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## 2013 Commission Summary for Dundy County

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### Residential Real Property - Current

Number of Sales	44	Median	91.54
Total Sales Price	\$1,785,886	Mean	95.69
Total Adj. Sales Price	\$1,788,386	Wgt. Mean	88.94
Total Assessed Value	\$1,590,606	Average Assessed Value of the Base	\$34,149
Avg. Adj. Sales Price	\$40,645	Avg. Assessed Value	\$36,150

### Confidence Interval - Current

95% Median C.I	82.62 to 103.08
95% Wgt. Mean C.I	83.31 to 94.58
95% Mean C.I	88.13 to 103.25
% of Value of the Class of all Real Property Value in the	6.32
% of Records Sold in the Study Period	4.73
% of Value Sold in the Study Period	5.00

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	38	95	94.64
2011	53	96	96
2010	51	99	99
2009	42	89	89

## 2013 Commission Summary for Dundy County

### Commercial Real Property - Current

Number of Sales	6	Median	68.70
Total Sales Price	\$349,000	Mean	77.02
Total Adj. Sales Price	\$239,000	Wgt. Mean	70.37
Total Assessed Value	\$168,177	Average Assessed Value of the Base	\$37,385
Avg. Adj. Sales Price	\$39,833	Avg. Assessed Value	\$28,030

### Confidence Interval - Current

95% Median C.I	52.69 to 118.68
95% Wgt. Mean C.I	59.35 to 81.38
95% Mean C.I	48.73 to 105.31
% of Value of the Class of all Real Property Value in the County	1.52
% of Records Sold in the Study Period	2.93
% of Value Sold in the Study Period	2.19

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	7		84.64
2011	6		97
2010	10	100	94
2009	11	100	99



## 2013 Opinions of the Property Tax Administrator for Dundy 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 (2011). 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 these 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>	<b>92</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>*NEI</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	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 5th day of April, 2013.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator



## **2013 Residential Assessment Actions for Dundy County**

Residential structures in both Benkelman and Haigler were individually considered for a 20% increase to the building value only.

The 20% increase was an attempt to bring Residential statistics to acceptable ranges county-wide. The 20% increase was not applied to those residential structures deemed to be in poor condition or salvage condition and it was not applied to mobile homes. The 20% was not applied to Rural Home Site structures or to Farm Home Structures.

The discretionary adjustment was performed by the County Assessor by viewing each and every Residential record. The assessor has knowledge and familiarity of most residential structures. When doubts or uncertainties concerning condition occurred, the assessor performed drive-by verification.

There were a few remodels, a few demolitions, a few add-ons and, as usual, a few mobile home occurrences.

Two homes partially valued in 2012 were completed for 2013 and one new home was added to the County.

At present, there is only one permit for a new home to be built during 2013.

## 2013 Residential Assessment Survey for Dundy County

1.	<b>Valuation data collection done by:</b>	
	County Assessor	
2.	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Location – Within and close proximity to Benkelman City Limits
	02	Location – Within and close proximity to Haigler Village Limits
	03	Location – Outside City and Village Limits
3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Cost Approach and Sales Comparison	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2003	
5.	<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>	
	County Development with some Owner-Provided	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	Not through 2013 – planned for 2014 or 2015	
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>	
	2006 - 2012	
8.	<b>When was the last lot value study completed for each valuation grouping?</b>	
	On-going with very few vacant lot sales.	
9.	<b>Describe the methodology used to determine the residential lot values?</b>	
	Sales, usually more than 2 years old. Very few vacant lots available for sale.	

**29 Dundy**  
**RESIDENTIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 44  
Total Sales Price : 1,785,886  
Total Adj. Sales Price : 1,788,386  
Total Assessed Value : 1,590,606  
Avg. Adj. Sales Price : 40,645  
Avg. Assessed Value : 36,150

MEDIAN : 92  
WGT. MEAN : 89  
MEAN : 96  
COD : 21.56  
PRD : 107.59

COV : 26.73  
STD : 25.58  
Avg. Abs. Dev : 19.74  
MAX Sales Ratio : 160.67  
MIN Sales Ratio : 46.37

95% Median C.I. : 82.62 to 103.08  
95% Wgt. Mean C.I. : 83.31 to 94.58  
95% Mean C.I. : 88.13 to 103.25

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-10 To 31-DEC-10	5	85.76	85.38	85.81	09.26	99.50	69.82	99.72	N/A	36,600	31,408
01-JAN-11 To 31-MAR-11	2	71.55	71.55	72.64	03.40	98.50	69.12	73.98	N/A	54,500	39,591
01-APR-11 To 30-JUN-11	8	103.30	108.62	98.10	21.95	110.72	72.09	160.67	72.09 to 160.67	38,300	37,572
01-JUL-11 To 30-SEP-11	2	90.24	90.24	78.25	15.12	115.32	76.60	103.88	N/A	90,500	70,820
01-OCT-11 To 31-DEC-11	5	73.82	92.70	74.87	34.56	123.81	58.08	149.28	N/A	29,047	21,747
01-JAN-12 To 31-MAR-12	7	82.62	77.44	78.34	17.36	98.85	46.37	103.08	46.37 to 103.08	27,329	21,408
01-APR-12 To 30-JUN-12	6	101.11	97.19	90.57	10.57	107.31	74.71	110.90	74.71 to 110.90	44,417	40,227
01-JUL-12 To 30-SEP-12	9	108.91	111.35	101.54	18.24	109.66	83.04	149.36	88.57 to 137.75	45,106	45,802
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	17	90.70	95.26	87.05	20.36	109.43	69.12	160.67	73.98 to 107.38	45,847	39,908
01-OCT-11 To 30-SEP-12	27	92.38	95.96	90.40	22.17	106.15	46.37	149.36	82.62 to 109.33	37,370	33,784
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	17	93.38	97.41	84.97	25.89	114.64	58.08	160.67	72.99 to 118.25	43,626	37,067
<u>ALL</u>	44	91.54	95.69	88.94	21.56	107.59	46.37	160.67	82.62 to 103.08	40,645	36,150

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	24	90.57	94.54	89.25	20.60	105.93	58.08	149.36	79.11 to 108.91	42,833	38,229
02	12	86.53	98.51	83.86	32.28	117.47	46.37	160.67	73.82 to 138.83	20,407	17,113
03	8	96.30	94.89	90.74	09.42	104.57	76.60	110.82	76.60 to 110.82	64,438	58,471
<u>ALL</u>	44	91.54	95.69	88.94	21.56	107.59	46.37	160.67	82.62 to 103.08	40,645	36,150

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	40	92.88	97.04	89.26	21.86	108.72	46.37	160.67	84.46 to 103.88	43,572	38,894
06											
07	4	78.22	82.21	76.61	11.84	107.31	72.09	100.31	N/A	11,375	8,714
<u>ALL</u>	44	91.54	95.69	88.94	21.56	107.59	46.37	160.67	82.62 to 103.08	40,645	36,150

**29 Dundy**  
**RESIDENTIAL**

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WGT. MEAN : 89  
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95% Wgt. Mean C.I. : 83.31 to 94.58  
95% Mean C.I. : 88.13 to 103.25

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	133.77	132.13	129.74	17.08	101.84	100.31	160.67	N/A	2,959	3,839	
Less Than 15,000	8	103.48	114.73	106.74	17.67	107.49	82.62	160.67	82.62 to 160.67	5,979	6,382	
Less Than 30,000	20	103.48	106.09	103.21	23.54	102.79	46.37	160.67	82.62 to 126.72	13,917	14,364	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	40	89.50	92.04	88.67	19.62	103.80	46.37	149.36	80.90 to 99.72	44,414	39,381	
Greater Than 14,999	36	87.17	91.46	88.45	20.89	103.40	46.37	149.36	76.60 to 99.22	48,349	42,765	
Greater Than 29,999	24	85.13	87.02	86.31	15.12	100.82	58.08	122.17	75.01 to 95.20	62,919	54,305	
<u>Incremental Ranges</u>												
0 TO 4,999	4	133.77	132.13	129.74	17.08	101.84	100.31	160.67	N/A	2,959	3,839	
5,000 TO 14,999	4	101.40	97.33	99.18	06.07	98.13	82.62	103.88	N/A	9,000	8,926	
15,000 TO 29,999	12	98.74	100.34	102.48	28.77	97.91	46.37	149.36	72.09 to 137.75	19,208	19,685	
30,000 TO 59,999	16	84.48	87.45	88.22	17.70	99.13	58.08	122.17	72.99 to 107.38	43,347	38,241	
60,000 TO 99,999	5	93.38	89.51	88.98	07.43	100.60	73.98	99.22	N/A	75,500	67,183	
100,000 TO 149,999	1	74.71	74.71	74.71	00.00	100.00	74.71	74.71	N/A	114,000	85,175	
150,000 TO 249,999	2	83.52	83.52	83.20	08.29	100.38	76.60	90.43	N/A	162,500	135,193	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	44	91.54	95.69	88.94	21.56	107.59	46.37	160.67	82.62 to 103.08	40,645	36,150	



**2013 Correlation Section  
for Dundy County**

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**A. Residential Real Property**

Dundy County has a population of approximately 2,000 residents which about half of that base is within the City limits of Benkelman. The other 1,000 residents are located between the small Villages of Haigler, Max, Parks and the rural agricultural locations. Although Benkelman is the predominant residential and commercial valuation grouping, agriculture remains to be the driving force of the county economy. Historically within the prior five years, the qualified residential sample has contained between 30-40 sales. New residential construction has been minor for this Southwestern County.

The assessment actions reported that based on market analysis, residential improvements in both Benkelman and Haigler were individually considered for a 20% value increase. The increase was not applied when the assessor determined the structure was in poor or salvage condition. The assessor concluded that values were acceptable as demonstrated by her sample that used both improved and unimproved sales.

A review of the residential statistics after the assessed value update and abstract was submitted reflected a sampling of 44 qualified sales with an overall median of 92. Twenty four of those sales are within Benkelman with a median of 91. Further testing was completed by the liaison to verify reliability of the calculated statistics for the valuation grouping 01. The assessor reported that four additional sales were used in the county measurements, which were vacant lot sales. Consideration of these three additional lot sales showed the overall residential median changed from 92 to 93. The median for Benkelman changed from 91 to 93. It is not typically to see a level of value for a subclass change two points after using low dollar sales. One of the sales had both a purchase price and assessed value of \$700.

Although the statistical sampling for residential property classes do not include unimproved land; the testing completed affirmed that the sample of sales in valuation grouping 01, Benkelman, is not reliable to indicate a level of value.

Based on the consideration of all available information, the level of value is determined to be 92% of market value for the residential class of property, although not enough information exists to determine a level for each individual subclass.

**2013 Correlation Section  
for Dundy County**

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**B. Analysis of Sales Verification**

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

## 2013 Correlation Section for Dundy 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 of 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 International Association of Assessing Officers (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.

## 2013 Correlation Section for Dundy 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 IAAO 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Dundy County**

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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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, 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. 239.



## **2013 Commercial Assessment Actions for Dundy County**

Commercial Assessment was not very active for 2013.

A few structural alterations required on-site inspections to change condition or to add or delete building components.

No new business buildings.

The TIF Grain/Fertilizer facility required the completion of some rail and the addition of a fertilizer plant with two buildings and a tank farm.

## 2013 Commercial Assessment Survey for Dundy County

1.	<b>Valuation data collection done by:</b>	
	County Assessor	
2.	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Location – City of Benkelman City Limits and T1-R37
	02	Location – Village of Haigler Village Limits and T1-R41
	03	Location – Outside City or Village Limits
3.	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	Predominantly, Cost Approach, some Sales Comparison	
3a.	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Research other jurisdictions, available Costs from Marshall Valuation Service, owner-provided in many cases.	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2003	
5.	<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>	
	County-development from sparse information.	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	No	
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>	
	2003	
8.	<b>When was the last lot value study completed for each valuation grouping?</b>	
	2009 - 2011	
9.	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Sales Comparison when available. Very few sales within last decade.	

**29 Dundy**  
**COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 6  
Total Sales Price : 349,000  
Total Adj. Sales Price : 239,000  
Total Assessed Value : 168,177  
Avg. Adj. Sales Price : 39,833  
Avg. Assessed Value : 28,030

MEDIAN : 69  
WGT. MEAN : 70  
MEAN : 77  
COD : 29.18  
PRD : 109.45

COV : 34.99  
STD : 26.95  
Avg. Abs. Dev : 20.05  
MAX Sales Ratio : 118.68  
MIN Sales Ratio : 52.69

95% Median C.I. : 52.69 to 118.68  
95% Wgt. Mean C.I. : 59.35 to 81.38  
95% Mean C.I. : 48.73 to 105.31

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
01-JUL-10 To 30-SEP-10	2	92.08	92.08	75.77	28.90	121.53	65.47	118.68	N/A	15,500	11,744
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	3	71.93	75.08	70.96	22.20	105.81	52.69	100.61	N/A	64,000	45,416
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	1	52.76	52.76	52.76	00.00	100.00	52.76	52.76	N/A	16,000	8,442
01-JUL-12 To 30-SEP-12											
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	2	92.08	92.08	75.77	28.90	121.53	65.47	118.68	N/A	15,500	11,744
01-OCT-10 To 30-SEP-11	3	71.93	75.08	70.96	22.20	105.81	52.69	100.61	N/A	64,000	45,416
01-OCT-11 To 30-SEP-12	1	52.76	52.76	52.76	00.00	100.00	52.76	52.76	N/A	16,000	8,442
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	2	92.08	92.08	75.77	28.90	121.53	65.47	118.68	N/A	15,500	11,744
01-JAN-11 To 31-DEC-11	3	71.93	75.08	70.96	22.20	105.81	52.69	100.61	N/A	64,000	45,416
<u>ALL</u>	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030
<u>ALL</u>	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030
04											
<u>ALL</u>	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030

**29 Dundy**  
**COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 6  
Total Sales Price : 349,000  
Total Adj. Sales Price : 239,000  
Total Assessed Value : 168,177  
Avg. Adj. Sales Price : 39,833  
Avg. Assessed Value : 28,030

MEDIAN : 69  
WGT. MEAN : 70  
MEAN : 77  
COD : 29.18  
PRD : 109.45

COV : 34.99  
STD : 26.95  
Avg. Abs. Dev : 20.05  
MAX Sales Ratio : 118.68  
MIN Sales Ratio : 52.69

95% Median C.I. : 52.69 to 118.68  
95% Wgt. Mean C.I. : 59.35 to 81.38  
95% Mean C.I. : 48.73 to 105.31

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	1	118.68	118.68	118.68	00.00	100.00	118.68	118.68	N/A	6,000	7,121
Less Than 30,000	4	83.04	84.38	76.62	30.43	110.13	52.76	118.68	N/A	16,000	12,259
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	6	68.70	77.02	70.37	29.18	109.45	52.69	118.68	52.69 to 118.68	39,833	28,030
Greater Than 14,999	5	65.47	68.69	69.12	20.50	99.38	52.69	100.61	N/A	46,600	32,211
Greater Than 29,999	2	62.31	62.31	68.08	15.44	91.52	52.69	71.93	N/A	87,500	59,572
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	1	118.68	118.68	118.68	00.00	100.00	118.68	118.68	N/A	6,000	7,121
15,000 TO 29,999	3	65.47	72.95	72.26	24.36	100.95	52.76	100.61	N/A	19,333	13,971
30,000 TO 59,999	1	52.69	52.69	52.69	00.00	100.00	52.69	52.69	N/A	35,000	18,440
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	140,000	100,703
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>6</b>	<b>68.70</b>	<b>77.02</b>	<b>70.37</b>	<b>29.18</b>	<b>109.45</b>	<b>52.69</b>	<b>118.68</b>	<b>52.69 to 118.68</b>	<b>39,833</b>	<b>28,030</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
311	1	118.68	118.68	118.68	00.00	100.00	118.68	118.68	N/A	6,000	7,121
343	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	140,000	100,703
344	1	100.61	100.61	100.61	00.00	100.00	100.61	100.61	N/A	17,000	17,104
349	1	65.47	65.47	65.47	00.00	100.00	65.47	65.47	N/A	25,000	16,367
353	1	52.69	52.69	52.69	00.00	100.00	52.69	52.69	N/A	35,000	18,440
528	1	52.76	52.76	52.76	00.00	100.00	52.76	52.76	N/A	16,000	8,442
<b>ALL</b>	<b>6</b>	<b>68.70</b>	<b>77.02</b>	<b>70.37</b>	<b>29.18</b>	<b>109.45</b>	<b>52.69</b>	<b>118.68</b>	<b>52.69 to 118.68</b>	<b>39,833</b>	<b>28,030</b>



**2013 Correlation Section  
for Dundy County**

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**A. Commercial Real Property**

Dundy County is primarily an agricultural based County with very little commercial property within the valuation population countywide. Benkelman is the county seat where typically over 70% of the commercial valuation is located. Benkelman serves residents for retail, medical, schools, and has the only bank in the County. The small villages of Max, Haigler and Parks are all small rural locations and have populations of 150 or less.

2012 reported the largest increase due to new commercial construction which included a TIF Grain/Fertilizer facility and one new restaurant in Benkelman. For 2013, the assessor reported a few structural changes that required physical inspections and minor valuation differences. The new Grain facility completed some rail line and the addition of a fertilizer plant with two buildings and a tank farm.

The Assessor continues to conduct annual appraisal work in the commercial class of property although the commercial economy does not show signs of increasing without the agricultural sector. Each of the commercial sales represents a different occupancy code and no representation has formed a reliable sample for measurement purposes.

Based on the consideration of all available information, the level of value cannot be determined for the commercial class or property nor will the qualitative measures be used in determining assessment uniformity and proportionality.

**2013 Correlation Section  
for Dundy County**

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**B. Analysis of Sales Verification**

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

**2013 Correlation Section  
for Dundy 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 of 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 International Association of Assessing Officers (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.

**2013 Correlation Section  
for Dundy 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 IAAO 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Dundy County**

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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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, 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. 239.



## **2013 Agricultural Assessment Actions for Dundy County**

New structures were reviewed, listed, measured, and added to assessment records. Removed, demolished, and 100% obsolete structures were deleted from assessment records.

Allocation acres decertified by NRD were reclassified, revalued, and noted upon relative assessment acres. AWEP acres were processed for several parcels, eliminating the Irrigated Land classification for those acres and converting them to Dry Cropland or Grassland.

All reported land changes and some expired CRP acres being changed to dry cropland were updated on assessment records.

Sales, both improved and unimproved, that occurred in Dundy County between 10/01/2009 and 09/30/2012 were studied and used to develop the assessor's version of 2013 values.

## 2013 Agricultural Assessment Survey for Dundy County

1.	<b>Valuation data collection done by:</b>	
	County Assessor	
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	Total County
3.	<b>Describe the process used to determine and monitor market areas.</b>	
	Sales analysis.	
4.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Viewing, talking to owners.	
5.	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	No	
6.	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>	
	Viewing, talking to owners.	
7.	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>	
	No	
8.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	Identified as Site – Valued at ½ of Recreational Land – NO MARKET AVAILABLE	

29 Dundy

PAD 2013 R&O Statistics (Using 2013 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 68  
 Total Sales Price : 25,545,100  
 Total Adj. Sales Price : 25,294,050  
 Total Assessed Value : 16,322,113  
 Avg. Adj. Sales Price : 371,971  
 Avg. Assessed Value : 240,031

MEDIAN : 69  
 WGT. MEAN : 65  
 MEAN : 72  
 COD : 24.68  
 PRD : 110.94

COV : 32.31  
 STD : 23.13  
 Avg. Abs. Dev : 17.10  
 MAX Sales Ratio : 138.81  
 MIN Sales Ratio : 28.79

95% Median C.I. : 63.62 to 74.71  
 95% Wgt. Mean C.I. : 56.82 to 72.24  
 95% Mean C.I. : 66.09 to 77.09

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-09 To 31-DEC-09	6	70.92	72.17	73.19	03.61	98.61	68.95	80.84	68.95 to 80.84	352,438	257,942	
01-JAN-10 To 31-MAR-10	12	74.80	76.63	68.11	27.95	112.51	31.11	118.88	61.78 to 95.23	474,683	323,327	
01-APR-10 To 30-JUN-10	6	72.92	76.96	87.27	19.97	88.19	57.87	109.37	57.87 to 109.37	437,700	381,982	
01-JUL-10 To 30-SEP-10	2	115.65	115.65	106.38	10.69	108.71	103.29	128.00	N/A	80,000	85,100	
01-OCT-10 To 31-DEC-10	13	63.57	70.97	66.92	19.84	106.05	44.94	138.81	57.22 to 77.95	233,052	155,968	
01-JAN-11 To 31-MAR-11	6	72.07	76.23	63.92	17.77	119.26	62.12	93.72	62.12 to 93.72	654,450	418,333	
01-APR-11 To 30-JUN-11	2	83.76	83.76	86.34	24.04	97.01	63.62	103.90	N/A	92,575	79,925	
01-JUL-11 To 30-SEP-11	3	69.80	65.65	64.37	12.99	101.99	49.97	77.17	N/A	330,224	212,579	
01-OCT-11 To 31-DEC-11	6	51.56	54.46	51.75	32.60	105.24	35.91	74.71	35.91 to 74.71	315,667	163,344	
01-JAN-12 To 31-MAR-12	7	48.59	53.58	44.80	31.57	119.60	30.68	84.52	30.68 to 84.52	490,293	219,656	
01-APR-12 To 30-JUN-12	3	98.46	98.16	99.42	09.27	98.73	84.31	111.70	N/A	77,926	77,470	
01-JUL-12 To 30-SEP-12	2	40.84	40.84	34.55	29.51	118.21	28.79	52.89	N/A	502,500	173,598	
<u>Study Yrs</u>												
01-OCT-09 To 30-SEP-10	26	71.67	78.68	74.45	23.71	105.68	31.11	128.00	68.52 to 88.45	407,578	303,449	
01-OCT-10 To 30-SEP-11	24	65.77	72.69	65.61	19.93	110.79	44.94	138.81	63.17 to 77.95	338,842	222,299	
01-OCT-11 To 30-SEP-12	18	57.78	59.88	47.18	35.81	126.92	28.79	111.70	38.51 to 74.71	364,713	172,070	
<u>Calendar Yrs</u>												
01-JAN-10 To 31-DEC-10	33	68.81	76.83	72.70	26.59	105.68	31.11	138.81	63.50 to 80.79	348,851	253,624	
01-JAN-11 To 31-DEC-11	17	64.42	67.56	61.28	22.88	110.25	35.91	103.90	49.97 to 80.00	411,560	252,215	
<u>ALL</u>	68	69.30	71.59	64.53	24.68	110.94	28.79	138.81	63.62 to 74.71	371,971	240,031	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	68	69.30	71.59	64.53	24.68	110.94	28.79	138.81	63.62 to 74.71	371,971	240,031	
<u>ALL</u>	68	69.30	71.59	64.53	24.68	110.94	28.79	138.81	63.62 to 74.71	371,971	240,031	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Dry</u>												
County	18	63.54	66.88	58.61	22.99	114.11	38.32	111.70	57.22 to 65.83	227,694	133,441	
1	18	63.54	66.88	58.61	22.99	114.11	38.32	111.70	57.22 to 65.83	227,694	133,441	
<u>Grass</u>												
County	22	75.94	77.68	75.22	13.18	103.27	48.59	128.00	69.65 to 80.84	210,676	158,464	
1	22	75.94	77.68	75.22	13.18	103.27	48.59	128.00	69.65 to 80.84	210,676	158,464	
<u>ALL</u>	68	69.30	71.59	64.53	24.68	110.94	28.79	138.81	63.62 to 74.71	371,971	240,031	

**29 Dundy**  
**AGRICULTURAL LAND**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 68  
 Total Sales Price : 25,545,100  
 Total Adj. Sales Price : 25,294,050  
 Total Assessed Value : 16,322,113  
 Avg. Adj. Sales Price : 371,971  
 Avg. Assessed Value : 240,031

MEDIAN : 69  
 WGT. MEAN : 65  
 MEAN : 72  
 COD : 24.68  
 PRD : 110.94

COV : 32.31  
 STD : 23.13  
 Avg. Abs. Dev : 17.10  
 MAX Sales Ratio : 138.81  
 MIN Sales Ratio : 28.79

95% Median C.I. : 63.62 to 74.71  
 95% Wgt. Mean C.I. : 56.82 to 72.24  
 95% Mean C.I. : 66.09 to 77.09

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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	12	59.83	64.12	51.28	33.71	125.04	28.79	138.81	40.34 to 76.57	499,446	256,123
1	12	59.83	64.12	51.28	33.71	125.04	28.79	138.81	40.34 to 76.57	499,446	256,123
<b>_____Dry_____</b>											
County	22	63.54	67.13	59.69	24.25	112.46	35.91	111.70	57.22 to 80.79	237,659	141,859
1	22	63.54	67.13	59.69	24.25	112.46	35.91	111.70	57.22 to 80.79	237,659	141,859
<b>_____Grass_____</b>											
County	25	74.67	75.75	69.22	13.90	109.43	48.59	128.00	69.65 to 80.00	347,383	240,475
1	25	74.67	75.75	69.22	13.90	109.43	48.59	128.00	69.65 to 80.00	347,383	240,475
<b>_____ALL_____</b>											
	68	69.30	71.59	64.53	24.68	110.94	28.79	138.81	63.62 to 74.71	371,971	240,031

## Dundy County 2013 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Dundy	1	N/A	1,566	1,595	1,597	1,573	1,573	1,589	1,597	1,588
Hitchcock	90	1,855	1,855	1,680	1,680	1,510	1,510	1,395	1,395	1,788
Chase	1	N/A	2,100	2,097	1,989	1,990	1,900	1,899	1,899	2,004

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Dundy	1	N/A	907	632	660	656	493	499	486	732
Hitchcock	90	890	891	752	750	650	650	551	552	836
Chase	1	N/A	970	970	970	840	840	840	840	937

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Dundy	1	N/A	320	320	320	320	322	320	320	320
Hitchcock	90	425	315	315	323	315	315	318	315	315
Chase	1	N/A	300	300	300	300	300	300	300	300

Source: 2013 Abstract of Assessment, Form 45, Schedule IX



## 2013 Correlation Section for Dundy County

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### A. Agricultural Land

Dundy County is located at the southwest corner of the State and encompasses a 921 square mile area. Over half of the county is used for grazing acres and the balance of the agricultural area is approximately split equally between the irrigated and dry land uses. Dundy, Chase and Perkins Counties are the only three within the Upper Republican NRD boundaries. The irrigable lands in these three counties display similar well characteristics and markets. Hitchcock County on the east side of Dundy shares similar economic and drought conditions. Agricultural remains to be the driving force of the County economy.

There are no identifiable market differences within the county that cause separate market areas based on characteristics or influences from buyers and sellers. In both the Upper Republican and Middle Republican there has been a demand for water rights and sales have begun appearing for the water rights which will be monitored for market value. Drought conditions continue to be severe although adverse effects have not been identifiable in the market.

Assessment actions taken by the county assessor are summarized with increases to all land uses. The 2013 increases are representing the overall agricultural markets in Dundy and surrounding areas.

Irrigated and grass subclasses are all proportionate in relationship to market value based on the assessor utilizing the same value for each LCG within the county and likewise for grassland sub classifications. Intra-county equalization with dry land values have improved in 2013. The assessor increased 1D by 21% last year with no other increases. Actions for the current year included 1D increasing by 9% although the other dry subclasses increased substantially to greatly improve the internal equalization between these LCG's. The statistics produced from the sample suggest an overall level of value at the low end of the acceptable range. Review of the individual majority land use subclasses shows medians for irrigation and dry below the acceptable range, and grassland at the upper end of the acceptable range.

Adjustments to irrigation and dryland based on the statistics would result in irrigated and dry assessed values that were higher than Hitchcock County's irrigated values and equal to Hitchcock County's dryland values. Analysis of past values shows that Dundy County's values are historically 5-10% lower than Hitchcock County. Examination of land characteristics in these two counties also suggests that land in Hitchcock County would typically be more desirable. Finally, adjustments made by Hitchcock and Dundy counties since the agricultural market began significantly increasing in 2008 are very similar, within six percentage points, showing that both counties have increased values at similar portions of market value. The evidence suggests that the agricultural values in Dundy County are reasonable and produce the minimum level requirements and reflect similar values to adjoining counties.

Based on the consideration of all available information, the level of value is determined to be 69% of market value for the agricultural land class of property, and all subclasses are determined to be valued within the acceptable range.

**2013 Correlation Section  
for Dundy County**

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**B. Analysis of Sales Verification**

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

## 2013 Correlation Section for Dundy 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 of 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 International Association of Assessing Officers (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.

## 2013 Correlation Section for Dundy 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 IAAO 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Dundy County**

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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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, 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. 239.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,836</b>	<b>Value : 503,143,129</b>	<b>Growth 16,536,580</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>	92	199,606	5	14,173	49	121,168	146	334,947	
<b>02. Res Improve Land</b>	632	1,622,062	5	24,720	132	845,429	769	2,492,211	
<b>03. Res Improvements</b>	633	22,692,407	5	546,253	141	5,500,571	779	28,739,231	
<b>04. Res Total</b>	725	24,514,075	10	585,146	190	6,467,168	925	31,566,389	250,644
<b>% of Res Total</b>	78.38	77.66	1.08	1.85	20.54	20.49	24.11	6.27	1.52
<b>05. Com UnImp Land</b>	34	65,968	2	6,975	18	50,185	54	123,128	
<b>06. Com Improve Land</b>	111	339,926	8	49,239	22	163,111	141	552,276	
<b>07. Com Improvements</b>	115	4,233,633	10	537,412	26	2,217,383	151	6,988,428	
<b>08. Com Total</b>	149	4,639,527	12	593,626	44	2,430,679	205	7,663,832	108,672
<b>% of Com Total</b>	72.68	60.54	5.85	7.75	21.46	31.72	5.34	1.52	0.66
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	49,565	1	49,565	
<b>14. Rec Improve Land</b>	0	0	0	0	5	110,010	5	110,010	
<b>15. Rec Improvements</b>	0	0	0	0	5	66,837	5	66,837	
<b>16. Rec Total</b>	0	0	0	0	6	226,412	6	226,412	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.04	0.00
<b>Res &amp; Rec Total</b>	725	24,514,075	10	585,146	196	6,693,580	931	31,792,801	250,644
<b>% of Res &amp; Rec Total</b>	77.87	77.11	1.07	1.84	21.05	21.05	24.27	6.32	1.52
<b>Com &amp; Ind Total</b>	149	4,639,527	12	593,626	44	2,430,679	205	7,663,832	108,672
<b>% of Com &amp; Ind Total</b>	72.68	60.54	5.85	7.75	21.46	31.72	5.34	1.52	0.66
<b>17. Taxable Total</b>	874	29,153,602	22	1,178,772	240	9,124,259	1,136	39,456,633	359,316
<b>% of Taxable Total</b>	76.94	73.89	1.94	2.99	21.13	23.12	29.61	7.84	2.17

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	1	51,095	9,747,547	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	1	51,095	9,747,547
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	51,095	9,747,547

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	130	44,282,520	130	44,282,520	14,918,230
24. Non-Producing	0	0	0	0	188	208,058	188	208,058	0
25. Total	0	0	0	0	318	44,490,578	318	44,490,578	14,918,230

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	76	12	70	158

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	228,074	1,752	267,324,704	1,754	267,552,778
28. Ag-Improved Land	0	0	3	269,752	583	123,933,380	586	124,203,132
29. Ag Improvements	0	0	3	7,382	625	27,432,626	628	27,440,008
30. Ag Total							2,382	419,195,918

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	4.00	10,000	4	4.00	10,000	
32. HomeSite Improv Land	348	405.13	1,011,575	349	406.13	1,014,075	
33. HomeSite Improvements	367	389.50	15,937,893	369	390.50	15,939,212	1,259,034
34. HomeSite Total				<b>373</b>	<b>410.13</b>	<b>16,963,287</b>	
35. FarmSite UnImp Land	22	915.96	183,333	22	915.96	183,333	
36. FarmSite Improv Land	230	617.14	716,315	232	623.00	723,640	
37. FarmSite Improvements	606	0.00	11,494,733	608	0.00	11,500,796	0
38. FarmSite Total				<b>630</b>	<b>1,538.96</b>	<b>12,407,769</b>	
39. Road & Ditches	0	4,722.18	0	0	4,724.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,003</b>	<b>6,673.27</b>	<b>29,371,056</b>	<b>1,259,034</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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

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

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	12,982.60	10.23%	20,336,770	10.09%	1,566.46
47. 2A1	16,330.78	12.86%	26,048,173	12.92%	1,595.04
48. 2A	1,825.00	1.44%	2,915,400	1.45%	1,597.48
49. 3A1	11,676.43	9.20%	18,371,263	9.11%	1,573.36
50. 3A	9,626.74	7.58%	15,140,709	7.51%	1,572.78
51. 4A1	33,191.43	26.14%	52,743,513	26.17%	1,589.07
52. 4A	41,320.98	32.55%	65,994,918	32.74%	1,597.13
53. Total	126,953.96	100.00%	201,550,746	100.00%	1,587.59
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	54,186.52	50.50%	49,170,902	62.60%	907.44
56. 2D1	11,231.18	10.47%	7,099,166	9.04%	632.09
57. 2D	3,419.26	3.19%	2,255,740	2.87%	659.72
58. 3D1	6,568.71	6.12%	4,308,492	5.48%	655.91
59. 3D	13,714.65	12.78%	6,765,428	8.61%	493.30
60. 4D1	8,695.11	8.10%	4,340,531	5.53%	499.19
61. 4D	9,486.38	8.84%	4,611,461	5.87%	486.11
62. Total	107,301.81	100.00%	78,551,720	100.00%	732.06
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	8,098.41	2.37%	2,591,492	2.37%	320.00
65. 2G1	4,737.66	1.39%	1,516,050	1.38%	320.00
66. 2G	2,350.32	0.69%	752,102	0.69%	320.00
67. 3G1	10,429.13	3.05%	3,337,321	3.05%	320.00
68. 3G	21,320.07	6.23%	6,869,341	6.27%	322.20
69. 4G1	156,165.88	45.66%	49,990,767	45.64%	320.11
70. 4G	138,944.40	40.62%	44,469,007	40.60%	320.05
71. Total	342,045.87	100.00%	109,526,080	100.00%	320.21
<b>Irrigated Total</b>					
	126,953.96	22.01%	201,550,746	51.70%	1,587.59
<b>Dry Total</b>					
	107,301.81	18.60%	78,551,720	20.15%	732.06
<b>Grass Total</b>					
	342,045.87	59.30%	109,526,080	28.10%	320.21
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	485.18	0.08%	196,316	0.05%	404.63
74. Exempt	923.28	0.16%	0	0.00%	0.00
75. Market Area Total	576,786.82	100.00%	389,824,862	100.00%	675.86

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	249.00	398,400	126,704.96	201,152,346	126,953.96	201,550,746
<b>77. Dry Land</b>	0.00	0	28.94	13,847	107,272.87	78,537,873	107,301.81	78,551,720
<b>78. Grass</b>	0.00	0	209.73	67,114	341,836.14	109,458,966	342,045.87	109,526,080
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	27.00	8,640	458.18	187,676	485.18	196,316
<b>81. Exempt</b>	0.00	0	0.00	0	923.28	0	923.28	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>514.67</b>	<b>488,001</b>	<b>576,272.15</b>	<b>389,336,861</b>	<b>576,786.82</b>	<b>389,824,862</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	126,953.96	22.01%	201,550,746	51.70%	1,587.59
<b>Dry Land</b>	107,301.81	18.60%	78,551,720	20.15%	732.06
<b>Grass</b>	342,045.87	59.30%	109,526,080	28.10%	320.21
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	485.18	0.08%	196,316	0.05%	404.63
<b>Exempt</b>	923.28	0.16%	0	0.00%	0.00
<b>Total</b>	<b>576,786.82</b>	<b>100.00%</b>	<b>389,824,862</b>	<b>100.00%</b>	<b>675.86</b>

## 2013 County Abstract of Assessment for Real Property, Form 45 Compared with the 2012 Certificate of Taxes Levied (CTL)

29 Dundy

	2012 CTL County Total	2013 Form 45 County Total	Value Difference (2013 form 45 - 2012 CTL)	Percent Change	2013 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	27,858,687	31,566,389	3,707,702	13.31%	250,644	12.41%
02. Recreational	226,412	226,412	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	16,574,407	16,963,287	388,880	2.35%	1,259,034	-5.25%
<b>04. Total Residential (sum lines 1-3)</b>	<b>44,659,506</b>	<b>48,756,088</b>	<b>4,096,582</b>	<b>9.17%</b>	<b>1,509,678</b>	<b>5.79%</b>
05. Commercial	7,150,312	7,663,832	513,520	7.18%	108,672	5.66%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,784,552	12,407,769	623,217	5.29%	0	5.29%
08. Minerals	39,171,978	44,490,578	5,318,600	13.58	14,918,230	-24.51
<b>09. Total Commercial (sum lines 5-8)</b>	<b>58,106,842</b>	<b>64,562,179</b>	<b>6,455,337</b>	<b>11.11%</b>	<b>15,026,902</b>	<b>-14.75%</b>
<b>10. Total Non-Agland Real Property</b>	<b>102,766,348</b>	<b>113,318,267</b>	<b>10,551,919</b>	<b>10.27%</b>	<b>16,536,580</b>	<b>-5.82%</b>
11. Irrigated	152,431,659	201,550,746	49,119,087	32.22%		
12. Dryland	64,985,513	78,551,720	13,566,207	20.88%		
13. Grassland	97,138,116	109,526,080	12,387,964	12.75%		
14. Wasteland	0	0	0			
15. Other Agland	187,820	196,316	8,496	4.52%		
<b>16. Total Agricultural Land</b>	<b>314,743,108</b>	<b>389,824,862</b>	<b>75,081,754</b>	<b>23.85%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>417,509,456</b>	<b>503,143,129</b>	<b>85,633,673</b>	<b>20.51%</b>	<b>16,536,580</b>	<b>16.55%</b>

*Dundy County*  
**Plan of Assessment**

Prepared by

*Joanna Niblack*  
COUNTY ASSESSOR

June 7, 2012

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 16, 2012

**INTRODUCTION**

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2012, 2013 and 2014, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

**Section I**

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:



**DISCOVERY**

Locate Property – Describe Location & Tax Situs  
 Identify New & Changed Property through Observation – Owner Information –  
 Surveys, Permits & Other Public Documents - Grapevine

**LISTING**

Measurements – Components – Property Details – Sketches – Photos  
 Effective Age – Condition – Economic Influences – Neighborhood  
 Physical & Functional Obsolescence

**REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL**

**CLASSIFICATION**

Assigning Property Class by Use to Each Parcel  
 For Appraisal and Statistical Purposes

**2012 STATISTICS**

AGRICULTURAL – Land & Structures	
IRRIGATED LAND	127,090.96 Acres
DRY CROPLAND	107,195.96 Acres
GRASSLAND	342,118.26 Acres
ROADS & DITCHES	4,728.18 Acres
IMPROVED PARCELS	627
Total Agricultural Parcels	2,370

### RESIDENTIAL – Land & Structures

City, Village, Town Rural Home Sites	922 Parcels
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### COMMERCIAL – Land & Structures

City, Village, Town, Rural	201 Parcels
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### RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes	6 Parcels
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### MINERALS

Producing Oil & Gas	126 Parcels
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Non-Producing Interests	186 Parcels
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## VALUATION

Determine Value – Based upon Market Indicators -  
 -Sales Studies for each Property Class-  
 Income & Expense Documentation  
 Replacement Cost New Minus Depreciation for Structures

## STATISTICAL ANALYSIS

Mathematical Measurements of Value and Sale Price  
 To Determine  
 Level of Value and Uniformity of Assessment by Property Class

## CERTIFICATION OF VALUATION

Certify Taxable Values, Growth Values and TIF Values  
 to Governing Subdivisions  
 For Levy-Setting Purposes

# PROPERTY TAX CALCULATION

Compile Tax Rates into Combined Districts  
 Prepare Tax List  
 Calculate Property Taxes for Each Individual Parcel  
 Calculate Homestead Exemptions  
 Calculate Tax Credits  
 (Assessed Value x Tax Rate = Gross Taxes)  
 (Gross Taxes - Exemptions - Tax Credit = Net Taxes)  
 Certify Tax List to County Treasurer  
 On or Before November 22 Each Year

The assessment of personal property in Nebraska includes:

## LISTING

FROM OWNER-PROVIDED INFORMATION  
 Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

## VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value

Determine Tax Situs



## PROPERTY TAX CALCULATION

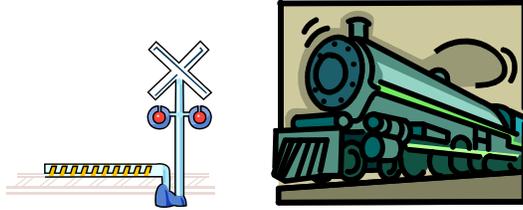


PREPARE TAX LIST  
 CALCULATE PROPERTY TAXES  
 (Net Book Value x Tax Rate = Taxes)  
 FOR EACH OWNER RETURN WITHIN TAXING DISTRICT  
 Certify Tax List to County Treasurer  
 On or Before November 22 Each Year

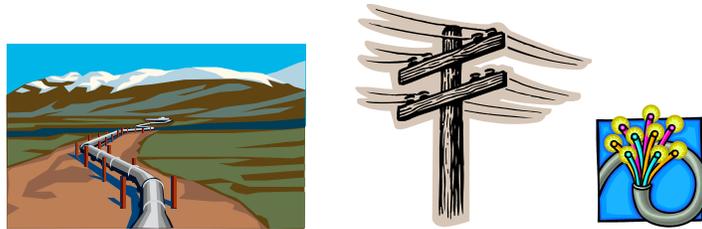
The assessment of centrally-assessed property in Nebraska includes:

## APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Service Company Property

(Pipelines - Telephone Companies - Fiber Optics – etc.)

## PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

(Fund Value x Fund Tax Rate = Property Taxes)

FOR EACH FUND WITHIN EACH COMPANY

(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)

(Taxing Subdivisions are County, Schools, Fire Districts, etc.)

Certify Tax List to County Treasurer

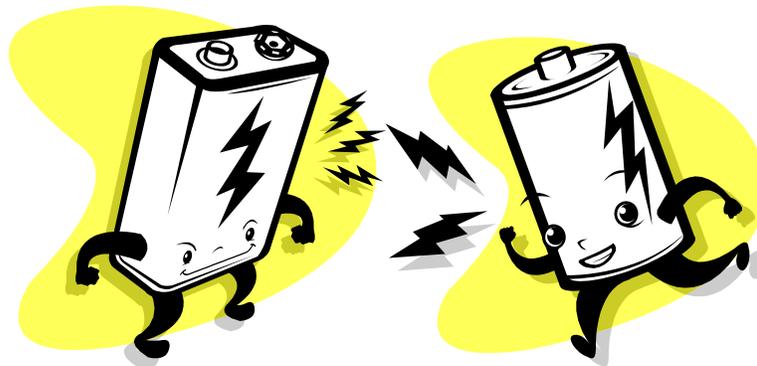
On or Before November 22 Each Year



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY CLASS
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS
- PREPARE/MAIL/POST MANDATORY REPORTS
  - Real Property Abstract of Assessment
  - Certification of Completion of Assessment Roll
  - Assessment/Sales Ratio Statistics

- Personal Property Abstract of Assessment
  - Plan of Assessment
  - Certify Subdivision Values
  - School District Taxable Value Report
  - Average Assessed Value-Residential
  - Homestead Exemption Summary Report
  - Certificate of Taxes Levied
  - Real Property & Personal Property Tax Lists
- **PERFORM ADMINISTRATIVE FUNCTIONS**
    - Budget Preparation
    - Office Inventory
    - Procedures Manual
    - Staff Training
    - Staff Supervision
    - Communications with Vendors and Suppliers
    - Correspondence (Mail, Electronic, Verbal)
    - Continuing Education
    - Public Relations
  - **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**
  - **TAKE A LICKIN' AND KEEP ON TICKIN'**



## **Section II**

### Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame are required for reliable statistical measure.

#### LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2009 and June 30, 2011, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

Transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

#### QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**, to name some.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher **COD** requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

**AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.**



The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

<b>RESIDENTIAL PROPERTY - Improved &amp; Unimproved</b>							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
2012	43	95	22	110	95	43	110
GENERALLY ACCEPTABLE RANGES					92 - 100	<18	<103

<b>COMMERCIAL PROPERTY - Improved &amp; Unimproved</b>							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011*	6	N/A	N/A	N/A	N/A	N/A	N/A
2012*	7	N/A	N/A	N/A	N/A	N/A	N/A
GENERALLY ACCEPTABLE RANGES					92 - 100	<20	<103

\*Insufficient sales for statistical measurement.

AGRICULTURAL LAND - Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
2012*	41	69	15	103	N/A	N/A	N/A
GENERALLY ACCEPTABLE RANGES 2007>					69 - 75	<20	<103
ACCEPTABLE RANGES <2007					74 - 80	<20	<103

\*Assessor's Analysis of Unimproved Agricultural Land Sales. TERC DETERMINED THE SAMPLE OF PARCELS USED BY PAD MEASUREMENT WERE NOT REPRESENTATIVE OF THE CHARACTERISTICS OF THE CLASS OF AGRICULTURAL LAND



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T  
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE  
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE, SALES  
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER  
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS  
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

**Section III**

**Assessment Plan by Property Class/Subclass**

<b>RESIDENTIAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2013</b>	<b>2014</b>	<b>2015</b>
<p><b>BENKELMAN HAIGLER RURAL</b></p> <p>-On-Site Review Sale Properties- -Review Sale Statistics- -Resolve Problem Areas- -Implement 01/01/12 Costs- -Develop/Adjust Depreciation- -Apply to All Structures-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS MAX, PARKS, RURAL HOME SITES WERE REVIEWED 2012</p> <p>Discover – List New Improvements Use Changes</p>	<p><b>BENKELMAN FARM HOME SITES</b></p> <p>Review Sale Statistics -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p> <p><b>THIS YEAR ENDS THE FIRST 6-YEAR CYCLE</b></p>	<p><b>RURAL HOME SITES</b></p> <p>Review Sale Statistics -Resolve Problem Areas- Update Costs Update Depreciation FOR ALL IMPROVEMENTS <b>START ALL OVER AGAIN</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2013	2014	2015
<p><b>BENKELMAN HAIGLER</b>                      -On-Site Review Sale Properties-                      -Market Study-                      -Review Sale Statistics-                      -Implement 01/01/12 Costs-                      COMPLETE                      SITE REVIEWS                      Inspect/Photo                      All Commercial</p> <p><b>Discover – List New Improvements Use Changes</b></p>	<p><b>BENKELMAN</b>                      -Market Study-                      -Review Sale Statistics-                      -Adjust Values if Needed-</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo                      AS MANY PARCELS                      AS TIME ALLOWS</p> <p><b>THIS YEAR ENDS THE FIRST 6-YEAR CYCLE</b></p>	<p><b>MAX PARKS RURAL</b>                      -Market Study-                      -Review Sale Statistics-                      -Adjust Values if Needed-                      Update Costs                      Update Depreciation                      FOR ALL IMPROVEMENTS  <b>START ALL OVER AGAIN</b></p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo                      AS MANY PARCELS                      AS TIME ALLOWS</p>

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2013	2014	2015
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Implement 01/01/12 Costs- -Adjust Values as Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p><b>END OF FIRST 6-YEAR CYCLE</b></p>	<p><b>BEGIN NEW 6-YEAR CYCLE</b></p> <p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

## Section IV

### Current Resources

#### STAFFING

Adequate staffing of the assessor's office is a persistent problem.

Currently, the office is staffed by the assessor and one 3-day per week office clerk. Adequate staffing would include the addition of a capable, full-time office clerk who will and can assist with property listing and review.

#### ASSESSMENT EDUCATION

##### ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is in the process of meeting required continuing education credit hours necessary to renew her assessor's certificate for the next four-year period.

The assessor holds certificates in numerous IAAO appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

##### OFFICE CLERK I

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves three days per week by schedule and additional days whenever possible.

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended

two TerraScan training seminars and is willing to attend other assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

## CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

## RURAL PARCELS

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

## CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

## NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in several Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost is not justifiable. It is impractical to offer up space and time in the assessor's office, at taxpayer expense, to provide hardware, software, staff assistance, and assessor patience to private businesses.

## PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

### Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2012 displaying:
  - Deed book and pages
  - Owner names (as they appear on the deed)
  - Legal description
  - Parcel I.D. number
  - Map number
  - Taxing District
  - School District

- Classification Codes
  - Neighborhood
  - Property Type
  - Cadastral Map number
  - Lot Dimensions
  - Land Area/Acres
  - Four Years' Value - Land, Improvements, Outbuildings, Total
  - Reason for Value Change
- Photograph of primary structure – most recent
  - Current sketch with dimensions and labels
  - Active correspondence (if any)

### Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2012.

### Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2012.

### Terra Scan CAMA Files

Dundy County subscribes to Thomson-Reuters, formerly and still referred to as Terra Scan, a Property Assessment Administration and

Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

## Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but were typewritten, are legible and in good condition. There is currently a stalled-out project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. The project is stalled out due to lack of personnel.

## Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by persons from private businesses.

In spite of the frequent, uncomplimentary remarks being made by those in the private real estate businesses and because on-line records offer little or no benefit to the taxpayers, the county assessor has elected to not burden the county budget with that expense at this time. **INTERESTING NOTE: No individual property owner has ever, to this date, asked for, demanded, or fussed about placing Dundy County property records on-line.**

## Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor's office began tracking the volume of records transmitted to the public via e-mail in March, 2010. From March, 2010, through May, 2012, the assessor's office has participated in the exchange of nearly 1,300 various forms of assessment information via e-mail.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor's office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to Thomson-Reuters (TerraScan, Inc.) for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the vendors.

During the past two years, data files have been provided to County Records, Inc., an Oklahoma-based web business, once each month for a fee of \$25. The files are loaded onto an FTP site by the assessor. The process is somewhat time-consuming and must be performed outside office hours because it requires the full attention of the server and no one else can be logged into TerraScan for the duration. There is much conversation amongst Nebraska assessors concerning the service and the much-too-cheap charge to County Records, Inc.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

## **BUDGET SUMMARY**

Fiscal Year July 1, 2012 – June 30, 2013

EXPENDITURE DESCRIPTION	BUDGETED 2008 – 2009	BUDGETED 2009 – 2010	BUDGETED 2010 – 2011	BUDGETED 2011 – 2012	BUDGETED 2012 - 2013
Official's Salary	35,500	36,500	38,100	39,700	40,700
Staff Salary	24,250	22,650	22,000	21,300	32,760
Postage	1,800	2,000	2,000	2,000	2,000
Telephone	1,500	1,500	1,500	2,000	2,000
Equipment Repair	1,000	1,000	1,000	1,000	1,000
Lodging	500	500	500	500	500
Mileage	1,000	1,500	1,500	1,500	1,500
Dues, Registration	350	350	500	500	500
Minerals Contract	5,000	5,000	5,000	5,000	5,500
PTAS/CAMA System	9,000	7,500	6,500	6,500	5,500
System Upgrade					
Continuing Education	500	500	500	500	500
Office Supplies	3,500	3,500	3,500	3,500	2,500
Office Equipment	1,000	1,000	1,000	1,000	1,000
Official's Bond					
Reappraisal					
<b>TOTAL BUDGETED</b>	<b>84,900</b>	<b>83,500</b>	<b>83,600</b>	<b>85,000</b>	<b>95,960</b>
<b>TOTAL EXPENDED</b>	<b>69,908</b>	<b>71,589</b>	<b>77,871</b>	<b>78,185</b>	
<b>FORFEIT TO GENERAL FUND</b>	<b>14,992</b>	<b>11,911</b>	<b>5,729</b>	<b>6,815</b>	

**NOTE 1:** Unused budget amounts are primarily due to an unfulfilled, full-time clerical position. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

**NOTE 2:** New, unique, or additional-time-demanding requirements are accomplished by extended work hours contributed by the county assessor.

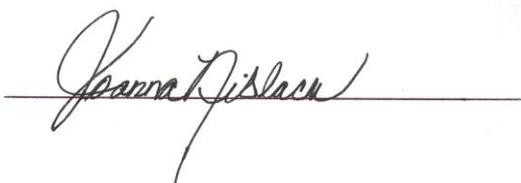
**NOTE 3:** The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

## **Transmittal of 3-Year Plan**

The Dundy County Assessor's 2012 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 16, 2012.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

Signed this 16<sup>th</sup> day of July, 2012 by the Dundy County Assessor.

A handwritten signature in cursive script, appearing to read "Joanna Dilsack", is written over a horizontal line.

The Budget Summary was not updated within this Plan. The original Budget Estimation for the ensuing year, 2012-2013, has been filed with and approved by the County Board.

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator on September 14, 2012, addressed to:

[Ruth.sorensen@nebraska.gov](mailto:Ruth.sorensen@nebraska.gov)

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Marlene Bedore, on September 14, 2012, addressed to:

[marlene.bedore@nebraska.gov](mailto:marlene.bedore@nebraska.gov)

Copies will be printed from the file, upon request, any time after signed copies have been handed to the County Board.



## 2013 Assessment Survey for Dundy County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	0
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$95,960
7.	<b>Adopted budget, or granted budget if different from above:</b>
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Contained within general functions.
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$5,500
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$500
12.	<b>Other miscellaneous funds:</b>
	0
13.	<b>Amount of last year's assessor's budget not used:</b>
	\$6,815

### B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Reuters (Manitron/TerraScan)
2.	<b>CAMA software:</b>
	Marshall/Swift (TerraScan)
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Staff, usually.
5.	<b>Does the county have GIS software?</b>
	No

6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	N/A
7.	<b>Who maintains the GIS software and maps?</b>
	N/A
8.	<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>
	Benkelman
4.	<b>When was zoning implemented?</b>
	2004

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott, Inc. (Operating Minerals only)
2.	<b>GIS Services:</b>
3.	<b>Other services:</b>

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Operating Minerals only.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Submits operating minerals values – County Assessor is not obligated to implement them. County has option of using as submitted, altering, or declining.



# 2013 Certification for Dundy County

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This is to certify that the 2013 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 Dundy County Assessor.

Dated this 5th day of April, 2013.



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

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Ruth A. Sorensen  
Property Tax Administrator



