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Dodge County Assessor's Office
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April 24,

Tax Equalization and Review Commission
Honorable Commissioners

Re: 2020 Show Causing Hearing For Dodge County 27

A query was run in on April 24, 2020, from Dodge County's Vanguard CAMA system for all Fremont Comm/Indus properties (including TIF's), excluding partially exempt properties and those having a \$0 Improvement value.

From that query, there were 751 Fremont Comm/Indus parcels with improvements, out of which 98 parcels either did not have a value change from 2019 to 2020, or showed an increase in value, leaving a total of 653 parcels decreasing in value.

Column I753 shows the total assessed value for 2020 of \$538,572,447.

Column O753 shows the total assessed value as certified for 2019 in our Vanguard CAMA system of \$531,909,703.

Column Q753 shows the difference in value between the 2020 March Abstract and the 2019 Vanguard Certified values, as an increase of \$6,662,744.

These next examples are "what-if's" and do NOT immediately take into consideration the varying levels of depreciation on each parcel or the RCNLD:

Column W753 shows what would happen to the assessed value if the 2020 land remained the same and the 2019 improvement value (with the 2019 TERC order of 12% increase) was rolled forward for total of \$535,065,647...LESS than the current 2020 total value.

Column AE753 shows what would happen to the assessed value if the 2020 land remained the same and the 2020 improvement value had a 37% increase as recommended by Property Assessment...a value of \$706,163,556, less an average depreciation of 40-50%. This would bring the total adjusted assessed value down considerably.

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Column AF753 shows much the same, except the 37% adjustment was applied to only those 653 parcels that decreased in 2020 from 2019, and left those with a no-change or increase untouched.

Much of 2019 was spent hiring and training new Appraisal staff. Even so, this office did our best working with sales, permits, new construction, etc. In addition, it continues to be a struggle dealing with conversion values from 2 years ago that are extremely difficult, if not impossible to defend. We anticipate 2021 will see a great start to reviewing Comm/Indus properties within the county...and Fremont, in particular.

There is no perfect solution to what Property Assessment perceives to be an issue. Because our 2020 Level of Value fell within the statutory range of 92-100% as shown by the initial Assessed Value Update (AVU) and the difference between the 2019 Certified values and the 2020 Abstract values shows a definite increase, Dodge County requests the Tax Equalization and Review Commission recommend leaving the 2020 assessed values as is.

Thank you!

A handwritten signature in cursive script that reads "Debbie Churchill".

Debbie Churchill
Dodge County Assessor