	55.49	103.45	57.51 to 97.04	301,757	219,891
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	17	70.44	73.36	73.46	11.23	99.86	44.01	95.52	67.90 to 81.83	228,108	167,575
<b>_____ ALL _____</b>	<b>159</b>	<b>70.37</b>	<b>71.57</b>	<b>68.92</b>	<b>19.55</b>	<b>103.85</b>	<b>30.19</b>	<b>175.93</b>	<b>67.37 to 72.51</b>	<b>315,080</b>	<b>217,167</b>

**21 Custer**  
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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____ Irrigated _____</b>											
County	37	63.68	69.23	64.28	25.39	107.70	32.88	135.56	56.74 to 72.04	405,078	260,369
1	24	68.82	74.92	67.08	27.30	111.69	42.88	135.56	56.74 to 83.99	451,550	302,891
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	5	65.34	64.91	60.79	20.23	106.78	32.88	92.55	N/A	385,616	234,429
5	6	55.11	54.65	53.16	16.95	102.80	43.50	66.20	43.50 to 66.20	313,508	166,673
<b>_____ Dry _____</b>											
County	8	73.07	64.65	66.44	19.57	97.31	30.19	86.56	30.19 to 86.56	119,038	79,086
1	7	73.61	64.73	66.80	20.36	96.90	30.19	86.56	30.19 to 86.56	117,757	78,657
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
<b>_____ Grass _____</b>											
County	87	70.65	74.41	72.92	15.78	102.04	44.01	175.93	68.61 to 74.95	304,828	222,288
1	45	70.78	72.32	73.05	13.31	99.00	44.04	108.70	67.76 to 75.00	209,004	152,688
2	9	68.61	71.06	73.04	14.11	97.29	46.66	89.35	63.00 to 88.76	922,381	673,670
3	13	72.18	83.73	73.09	28.91	114.56	55.49	175.93	62.09 to 97.04	267,020	195,153
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	18	70.22	72.95	72.26	10.99	100.95	44.01	95.52	67.90 to 78.60	257,102	185,770
<b>_____ ALL _____</b>	<b>159</b>	<b>70.37</b>	<b>71.57</b>	<b>68.92</b>	<b>19.55</b>	<b>103.85</b>	<b>30.19</b>	<b>175.93</b>	<b>67.37 to 72.51</b>	<b>315,080</b>	<b>217,167</b>

**21 Custer**  
**AGRICULTURAL - RANDOM EXCLUDE**

**PAD 2011 R&O Statistics (Using 2011 Values)**

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 180  
 Total Sales Price : 56,704,870  
 Total Adj. Sales Price : 56,637,559  
 Total Assessed Value : 39,702,128  
 Avg. Adj. Sales Price : 314,653  
 Avg. Assessed Value : 220,567

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 72  
 COD : 20.49  
 PRD : 103.10

COV : 29.39  
 STD : 21.24  
 Avg. Abs. Dev : 14.30  
 MAX Sales Ratio : 190.88  
 MIN Sales Ratio : 30.19

95% Median C.I. : 67.26 to 72.06  
 95% Wgt. Mean C.I. : 66.99 to 73.21  
 95% Mean C.I. : 69.17 to 75.37

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	4	101.10	117.82	104.83	29.87	112.39	78.20	190.88	N/A	81,510	85,447
01-OCT-07 To 31-DEC-07	18	70.51	77.29	67.62	22.00	114.30	43.50	175.93	64.82 to 86.47	331,196	223,942
01-JAN-08 To 31-MAR-08	25	75.84	80.16	76.73	18.70	104.47	44.24	135.56	68.96 to 87.28	300,281	230,408
01-APR-08 To 30-JUN-08	11	66.52	68.30	68.15	17.54	100.22	37.75	89.75	56.63 to 85.24	298,267	203,273
01-JUL-08 To 30-SEP-08	6	68.73	74.52	70.04	13.46	106.40	62.08	103.45	62.08 to 103.45	203,282	142,381
01-OCT-08 To 31-DEC-08	21	66.01	68.89	66.78	23.95	103.16	30.19	126.36	60.20 to 76.04	300,498	200,685
01-JAN-09 To 31-MAR-09	20	64.99	63.39	63.35	17.17	100.06	36.61	90.29	55.03 to 72.06	309,344	195,981
01-APR-09 To 30-JUN-09	15	77.32	71.50	79.15	20.65	90.33	32.88	109.11	55.49 to 87.74	439,808	348,105
01-JUL-09 To 30-SEP-09	7	65.67	68.13	68.62	14.27	99.29	43.86	93.56	43.86 to 93.56	738,450	506,700
01-OCT-09 To 31-DEC-09	12	71.80	77.32	76.14	15.88	101.55	57.44	111.24	66.20 to 86.56	288,589	219,741
01-JAN-10 To 31-MAR-10	17	59.38	64.63	60.28	19.97	107.22	42.88	95.52	50.23 to 81.63	303,050	182,668
01-APR-10 To 30-JUN-10	24	70.08	68.85	70.17	14.61	98.12	32.51	120.19	63.64 to 72.53	227,659	159,758
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	58	74.28	79.62	72.44	22.29	109.91	37.75	190.88	69.79 to 82.72	294,406	213,258
01-JUL-08 To 30-JUN-09	62	66.15	68.29	69.95	21.16	97.63	30.19	126.36	62.50 to 72.87	327,647	229,191
01-JUL-09 To 30-JUN-10	60	68.23	69.27	68.18	17.07	101.60	32.51	120.19	64.32 to 72.18	320,798	218,722
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	63	69.79	73.79	71.32	20.81	103.46	30.19	135.56	66.28 to 76.04	290,764	207,379
01-JAN-09 To 31-DEC-09	54	69.35	69.35	71.56	18.56	96.91	32.88	111.24	64.37 to 73.15	396,596	283,796
<u>ALL</u>	180	69.80	72.27	70.10	20.49	103.10	30.19	190.88	67.26 to 72.06	314,653	220,567

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	107	70.78	71.93	70.07	17.65	102.65	30.19	135.56	67.26 to 73.61	282,112	197,662
2	18	68.73	74.32	78.49	16.70	94.69	46.66	109.11	64.21 to 88.76	636,086	499,269
3	19	63.53	73.24	63.55	30.93	115.25	37.75	175.93	55.49 to 91.93	283,777	180,336
4	10	65.93	69.65	61.98	27.21	112.37	32.51	111.24	32.88 to 97.53	305,543	189,384
5	26	69.14	72.52	64.76	24.79	111.98	36.61	190.88	63.64 to 75.84	252,110	163,278
<u>ALL</u>	180	69.80	72.27	70.10	20.49	103.10	30.19	190.88	67.26 to 72.06	314,653	220,567

**21 Custer**  
**AGRICULTURAL - RANDOM EXCLUDE**

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	14	66.90	76.60	70.72	26.40	108.31	54.27	135.56	56.67 to 92.55	341,450	241,482
1	8	83.36	84.14	72.63	23.36	115.85	54.71	135.56	54.71 to 135.56	392,729	285,239
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	3	70.12	75.45	71.77	13.72	105.13	63.68	92.55	N/A	350,000	251,202
5	1	62.02	62.02	62.02	00.00	100.00	62.02	62.02	N/A	246,910	153,133
<b>_____Dry_____</b>											
County	7	72.53	77.49	63.89	41.78	121.29	30.19	190.88	30.19 to 190.88	111,694	71,359
1	5	72.53	57.48	61.84	23.54	92.95	30.19	76.50	N/A	128,740	79,606
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88	00.00	100.00	190.88	190.88	N/A	10,160	19,393
<b>_____Grass_____</b>											
County	88	70.18	73.05	74.75	14.82	97.73	44.01	111.24	67.86 to 72.18	284,322	212,523
1	43	70.37	71.07	71.88	12.70	98.87	44.04	108.70	65.67 to 73.29	175,775	126,348
2	17	68.73	73.47	77.46	15.96	94.85	46.66	109.11	63.03 to 89.35	611,925	473,980
3	11	72.18	76.56	72.87	20.86	105.06	55.49	103.45	57.51 to 97.04	301,757	219,891
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	15	73.32	73.57	74.97	11.12	98.13	44.01	95.52	68.49 to 78.60	201,710	151,227
<b>_____ALL_____</b>	<b>180</b>	<b>69.80</b>	<b>72.27</b>	<b>70.10</b>	<b>20.49</b>	<b>103.10</b>	<b>30.19</b>	<b>190.88</b>	<b>67.26 to 72.06</b>	<b>314,653</b>	<b>220,567</b>

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 95% Mean C.I. : 69.17 to 75.37

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	40	64.37	69.24	64.62	23.89	107.15	32.88	135.56	57.00 to 72.04	404,697	261,526
1	27	68.96	74.30	67.26	24.70	110.47	42.88	135.56	57.00 to 82.72	445,822	299,880
3	2	55.47	55.47	56.24	02.16	98.63	54.27	56.67	N/A	170,780	96,046
4	5	65.34	64.91	60.79	20.23	106.78	32.88	92.55	N/A	385,616	234,429
5	6	55.11	54.65	53.16	16.95	102.80	43.50	66.20	43.50 to 66.20	313,508	166,673
<b>_____Dry_____</b>											
County	9	73.61	78.68	67.75	34.97	116.13	30.19	190.88	34.56 to 86.56	106,940	72,453
1	7	73.61	64.73	66.80	20.36	96.90	30.19	86.56	30.19 to 86.56	117,757	78,657
4	1	64.13	64.13	64.13	00.00	100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88	00.00	100.00	190.88	190.88	N/A	10,160	19,393
<b>_____Grass_____</b>											
County	102	70.38	73.76	74.04	16.24	99.62	37.75	175.93	68.49 to 72.87	300,345	222,372
1	52	70.48	71.40	72.07	12.95	99.07	44.04	108.70	66.87 to 73.29	203,603	146,729
2	18	68.73	74.32	78.49	16.70	94.69	46.66	109.11	64.21 to 88.76	636,086	499,269
3	14	71.28	80.44	67.61	30.63	118.98	37.75	175.93	57.51 to 97.04	293,447	198,390
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	16	71.88	73.10	73.19	11.27	99.88	44.01	95.52	67.63 to 78.60	235,978	172,718
<b>_____ALL_____</b>	<b>180</b>	<b>69.80</b>	<b>72.27</b>	<b>70.10</b>	<b>20.49</b>	<b>103.10</b>	<b>30.19</b>	<b>190.88</b>	<b>67.26 to 72.06</b>	<b>314,653</b>	<b>220,567</b>



## 2011 Correlation Section for Custer County

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### A. Agricultural Land

Custer County is divided into five market areas, primarily drawn around soil and topographical changes. The majority of the county is grass land with the majority of the crop land existing in market area 1. The characteristics of the individual market areas were analyzed and compared to the characteristics in the surrounding counties; all counties are comparable to Custer except for Lincoln County. The political boundary between Lincoln and Custer Counties clearly divides the sandhills from the rolling hills and loamier soils found in Custer County. Also, while parts of Dawson County are comparable to Custer, the comparable area was defined with a general soil map, not by an absolute extension of the county line.

Three statistical samples were analyzed for the measurement of agricultural land. The base sample contained a disproportionate distribution of sales in every market area. Areas 2 and 4 also contained extremely small samples that were not adequate for statistical analysis. The samples in areas 3 and 4 were not representative of the mix of land uses found within those areas.

Sales from the comparable areas outside the county were used to expand the base sample. In both expanded samples the thresholds for representative and proportionate distribution were generally achieved. In market area 5, it was necessary in both samples to randomly remove four of the county's sales to achieve the thresholds. In market area 3, the representative thresholds were not achieved, grass land was over represented in the sales file and crop land was under represented. Because the county attempts to value all land uses at similar portions of market value, it is believed that that the distribution of land uses would not have an impact on the calculated statistics.

Both the measures of central tendency and the measures of dispersion correlate closely in all three statistical profiles. Three small market areas appear to be under assessed in two or three of the statistics. Market area 2 is the sandhills area of the county, both the base and the random inclusion samples contain few sales, but suggest that the area is under assessed. In conducting the expanded agricultural analysis, the inclusion of sales in the two methods produced varying statistical indicators. Because the samples were relatively small, and the area is so homogenous, all sales from Logan and Blaine Counties were used to expand the sample in the random exclusion method. This was done in an attempt to normalize the sales sample, to avoid market anomalies over influencing the statistics. The median of this sample indicates that the values are within the acceptable range. A comparison of surrounding county values show that Custer's values are similar to Logan County's and slightly higher than Thomas, Blaine and Loup Counties, supporting that the values are acceptable.

All three statistics suggest that market area 3 is under assessed. The coefficient of dispersion is similar in each sample, but rather high at 30-31%, suggesting that the statistics may not be reliable. This area is 77% grass land, and the majority land use statistics in all methods support that the grass assessments are acceptable. When the only two irrigated sales that exist in all three samples are removed, the calculated medians are brought into the acceptable range.

In market area 4 a limited number of sales were available for measurement purposes. Only

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portions of Dawson County were comparable to area 4, and all available sales were brought into the sample. The samples are not large enough to be reliable for measurement purposes. The assessor increased the entire market area 25% in order to equalize the values with the other areas. The area is 60% grass land, and the average grass land value is nearly identical to Dawson County's average value. Based on the actions of the assessor, it is believed that assessments are acceptable in this area.

In comparing values to the surrounding counties, it appears that values are comparable to surrounding counties and reasonable for the market of the general area. In analyzing assessment quality and intra-county equalization both the statistical measures and the actions of the assessor were considered. The coefficient of dispersion of each sample supports that the statistics are reliable for measurement purposes. The subclass statistics support that irrigated and grass lands have all been assessed proportionately. Dry land was generally increased 10% in the county to equalize values with surrounding counties. The assessor has attempted to identify all influences in the market place and make appropriate valuation adjustments. Based on all available information, it appears that assessments are uniform and proportionate within the agricultural class.

After analyzing all available information, it was determined that the level of value of agricultural land in Custer is 70%; all subclasses are within the acceptable range.

**2011 Correlation Section  
for Custer County**

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**B. 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.

**2011 Correlation Section  
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**C. 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.

## 2011 Correlation Section for Custer County

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### **D. 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,

**2011 Correlation Section  
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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.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 14,280</b>	<b>Value : 1,538,303,678</b>	<b>Growth 8,194,851</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	614	1,148,993	155	1,264,344	77	775,953	846	3,189,290	
<b>02. Res Improve Land</b>	3,204	12,617,886	310	7,214,531	269	6,411,411	3,783	26,243,828	
<b>03. Res Improvements</b>	3,242	133,282,330	312	26,195,444	308	26,516,281	3,862	185,994,055	
<b>04. Res Total</b>	3,856	147,049,209	467	34,674,319	385	33,703,645	4,708	215,427,173	2,419,110
<b>% of Res Total</b>	81.90	68.26	9.92	16.10	8.18	15.65	32.97	14.00	29.52
<b>05. Com UnImp Land</b>	122	641,702	19	207,272	3	67,274	144	916,248	
<b>06. Com Improve Land</b>	542	6,518,595	50	995,075	7	153,584	599	7,667,254	
<b>07. Com Improvements</b>	561	39,041,460	55	7,191,534	16	4,765,388	632	50,998,382	
<b>08. Com Total</b>	683	46,201,757	74	8,393,881	19	4,986,246	776	59,581,884	2,817,027
<b>% of Com Total</b>	88.02	77.54	9.54	14.09	2.45	8.37	5.43	3.87	34.38
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	2	84,813	2	335,760	0	0	4	420,573	
<b>11. Ind Improvements</b>	2	241,395	2	5,529,455	0	0	4	5,770,850	
<b>12. Ind Total</b>	2	326,208	2	5,865,215	0	0	4	6,191,423	0
<b>% of Ind Total</b>	50.00	5.27	50.00	94.73	0.00	0.00	0.03	0.40	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	3,856	147,049,209	467	34,674,319	385	33,703,645	4,708	215,427,173	2,419,110
<b>% of Res &amp; Rec Total</b>	81.90	68.26	9.92	16.10	8.18	15.65	32.97	14.00	29.52
<b>Com &amp; Ind Total</b>	685	46,527,965	76	14,259,096	19	4,986,246	780	65,773,307	2,817,027
<b>% of Com &amp; Ind Total</b>	87.82	70.74	9.74	21.68	2.44	7.58	5.46	4.28	34.38
<b>17. Taxable Total</b>	4,541	193,577,174	543	48,933,415	404	38,689,891	5,488	281,200,480	5,236,137
<b>% of Taxable Total</b>	82.74	68.84	9.89	17.40	7.36	13.76	38.43	18.28	63.90

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	7	255,757	2,841,321	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	7	255,757	2,841,321
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	255,757	2,841,321

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. Exempt	500	42	541	1,083

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	46	546,548	14	494,640	6,571	758,626,736	6,631	759,667,924
28. Ag-Improved Land	6	71,798	16	591,311	2,075	375,460,236	2,097	376,123,345
29. Ag Improvements	10	225,651	16	1,030,994	2,135	120,055,284	2,161	121,311,929
30. Ag Total							8,792	1,257,103,198

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	5	5.00	40,370	10	11.00	95,415	
33. HomeSite Improvements	6	5.00	158,934	11	11.00	845,839	
34. HomeSite Total							
35. FarmSite UnImp Land	11	14.86	23,334	5	25.86	33,616	
36. FarmSite Improv Land	0	0.00	0	15	46.74	123,734	
37. FarmSite Improvements	8	0.00	66,717	14	0.00	185,155	
38. FarmSite Total							
39. Road & Ditches	0	1.10	0	0	9.73	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	17	17.00	128,850	17	17.00	128,850	
32. HomeSite Improv Land	1,362	1,456.89	11,152,503	1,377	1,472.89	11,288,288	
33. HomeSite Improvements	1,348	1,414.89	78,672,995	1,365	1,430.89	79,677,768	2,958,714
34. HomeSite Total				<b>1,382</b>	<b>1,489.89</b>	<b>91,094,906</b>	
35. FarmSite UnImp Land	27	60.10	168,071	43	100.82	225,021	
36. FarmSite Improv Land	1,763	2,846.37	8,278,766	1,778	2,893.11	8,402,500	
37. FarmSite Improvements	2,040	0.00	41,382,289	2,062	0.00	41,634,161	0
38. FarmSite Total				<b>2,105</b>	<b>2,993.93</b>	<b>50,261,682</b>	
39. Road & Ditches	0	15,958.04	0	0	15,968.87	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>3,487</b>	<b>20,452.69</b>	<b>141,356,588</b>	<b>2,958,714</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	13	2,353.07	217,128	13	2,353.07	217,128

Schedule VIII : Agricultural Records : Special Value

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

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	79,336.83	40.79%	192,199,718	47.42%	2,422.58
47. 2A1	14,419.61	7.41%	30,599,910	7.55%	2,122.10
48. 2A	23,778.61	12.22%	48,408,316	11.94%	2,035.79
49. 3A1	14,789.50	7.60%	28,198,665	6.96%	1,906.67
50. 3A	6,244.17	3.21%	10,913,192	2.69%	1,747.74
51. 4A1	25,699.56	13.21%	44,289,891	10.93%	1,723.37
52. 4A	30,244.56	15.55%	50,697,516	12.51%	1,676.25
53. Total	194,512.84	100.00%	405,307,208	100.00%	2,083.70
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	26,745.79	26.44%	22,068,771	31.69%	825.13
56. 2D1	8,501.36	8.40%	6,546,054	9.40%	770.00
57. 2D	9,465.68	9.36%	7,241,564	10.40%	765.03
58. 3D1	15,845.20	15.67%	11,331,637	16.27%	715.15
59. 3D	1,023.77	1.01%	573,309	0.82%	560.00
60. 4D1	20,980.49	20.74%	11,644,805	16.72%	555.03
61. 4D	18,587.97	18.38%	10,223,412	14.68%	550.00
62. Total	101,150.26	100.00%	69,629,552	100.00%	688.38
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,688.91	3.02%	9,196,160	3.20%	492.07
65. 2G1	16,024.08	2.59%	7,778,982	2.70%	485.46
66. 2G	15,044.66	2.43%	7,311,015	2.54%	485.95
67. 3G1	8,389.85	1.36%	4,037,692	1.40%	481.26
68. 3G	9,831.65	1.59%	4,720,817	1.64%	480.17
69. 4G1	51,746.11	8.36%	23,893,350	8.31%	461.74
70. 4G	498,988.90	80.65%	230,650,366	80.20%	462.24
71. Total	618,714.16	100.00%	287,588,382	100.00%	464.82
<b>Irrigated Total</b>					
	194,512.84	21.24%	405,307,208	53.15%	2,083.70
<b>Dry Total</b>					
	101,150.26	11.04%	69,629,552	9.13%	688.38
<b>Grass Total</b>					
	618,714.16	67.55%	287,588,382	37.71%	464.82
72. Waste	1,444.32	0.16%	50,587	0.01%	35.02
73. Other	67.55	0.01%	13,510	0.00%	200.00
74. Exempt	5,195.74	0.57%	0	0.00%	0.00
75. Market Area Total	915,889.13	100.00%	762,589,239	100.00%	832.62

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	16.30	0.90%	12,547	1.46%	769.75
47. 2A1	44.50	2.46%	25,965	3.02%	583.48
48. 2A	43.90	2.43%	21,350	2.48%	486.33
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	367.10	20.32%	164,198	19.08%	447.28
51. 4A1	669.92	37.07%	324,813	37.74%	484.85
52. 4A	665.30	36.82%	311,812	36.23%	468.68
53. Total	1,807.02	100.00%	860,685	100.00%	476.30
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	72.60	16.78%	32,670	20.75%	450.00
56. 2D1	43.90	10.15%	19,316	12.27%	440.00
57. 2D	38.10	8.81%	15,240	9.68%	400.00
58. 3D1	1.00	0.23%	335	0.21%	335.00
59. 3D	73.20	16.92%	24,156	15.34%	330.00
60. 4D1	96.35	22.27%	31,315	19.89%	325.01
61. 4D	107.50	24.85%	34,400	21.85%	320.00
62. Total	432.65	100.00%	157,432	100.00%	363.88
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	138.73	0.08%	43,707	0.08%	315.05
65. 2G1	192.74	0.11%	60,715	0.11%	315.01
66. 2G	1,391.81	0.82%	438,446	0.82%	315.02
67. 3G1	337.00	0.20%	106,162	0.20%	315.02
68. 3G	3,436.13	2.01%	1,082,405	2.01%	315.01
69. 4G1	13,862.74	8.12%	4,359,176	8.11%	314.45
70. 4G	151,309.18	88.66%	47,661,347	88.67%	314.99
71. Total	170,668.33	100.00%	53,751,958	100.00%	314.95
<b>Irrigated Total</b>					
	1,807.02	1.04%	860,685	1.57%	476.30
<b>Dry Total</b>					
	432.65	0.25%	157,432	0.29%	363.88
<b>Grass Total</b>					
	170,668.33	98.67%	53,751,958	98.14%	314.95
72. Waste	55.00	0.03%	1,377	0.00%	25.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,963.00	100.00%	54,771,452	100.00%	316.67

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,105.86	17.68%	4,025,076	22.78%	1,295.96
47. 2A1	847.30	4.82%	1,069,027	6.05%	1,261.69
48. 2A	4,121.23	23.46%	4,853,679	27.47%	1,177.73
49. 3A1	747.14	4.25%	831,044	4.70%	1,112.30
50. 3A	1,647.78	9.38%	1,776,636	10.05%	1,078.20
51. 4A1	3,620.82	20.61%	2,725,457	15.42%	752.72
52. 4A	3,474.46	19.78%	2,388,458	13.52%	687.43
53. Total	17,564.59	100.00%	17,669,377	100.00%	1,005.97
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,810.32	16.05%	850,850	16.72%	470.00
56. 2D1	195.70	1.73%	91,012	1.79%	465.06
57. 2D	2,879.66	25.52%	1,324,641	26.02%	460.00
58. 3D1	1,225.20	10.86%	545,240	10.71%	445.02
59. 3D	608.67	5.40%	270,876	5.32%	445.03
60. 4D1	2,570.59	22.78%	1,131,060	22.22%	440.00
61. 4D	1,991.91	17.66%	876,441	17.22%	440.00
62. Total	11,282.05	100.00%	5,090,120	100.00%	451.17
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,872.49	1.88%	808,225	2.14%	431.63
65. 2G1	929.29	0.93%	394,972	1.04%	425.03
66. 2G	5,436.91	5.46%	2,312,273	6.12%	425.29
67. 3G1	2,312.13	2.32%	973,125	2.57%	420.88
68. 3G	2,284.69	2.29%	959,569	2.54%	420.00
69. 4G1	12,131.35	12.18%	4,956,517	13.11%	408.57
70. 4G	74,661.51	74.94%	27,396,128	72.47%	366.94
71. Total	99,628.37	100.00%	37,800,809	100.00%	379.42
<b>Irrigated Total</b>					
	17,564.59	13.66%	17,669,377	29.17%	1,005.97
<b>Dry Total</b>					
	11,282.05	8.77%	5,090,120	8.40%	451.17
<b>Grass Total</b>					
	99,628.37	77.46%	37,800,809	62.41%	379.42
72. Waste	145.76	0.11%	5,110	0.01%	35.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	293.66	0.23%	0	0.00%	0.00
75. Market Area Total	128,620.77	100.00%	60,565,416	100.00%	470.88

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,843.46	37.41%	22,773,891	47.86%	1,922.91
47. 2A1	2,407.52	7.60%	4,177,915	8.78%	1,735.36
48. 2A	3,403.12	10.75%	4,893,859	10.28%	1,438.05
49. 3A1	4,820.53	15.23%	5,919,460	12.44%	1,227.97
50. 3A	410.60	1.30%	463,562	0.97%	1,128.99
51. 4A1	6,675.84	21.09%	7,640,081	16.06%	1,144.44
52. 4A	2,100.26	6.63%	1,714,064	3.60%	816.12
53. Total	31,661.33	100.00%	47,582,832	100.00%	1,502.87
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,283.27	29.32%	4,804,296	31.89%	580.00
56. 2D1	1,956.00	6.92%	1,017,120	6.75%	520.00
57. 2D	2,556.45	9.05%	1,329,354	8.82%	520.00
58. 3D1	7,160.86	25.35%	3,687,925	24.48%	515.01
59. 3D	135.03	0.48%	69,544	0.46%	515.03
60. 4D1	6,543.45	23.17%	3,337,160	22.15%	510.00
61. 4D	1,611.92	5.71%	822,080	5.46%	510.00
62. Total	28,246.98	100.00%	15,067,479	100.00%	533.42
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,513.10	5.43%	2,512,554	5.98%	455.74
65. 2G1	2,590.70	2.55%	1,166,478	2.78%	450.26
66. 2G	3,742.50	3.68%	1,684,128	4.01%	450.00
67. 3G1	3,281.26	3.23%	1,460,248	3.48%	445.03
68. 3G	708.69	0.70%	315,383	0.75%	445.02
69. 4G1	11,021.29	10.85%	4,671,972	11.13%	423.90
70. 4G	74,752.92	73.57%	30,180,592	71.87%	403.74
71. Total	101,610.46	100.00%	41,991,355	100.00%	413.26
<b>Irrigated Total</b>					
	31,661.33	19.58%	47,582,832	45.47%	1,502.87
<b>Dry Total</b>					
	28,246.98	17.47%	15,067,479	14.40%	533.42
<b>Grass Total</b>					
	101,610.46	62.85%	41,991,355	40.12%	413.26
72. Waste	109.32	0.07%	3,829	0.00%	35.03
73. Other	55.50	0.03%	11,100	0.01%	200.00
74. Exempt	649.17	0.40%	0	0.00%	0.00
75. Market Area Total	161,683.59	100.00%	104,656,595	100.00%	647.29

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,487.95	42.80%	22,525,217	50.60%	1,554.76
47. 2A1	3,831.96	11.32%	5,486,396	12.32%	1,431.75
48. 2A	4,776.65	14.11%	5,683,316	12.77%	1,189.81
49. 3A1	2,399.89	7.09%	2,617,407	5.88%	1,090.64
50. 3A	1,294.77	3.82%	1,311,346	2.95%	1,012.80
51. 4A1	4,164.12	12.30%	4,169,640	9.37%	1,001.33
52. 4A	2,897.70	8.56%	2,721,081	6.11%	939.05
53. Total	33,853.04	100.00%	44,514,403	100.00%	1,314.93
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,800.43	30.49%	3,916,804	35.32%	675.26
56. 2D1	2,145.01	11.28%	1,372,807	12.38%	640.00
57. 2D	1,923.57	10.11%	1,222,997	11.03%	635.80
58. 3D1	2,720.18	14.30%	1,604,906	14.47%	590.00
59. 3D	503.50	2.65%	239,181	2.16%	475.04
60. 4D1	3,310.70	17.41%	1,525,358	13.75%	460.74
61. 4D	2,617.75	13.76%	1,208,176	10.89%	461.53
62. Total	19,021.14	100.00%	11,090,229	100.00%	583.05
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,421.60	3.04%	2,467,027	3.18%	455.04
65. 2G1	5,472.60	3.07%	2,462,672	3.18%	450.00
66. 2G	3,794.21	2.13%	1,713,342	2.21%	451.57
67. 3G1	2,844.09	1.59%	1,265,702	1.63%	445.03
68. 3G	1,597.24	0.90%	712,492	0.92%	446.08
69. 4G1	11,891.83	6.66%	5,196,568	6.70%	436.99
70. 4G	147,406.78	82.61%	63,715,353	82.18%	432.24
71. Total	178,428.35	100.00%	77,533,156	100.00%	434.53
<b>Irrigated Total</b>					
	33,853.04	14.59%	44,514,403	33.43%	1,314.93
<b>Dry Total</b>					
	19,021.14	8.20%	11,090,229	8.33%	583.05
<b>Grass Total</b>					
	178,428.35	76.92%	77,533,156	58.22%	434.53
72. Waste	655.19	0.28%	22,960	0.02%	35.04
73. Other	15.80	0.01%	3,160	0.00%	200.00
74. Exempt	677.79	0.29%	0	0.00%	0.00
75. Market Area Total	231,973.52	100.00%	133,163,908	100.00%	574.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	232.35	476,209	287.34	579,293	278,879.13	514,879,003	279,398.82	515,934,505
<b>77. Dry Land</b>	26.54	20,254	134.28	100,024	159,972.26	100,914,534	160,133.08	101,034,812
<b>78. Grass</b>	124.12	58,179	330.90	153,363	1,168,594.65	498,454,118	1,169,049.67	498,665,660
<b>79. Waste</b>	0.00	0	14.46	506	2,395.13	83,357	2,409.59	83,863
<b>80. Other</b>	0.00	0	0.00	0	138.85	27,770	138.85	27,770
<b>81. Exempt</b>	64.33	0	218.37	0	6,695.55	0	6,978.25	0
<b>82. Total</b>	<b>383.01</b>	<b>554,642</b>	<b>766.98</b>	<b>833,186</b>	<b>1,609,980.02</b>	<b>1,114,358,782</b>	<b>1,611,130.01</b>	<b>1,115,746,610</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	279,398.82	17.34%	515,934,505	46.24%	1,846.59
<b>Dry Land</b>	160,133.08	9.94%	101,034,812	9.06%	630.94
<b>Grass</b>	1,169,049.67	72.56%	498,665,660	44.69%	426.56
<b>Waste</b>	2,409.59	0.15%	83,863	0.01%	34.80
<b>Other</b>	138.85	0.01%	27,770	0.00%	200.00
<b>Exempt</b>	6,978.25	0.43%	0	0.00%	0.00
<b>Total</b>	<b>1,611,130.01</b>	<b>100.00%</b>	<b>1,115,746,610</b>	<b>100.00%</b>	<b>692.52</b>

## 2011 County Abstract of Assessment for Real Property, Form 45 Compared with the 2010 Certificate of Taxes Levied (CTL)

### 21 Custer

	2010 CTL County Total	2011 Form 45 County Total	Value Difference (2011 form 45 - 2010 CTL)	Percent Change	2011 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	212,676,530	215,427,173	2,750,643	1.29%	2,419,110	0.16%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	90,085,744	91,094,906	1,009,162	1.12%	2,958,714	-2.16%
<b>04. Total Residential (sum lines 1-3)</b>	<b>302,762,274</b>	<b>306,522,079</b>	<b>3,759,805</b>	<b>1.24%</b>	<b>5,377,824</b>	<b>-0.53%</b>
05. Commercial	56,249,265	59,581,884	3,332,619	5.92%	2,817,027	0.92%
06. Industrial	5,766,756	6,191,423	424,667	7.36%	0	7.36%
07. Ag-Farmsite Land, Outbuildings	48,821,299	50,261,682	1,440,383	2.95%	0	2.95%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>110,837,320</b>	<b>116,034,989</b>	<b>5,197,669</b>	<b>4.69%</b>	<b>2,817,027</b>	<b>2.15%</b>
<b>10. Total Non-Agland Real Property</b>	<b>413,599,594</b>	<b>422,557,068</b>	<b>8,957,474</b>	<b>2.17%</b>	<b>8,194,851</b>	<b>0.18%</b>
11. Irrigated	430,052,040	515,934,505	85,882,465	19.97%		
12. Dryland	92,753,865	101,034,812	8,280,947	8.93%		
13. Grassland	475,855,612	498,665,660	22,810,048	4.79%		
14. Wasteland	83,755	83,863	108	0.13%		
15. Other Agland	24,806	27,770	2,964	11.95%		
<b>16. Total Agricultural Land</b>	<b>998,770,078</b>	<b>1,115,746,610</b>	<b>116,976,532</b>	<b>11.71%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,412,369,672</b>	<b>1,538,303,678</b>	<b>125,934,006</b>	<b>8.92%</b>	<b>8,194,851</b>	<b>8.34%</b>

**CUSTER COUNTY PLAN OF ASSESSMENT  
ASSESSMENT YEARS 2011, 2012, AND 2013**

**Introduction**

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2009. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

**Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade" NE Rev. Stat. 77-112. (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land that meets the qualifications for special valuation under 77-1344 and 755 of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

**General Description of Real Property in Custer County**

Per the 2009 county Abstract, Custer County consists of the following real property types;

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	4712	33.05%	14.99%
Commercial	774	5.43%	4.00%
Industrial	4	.03%	.41%
Recreational	0	.00%	.00%
Agricultural	8766	61.49%	80.60%
Special Value	0	.00%	.00%

Agricultural land-taxable acres were 1,611,010.48 Acres.

Other pertinent facts: Custer County is predominately agricultural and 72% is grassland.

For more information see 2009 Reports and Opinions, Abstract, and Assessor Survey.

### **Current Resources**

**A. Staff/Budget/Training:**

Assessor/\$43,372.50/I hold the assessor's certificate when I passed the test in the early 1980's. I have attended many of the IAAO courses and classes of the PA&T. I have all the hours needed at this time to keep the certificate current.

Deputy Assessor/\$32,529.38/She also holds the assessor's certificate, passing the test in 2004. She has completed all her hours needed at this time to keep the certificate current.

3 full time clerks-One clerk has 9 years experience in the assessor's office and one has 4 years experience and the third has 2 yearS experience.

1 part-time listers. The lister was hired in August 2007.

- B.** The Cadastral Maps were flown in the 1970's but are in good condition. They are kept current with monthly land sales. The county board agreed to hire Great Plains GIS Workshop to help the county get started with the county GIS program and we are currently using agridatainc.com to measure land by soil types and land use.
- C.** The Property Record cards list all information required by statute with current photos and sketches.
- D.** The county uses the TERASCAN software package. There are 5 terminals and 1 public-use terminal.
- E.** The county has a Web-site with all parcels listed.

### **Current Assessment Procedures for Real Property**

- A. Discovery:** The County now has zoning and has a zoning administrator. Before any construction is allowed, the property owner must file a permit with the zoning administrator and in turn the assessor is notified. At the beginning of the year each property is reviewed for % of completion and valued accordingly. In Real Estate Transfers the name is changed within the month the deed is filed, cadastral maps updated, and a sales review is mailed to the new owner.
- B. Data Collection:** The part-time lister travels throughout the different areas each year, measuring each home, and

outbuilding, taking new pictures, and interviewing each property owner as to the interior work. In new construction & remodeling the property is inspected inside and out. As sales occur, the sale is used for 3 years to set property values.

C. Review assessment sales ratio studies before assessment actions: The area Field Liaison works very hard with the assessor and staff and with the help of an excel program we enter sales data to be able to adjust the problem areas.

D. Approaches to Value:

1. Market Approach; sales comparison: Using the sales of the various styles, conditions, and ages, I use the information to adjust the depreciation.
2. Cost Approach: The RCN (replacement cost new) is figured with the July 2007 Marshall and Swift values from the TerraScan software system.
3. Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.
4. Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas will change. One market area is set with soil type boundaries and one with natural boundaries such as rivers.

After assessment action, a review of the sales ratio is a top priority.

Notices of valuation changes are mailed to all property owners that have a change of value and notices are also published in the local newspaper.

#### **Level of Value, Quality and Uniformity of Assessment Year 2009**

<u>Property Class</u>	<u>Median</u>
Residential	98%
Commercial	96%
Agricultural Land	70%
Special Value Ag-land	00%

For more information regarding statistical measures see 2009 Reports and Opinions.

#### **2009 ACTION TAKEN:**

The villages of Arnold, and Anselmo were physically viewed and revalued. Also the improvements in the townships of Grant, Wayne, Elim, Arnold, Hayes, Triumph, Ryno, Kilfoil and Cliff were physically viewed and revalued.

#### **2010 ACTION TAKEN:**

The village of Merna and the improvements in the townships of Loup, Lillian, Victoria, Milburn, West Union, Sargent, Corner, Comstock, Spring Creek, Myrtle, and Garfield was physically viewed and revalued. Land values were adjusted because of sales ratios in the villages of Oconto, Ansley, & Anselmo, the

Suburban areas, the Commercial land in the Suburban areas and all homesites and farmsites in the rural.

#### REVALUATION PLAN:

##### 2011

The villages of Sargent, Comstock, Ansley, Mason City, and Berwyn and the improvements in the townships of East Custer, Elk Creek, Algernon, Ansley, Westerville, Douglas Grove, Berwyn and Broken Bow Twp. will be viewed and revalued. The Commercial properties in all areas will be revalued by Stanard Appraisal Service to meet the 6 year statute.

##### 2012

The village of Broken Bow City is the last area to be valued within the 6 year plan.

##### 2013

Maintain the level of assessment as required by statute and change the area as necessary.

#### COMMERCIAL PLAN:

##### 2011

Stanard Appraisal Service will be hired to revalue all Commercial properties to meet the requirement of review and revalue every 6 years.

##### 2012

Only new construction and change of use on commercial properties will need to be revalued by Stanard Appraisal Service unless sales indicate a need for further action.

##### 2013

Only new construction and change of use on commercial properties will need to be revalued by Stanard Appraisal Service unless sales indicate a need for further action.

#### AGRICULTURAL LAND:

##### 2011

Land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2012

Land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2013

The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

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

I will continue to maintain the parcel records on each property owner making changes monthly of ownership and maintain accurate cadastral maps with ownership changes.

I will continually perform the duties required of me by law to serve the property owners of Custer County and to maintain equality in assessment for all. I will file all the administrative reports required by law/regulations such as abstracts, both real and personal property, the assessor's survey, the sales information to PA&T rosters & annual assessed value updates, school district taxable value report, homestead exemption tax loss report, and certificate of taxes levied report. I will certify the value to political subdivisions, and report the current values to the Board of Education Lands & Funds of properties they own and report the exempt property and taxable property owned by governmental subdivisions. I will also report to the county board the annual plan of assessment.

I will continually administer the annual filing of all personal property schedules and notify the taxpayer of incomplete filings, failure to file and penalties applied.

I will send the applications for annual filings for permissive exemptions, review and make recommendations to the county board.

I will administer approximately 650 annual filings of applications for homestead exemptions and assist where necessary and continue to monitor approval/denial process and send out denial notification.

I will continue to review the centrally assessed valuation certified by PA&T for railroads and public service entities, and establish assessment records and tax billing for tax list.

I will continue to manage the record/valuation information for properties in community redevelopment project (TIFF) and administer the reports and allocate the ad valorem tax.

I will continue to manage the tax entity boundaries making changes only when legal changes dictate and review the tax rates used for the tax billing process.

I will continue to prepare tax lists and certify these to the county treasurer for real estate, personal, and centrally assessed.

I will continue to attend the county board of equalization meetings for valuation protests and assemble and provide necessary information.

I will prepare information and attend taxpayer appeal hearings before TERC (tax equalization and review commission) to defend county valuations.

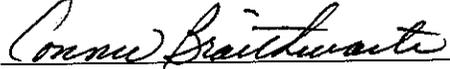
I will continue to attend hearing if applicable to the county, defend values and/or implement orders of the TERC.

I will continue to attend meetings, workshops, and educational classes to obtain required hours of continuing education for maintaining my assessor's certificate.

**CONCLUSION:**

The assessor maintains two budgets; the assessor's functions budget and the reappraisal budget. The assessor's office budget will be \$157,442.20. The reappraisal budget will be \$28,325.00.

Respectfully submitted:



Custer County Assessor

## 2011 Assessment Survey for Custer County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	3
4.	<b>Other part-time employees:</b>
	1 part-time lister
5.	<b>Number of shared employees:</b>
	1 employee shared with the Register of Deeds
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$156,781
7.	<b>Adopted budget, or granted budget if different from above:</b>
	\$157,442
8.	<b>Amount of the total budget set aside for appraisal work:</b>
	n/a
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget:</b>
	\$28,325
10.	<b>Part of the budget that is dedicated to the computer system:</b>
	The county clerk controls a budget for the computer system for the entire courthouse; however, \$30,000 of the assessor's budget is dedicated to the GIS system that is being implemented.
11.	<b>Amount of the total budget set aside for education/workshops:</b>
	\$500
12.	<b>Other miscellaneous funds:</b>
	n/a
13.	<b>Amount of last year's budget not used:</b>
	\$1,300 of the assessor's budget went unused, and \$6,400 of the appraisal budget was not used.

### B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan
2.	<b>CAMA software:</b>
	TerraScan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>

	The maintenance of the cadastral maps is shared between the Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	<b>Does the county have GIS software?</b>
	Yes, however, it is not fully implemented at this time.
6.	<b>Who maintains the GIS software and maps?</b>
	Two members of the staff are currently in the process of building the GIS data, the assessor and the entire staff will be trained to use and maintain the software and maps.
7.	<b>Personal Property software:</b>
	TerraScan

### C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Broken Bow
4.	<b>When was zoning implemented?</b>
	2005

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	For the commercial class of property, the assessor contracts with Standard Appraisal Service; the remainder of the appraisal work is done in-house.
2.	<b>Other services:</b>
	None



## 2011 Certification for Custer County

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This is to certify that the 2011 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Custer County Assessor.

Dated this 11th day of April, 2011.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



