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2010 Commission Summary

01 Adams

Residential Real Property - Current

Number of Sales	809	Median	93
Total Sales Price	\$85,132,921	Mean	99
Total Adj. Sales Price	\$85,291,921	Wgt. Mean	91
Total Assessed Value	\$77,668,495	Average Assessed Value of the Base	\$81,823
Avg. Adj. Sales Price	\$105,429	Avg. Assessed Value	\$96,006

Confidence Interval - Current

95% Median C.I	92.21 to 94.48
95% Mean C.I	95.92 to 101.38
95% Wgt. Mean C.I	89.89 to 92.23

% of Value of the Class of all Real Property Value in the County	48.37
% of Records Sold in the Study Period	6.96
% of Value Sold in the Study Period	8.17

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	884	92	92
2008	1,029	93	93
2007	1,062	96	96
2006	1,065	94	94

2010 Commission Summary

01 Adams

Commercial Real Property - Current

Number of Sales	98	Median	97
Total Sales Price	\$22,783,660	Mean	98
Total Adj. Sales Price	\$22,868,660	Wgt. Mean	94
Total Assessed Value	\$21,460,280	Average Assessed Value of the Base	\$241,354
Avg. Adj. Sales Price	\$233,354	Avg. Assessed Value	\$218,982

Confidence Interval - Current

95% Median C.I	86.15 to 100.56
95% Mean C.I	89.21 to 107.65
95% Wgt. Mean C.I	80.35 to 107.33

% of Value of the Class of all Real Property Value in the County	19.30
% of Records Sold in the Study Period	6.23
% of Value Sold in the Study Period	5.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	107	99	99
2008	109	99	99
2007	133	99	99
2006	131	95	95

2010 Opinions of the Property Tax Administrator for Adams County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Adams County is 93% of market value. The quality of assessment for the class of residential real property in Adams County indicates the assessment practices meet generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Adams County is 97% of market value. The quality of assessment for the class of commercial real property in Adams County indicates the assessment practices meet generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Adams County is 70% of market value. The quality of assessment for the class of agricultural land in Adams County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Adams County

taken to address the following property classes/subclasses:

Residential

The southwest quarter of the rural residential parcels in the county were reviewed. This included a physical inspection and new measurements or pictures if necessary.

One-fourth of the city of Hastings was reviewed. This involved physically inspecting approximately 2000 parcels, as well as re-measuring and photographing if necessary.

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to the each buyer. If a discrepancy in the information was received, then the parcel was physically inspected.

Market Analysis was completed for each valuation grouping and values were adjusted to reflect the market if necessary.

2010 Assessment Survey for Adams County

Residential Appraisal Information

1.	Valuation data collection done by:
	Appraiser and appraiser associates
2.	List the valuation groupings used by the County:
	<ul style="list-style-type: none"> 1 - Hastings 2 - Ayr 3 - Hansen 4 - Holstein 5 - Juniata 6 - Kenesaw 8 - Prosser 9 - Roseland 10 - Suburban 15 - Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<ul style="list-style-type: none"> 1 - Large City, 3 high schools, very active economic district 2 - Small community, on busy highway, school, bedroom community for Hastings, some residential activity 3 - Very small community, north of Hastings, limited residential activity 4 - Very small community, on highway south and west of Hastings, limited residential activity 5 - Small community located just west of Hastings, bedroom community for Hastings, some residential activity 6 - Small community, on busy highway, school, some residential activity, school, active economic district 8 - Very small community, north of Hastings, limited residential activity 9 - Very small community, on highway south and west of Hastings, limited residential activity, nice, newer homes on the west edge of town, consolidated high school located in Roseland 10 - Residences located within the 2 miles jurisdiction of Hastings

	15 - All rural residences not in an identified subdivision and located outside of any city limits
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales Comparison and Cost
4	When was the last lot value study completed?
	2008
a.	What methodology was used to determine the residential lot values?
	Majority are square foot, some are per lot or acre
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Unknown, developed prior to this administration
a.	How often does the County update depreciation tables?
	Unknown
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Appraisal Dept
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Good progress, they plan to finish with residential property in 2010 and complete commercial in 2011
a.	Does the County maintain a tracking process? If yes describe.
	Yes, the appraiser tracks these in an excel spreadsheet
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Most valuation groupings or like neighborhoods are completely inspected in one year to maintain equalization within the valuation grouping, rural residential review is completed usually within two years and sales are studied for market analysis and results are applied to the whole grouping.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	809	MEDIAN:	93	COV:	40.14	95% Median C.I.:	92.21 to 94.48
TOTAL Sales Price:	85,132,921	WGT. MEAN:	91	STD:	39.60	95% Wgt. Mean C.I.:	89.89 to 92.23
TOTAL Adj.Sales Price:	85,291,921	MEAN:	99	AVG.ABS.DEV:	18.89	95% Mean C.I.:	95.92 to 101.38
TOTAL Assessed Value:	77,668,495						
AVG. Adj. Sales Price:	105,428	COD:	20.30	MAX Sales Ratio:	594.10		
AVG. Assessed Value:	96,005	PRD:	108.33	MIN Sales Ratio:	44.03		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	146	92.56	94.86	90.77	16.70	104.51	44.07	247.00	90.69 to 95.52	112,432	102,054
10/01/07 TO 12/31/07	92	93.38	94.69	90.05	16.87	105.15	46.14	275.42	90.04 to 97.48	105,752	95,233
01/01/08 TO 03/31/08	81	91.43	95.54	90.13	17.13	106.00	60.41	210.98	87.50 to 95.21	107,626	97,004
04/01/08 TO 06/30/08	100	92.56	97.83	91.42	17.75	107.01	47.60	242.82	90.47 to 96.06	105,395	96,351
07/01/08 TO 09/30/08	107	91.92	92.01	90.29	15.20	101.91	45.92	153.00	87.89 to 95.57	109,960	99,281
10/01/08 TO 12/31/08	119	94.89	105.16	92.48	24.98	113.70	44.03	400.90	92.67 to 100.00	102,940	95,204
01/01/09 TO 03/31/09	62	95.82	103.59	93.36	24.35	110.95	58.65	334.86	87.89 to 100.00	88,273	82,412
04/01/09 TO 06/30/09	102	94.12	107.29	90.88	29.90	118.06	54.23	594.10	87.88 to 97.53	101,977	92,671
<u>Study Years</u>											
07/01/07 TO 06/30/08	419	92.84	95.66	90.64	17.02	105.54	44.07	275.42	91.74 to 94.48	108,357	98,219
07/01/08 TO 06/30/09	390	93.82	101.86	91.54	23.64	111.28	44.03	594.10	91.95 to 95.69	102,282	93,626
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	407	92.93	97.99	91.15	19.17	107.50	44.03	400.90	91.96 to 94.75	106,321	96,916
<u>ALL</u>											
	809	93.04	98.65	91.06	20.30	108.33	44.03	594.10	92.21 to 94.48	105,428	96,005

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	695	93.15	98.38	91.03	20.13	108.08	44.03	594.10	92.18 to 94.84	103,441	94,163
04	3	98.05	101.06	84.18	17.55	120.05	76.75	128.38	N/A	78,666	66,225
05	10	92.51	95.03	93.12	13.05	102.06	68.86	141.36	82.42 to 109.68	85,542	79,654
06	24	92.76	105.37	94.69	29.59	111.28	52.55	400.90	82.14 to 100.25	69,216	65,538
08	5	100.00	128.02	95.15	31.98	134.55	90.11	247.00	N/A	18,090	17,212
09	14	94.88	99.27	93.22	18.72	106.48	56.47	152.71	79.99 to 121.27	74,852	69,781
10	31	91.74	94.65	91.66	13.75	103.27	69.80	141.03	86.27 to 94.74	173,246	158,794
15	27	92.72	99.51	88.71	23.35	112.17	45.92	285.86	83.24 to 99.80	153,268	135,971
<u>ALL</u>											
	809	93.04	98.65	91.06	20.30	108.33	44.03	594.10	92.21 to 94.48	105,428	96,005

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	785	93.04	98.69	91.00	20.42	108.45	44.03	594.10	92.18 to 94.45	106,920	97,302
2	24	98.22	97.36	94.60	15.20	102.92	65.36	141.03	86.25 to 103.53	56,637	53,577
<u>ALL</u>											
	809	93.04	98.65	91.06	20.30	108.33	44.03	594.10	92.21 to 94.48	105,428	96,005

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	96,005	PRD:	108.33	MIN Sales Ratio:	44.03		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	809	93.04	98.65	91.06	20.30	108.33	44.03	594.10	92.21 to 94.48	105,428	96,005
06											
07											
<u>ALL</u>	<u>809</u>	<u>93.04</u>	<u>98.65</u>	<u>91.06</u>	<u>20.30</u>	<u>108.33</u>	<u>44.03</u>	<u>594.10</u>	<u>92.21 to 94.48</u>	<u>105,428</u>	<u>96,005</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	6	111.50	134.33	118.42	29.90	113.44	100.00	247.00	100.00 to 247.00	1,741	2,062
5000 TO 9999	3	334.86	311.66	320.51	34.18	97.24	128.38	471.74	N/A	8,166	26,175
<u>Total \$</u>											
1 TO 9999	9	128.38	193.44	260.09	66.35	74.38	100.00	471.74	100.00 to 334.86	3,883	10,100
10000 TO 29999	69	131.60	158.32	151.82	44.45	104.28	65.36	594.10	109.31 to 153.00	19,700	29,909
30000 TO 59999	152	99.82	101.83	100.20	19.77	101.63	44.03	181.63	95.21 to 100.55	44,939	45,028
60000 TO 99999	237	91.57	89.35	89.13	13.76	100.25	44.07	175.61	88.53 to 92.67	79,050	70,459
100000 TO 149999	171	89.53	89.43	89.45	12.12	99.97	49.53	137.48	86.63 to 92.36	123,727	110,673
150000 TO 249999	140	91.33	88.76	88.93	9.37	99.81	46.14	116.25	88.50 to 92.93	191,170	170,009
250000 TO 499999	28	94.36	90.25	90.22	10.07	100.03	64.79	102.97	87.58 to 99.71	305,858	275,952
500000 +	3	78.85	81.24	82.18	10.14	98.86	70.44	94.43	N/A	615,480	505,790
<u>ALL</u>	<u>809</u>	<u>93.04</u>	<u>98.65</u>	<u>91.06</u>	<u>20.30</u>	<u>108.33</u>	<u>44.03</u>	<u>594.10</u>	<u>92.21 to 94.48</u>	<u>105,428</u>	<u>96,005</u>

**2010 Correlation Section
for Adams County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Adams County, as determined by the PTA is 93%. The mathematically calculated median is 93%.

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Adams County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All of the valuation groupings that are adequately represented in the sales file are within, or round to within, the acceptable range of 92% to 100%. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Adams County, it is believed that assessments are uniform in the residential class of property.

Discussions throughout the past year between the Adams County Assessor and her field liaison have revealed that the Assessor and her appraiser are both knowledgeable with all types of property in their county and the valuation trends, problem areas, statistical reviews and economic outlook in their county. The county has been receptive to technological advances. They maintain a website with parcel search and utilize their comprehensive GIS system. They plan to begin submitting their sales electronically. These advances improve efficiency and accuracy in the office.

There are no areas to suggest a non-binding recommendation should be made by the state as to the residential valuations for Adams County.

**2010 Correlation Section
for Adams County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

RESIDENTIAL:A review of the 374 non-qualified residential sales was conducted. Sixty-three sales were coded as substantially changed. Additionally, there were 66 family transactions and 148 sales disqualified as foreclosures. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Adams is diligent in their sales review process.. A sales verification document is mailed to the buyer of each parcel sold. The questionnaire asks for details to assist the assessor in discovering information about the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the residential class of property.

**2010 Correlation Section
for Adams County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	93	91	99

**2010 Correlation Section
for Adams County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Adams County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Adams County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	20.30	108.33

RESIDENTIAL: The calculations accurately reflect that both the COD and PRD are above, although not excessively, the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. However, even though the measures are above the required standards, the assessment practices in Adams County give confidence to the fact that the residential properties are being treated in a uniform and proportionate manner.

2010 Assessment Actions for Adams County

taken to address the following property classes/subclasses:

Commercial

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to the each buyer. If a discrepancy in the information was received, then the parcel was physically inspected.

Market Analysis was completed for each valuation grouping and values were adjusted to reflect the market if necessary.

Work began on a complete commercial land revaluation for the city of Hastings and the Rural commercial.

2010 Assessment Survey for Adams County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Appraiser and appraiser associates
2.	List the valuation groupings used by the County:
	1 – Hastings 2 – NAD 3 – Villages and Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	1 – Large City, 3 high schools, very active business district 2 – Navy Ammunition Depot, Industrial and commercial area made up of federally released land that was formerly an ammunition depot, comprised of many concrete and dirt bunkers 3 – All commercial and industrial parcels not located inside the city limits of Hastings or located in the area designated as the NAD.
	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales comparison and cost mainly, income is used when available
4	When was the last lot value study completed?
	Unknown, prior to this administration, currently working on a commercial land study. In 2008 all small town lots were revalued using the square foot method.
a.	What methodology was used to determine the commercial lot values?
	Unknown
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Unknown, they were developed by the previous administration
a.	How often does the County update the depreciation tables?
	Unknown
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Head Appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?

	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	All commercial will be inspected in 2011
a.	Does the County maintain a tracking process? If yes describe.
	Yes, in an excel spreadsheet
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All commercial parcels will be completely inspected in one year for equalization purposes.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	98	MEDIAN:	97	COV:	47.30	95% Median C.I.:	86.15 to 100.56
TOTAL Sales Price:	22,783,660	WGT. MEAN:	94	STD:	46.56	95% Wgt. Mean C.I.:	80.35 to 107.33
TOTAL Adj.Sales Price:	22,868,660	MEAN:	98	AVG.ABS.DEV:	28.98	95% Mean C.I.:	89.21 to 107.65
TOTAL Assessed Value:	21,460,280						
AVG. Adj. Sales Price:	233,353	COD:	30.02	MAX Sales Ratio:	350.29		
AVG. Assessed Value:	218,982	PRD:	104.89	MIN Sales Ratio:	21.21		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	7	92.73	94.56	91.23	8.75	103.65	80.77	108.05	80.77 to 108.05	64,000	58,387
10/01/06 TO 12/31/06	9	102.00	115.79	126.91	27.86	91.24	40.55	185.14	99.14 to 164.38	492,731	625,336
01/01/07 TO 03/31/07	6	106.10	131.37	75.65	59.55	173.64	33.06	350.29	33.06 to 350.29	516,043	390,406
04/01/07 TO 06/30/07	6	89.34	100.56	91.24	21.56	110.21	77.22	141.77	77.22 to 141.77	271,000	247,272
07/01/07 TO 09/30/07	11	92.61	84.32	97.50	24.68	86.48	34.39	128.45	34.49 to 106.75	181,722	177,187
10/01/07 TO 12/31/07	7	100.76	99.39	91.78	19.57	108.29	67.38	141.76	67.38 to 141.76	206,128	189,190
01/01/08 TO 03/31/08	5	74.56	127.38	77.26	78.50	164.87	63.28	270.85	N/A	218,000	168,424
04/01/08 TO 06/30/08	13	84.04	90.38	100.45	38.76	89.98	21.21	191.51	56.41 to 107.00	286,584	287,864
07/01/08 TO 09/30/08	15	84.40	96.53	84.94	34.75	113.64	40.56	196.81	72.48 to 119.61	170,065	144,454
10/01/08 TO 12/31/08	8	100.10	89.78	49.86	31.01	180.05	30.96	161.00	30.96 to 161.00	129,825	64,733
01/01/09 TO 03/31/09	5	96.34	95.23	95.66	3.60	99.55	86.15	100.00	N/A	95,157	91,027
04/01/09 TO 06/30/09	6	81.88	78.89	63.75	21.84	123.75	52.36	102.00	52.36 to 102.00	156,833	99,984
<u>Study Years</u>											
07/01/06 TO 06/30/07	28	99.93	110.56	102.69	30.04	107.67	33.06	350.29	92.21 to 112.84	343,030	352,243
07/01/07 TO 06/30/08	36	91.64	95.42	95.16	34.56	100.27	21.21	270.85	74.56 to 104.26	229,373	218,270
07/01/08 TO 06/30/09	34	95.72	91.64	74.70	25.74	122.67	30.96	196.81	77.93 to 100.56	147,245	109,991
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	30	96.05	100.49	86.96	31.42	115.56	33.06	350.29	82.99 to 105.43	272,137	236,649
01/01/08 TO 12/31/08	41	84.40	97.02	86.48	41.67	112.19	21.21	270.85	72.48 to 103.78	205,004	177,293
<u>ALL</u>											
	98	96.53	98.43	93.84	30.02	104.89	21.21	350.29	86.15 to 100.56	233,353	218,982

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	82	95.72	96.20	95.10	27.01	101.16	30.96	270.85	84.40 to 101.25	260,256	247,514
02	6	96.31	91.05	86.27	19.38	105.54	40.56	116.30	40.56 to 116.30	96,235	83,017
03	10	98.42	121.14	70.09	61.43	172.83	21.21	350.29	35.48 to 196.81	95,021	66,602
<u>ALL</u>											
	98	96.53	98.43	93.84	30.02	104.89	21.21	350.29	86.15 to 100.56	233,353	218,982

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	90	96.53	99.18	94.86	28.16	104.55	33.06	350.29	88.44 to 100.49	241,637	229,211
2	8	89.28	90.06	74.13	55.17	121.49	21.21	185.14	21.21 to 185.14	140,159	103,901
<u>ALL</u>											
	98	96.53	98.43	93.84	30.02	104.89	21.21	350.29	86.15 to 100.56	233,353	218,982

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	84.40	89.98	91.88	38.70	97.93	43.77	141.76	N/A	182,666	167,835
03	94	96.53	96.02	93.85	27.29	102.32	21.21	270.85	86.15 to 100.56	237,417	222,815
04	1	350.29	350.29	350.29			350.29	350.29	N/A	3,450	12,085
<u>ALL</u>	<u>98</u>	<u>96.53</u>	<u>98.43</u>	<u>93.84</u>	<u>30.02</u>	<u>104.89</u>	<u>21.21</u>	<u>350.29</u>	<u>86.15 to 100.56</u>	<u>233,353</u>	<u>218,982</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	1	350.29	350.29	350.29			350.29	350.29	N/A	3,450	12,085
5000 TO 9999	1	161.00	161.00	161.00			161.00	161.00	N/A	7,000	11,270
<u>Total \$</u>											
1 TO 9999	2	255.65	255.65	223.49	37.02	114.39	161.00	350.29	N/A	5,225	11,677
10000 TO 29999	10	101.01	99.50	100.87	22.22	98.64	34.39	156.64	60.83 to 141.77	19,115	19,282
30000 TO 59999	24	90.32	97.11	97.60	35.75	99.49	21.21	270.85	72.48 to 102.19	47,870	46,721
60000 TO 99999	13	99.36	105.17	105.51	23.77	99.67	40.56	191.51	77.93 to 112.84	79,022	83,377
100000 TO 149999	12	98.82	96.04	94.49	12.52	101.64	43.77	122.32	95.09 to 105.43	118,708	112,168
150000 TO 249999	17	84.04	94.82	94.89	33.24	99.92	35.48	185.14	67.38 to 124.97	196,990	186,923
250000 TO 499999	9	84.40	89.23	87.94	23.67	101.46	52.36	161.11	58.55 to 104.68	306,777	269,776
500000 +	11	78.11	79.55	93.29	33.31	85.27	30.96	126.11	33.06 to 120.51	1,177,866	1,098,833
<u>ALL</u>	<u>98</u>	<u>96.53</u>	<u>98.43</u>	<u>93.84</u>	<u>30.02</u>	<u>104.89</u>	<u>21.21</u>	<u>350.29</u>	<u>86.15 to 100.56</u>	<u>233,353</u>	<u>218,982</u>

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	91.64	81.14	56.01	32.69	144.86	21.21	141.77	30.96 to 122.32	104,161	58,342
297	1	196.81	196.81	196.81			196.81	196.81	N/A	47,500	93,485
300	3	120.05	120.36	95.70	20.06	125.77	84.40	156.64	N/A	114,333	109,418
303	1	102.00	102.00	102.00			102.00	102.00	N/A	105,000	107,100
311	2	132.90	132.90	126.90	21.23	104.72	104.68	161.11	N/A	341,500	433,380
319	1	102.00	102.00	102.00			102.00	102.00	N/A	1,100,000	1,122,000
326	2	34.44	34.44	34.45	0.15	99.96	34.39	34.49	N/A	24,750	8,527
341	1	67.38	67.38	67.38			67.38	67.38	N/A	220,000	148,240
343	2	107.19	107.19	94.28	19.83	113.69	85.93	128.45	N/A	513,367	484,017
344	9	84.04	102.34	87.66	40.43	116.74	35.48	270.85	72.13 to 107.26	152,055	133,297
346	2	130.07	130.07	103.31	23.78	125.90	99.14	161.00	N/A	51,932	53,652
349	6	80.46	78.91	62.15	28.85	126.97	33.06	119.31	33.06 to 119.31	516,651	321,105
350	1	99.36	99.36	99.36			99.36	99.36	N/A	87,000	86,445
351	2	69.13	69.13	63.74	41.34	108.45	40.55	97.70	N/A	34,500	21,990
352	10	93.51	99.32	103.33	27.60	96.11	43.77	185.14	71.57 to 141.76	164,350	169,830
353	9	88.44	87.08	84.64	10.78	102.88	69.24	101.25	74.56 to 99.08	88,429	74,847
381	1	58.55	58.55	58.55			58.55	58.55	N/A	300,000	175,635
384	2	102.59	102.59	102.92	2.05	99.68	100.49	104.69	N/A	65,000	66,895
386	1	120.51	120.51	120.51			120.51	120.51	N/A	994,000	1,197,895
406	15	103.78	124.88	110.60	37.49	112.91	51.29	350.29	92.61 to 124.97	78,059	86,333
426	1	92.73	92.73	92.73			92.73	92.73	N/A	55,000	51,000
442	2	69.82	69.82	61.34	19.20	113.82	56.41	83.22	N/A	122,500	75,137
446	1	72.15	72.15	72.15			72.15	72.15	N/A	850,000	613,275
451	1	98.57	98.57	98.57			98.57	98.57	N/A	110,500	108,920
483	1	86.15	86.15	86.15			86.15	86.15	N/A	59,500	51,260
494	1	107.00	107.00	107.00			107.00	107.00	N/A	1,900,000	2,033,060
528	6	101.38	101.85	85.82	22.22	118.67	42.09	164.38	42.09 to 164.38	89,816	77,080
531	2	57.82	57.82	58.88	9.44	98.20	52.36	63.28	N/A	502,500	295,870
749	1	126.11	126.11	126.11			126.11	126.11	N/A	3,621,721	4,567,285
<u>ALL</u>	<u>98</u>	<u>96.53</u>	<u>98.43</u>	<u>93.84</u>	<u>30.02</u>	<u>104.89</u>	<u>21.21</u>	<u>350.29</u>	<u>86.15 to 100.56</u>	<u>233,353</u>	<u>218,982</u>

**2010 Correlation Section
for Adams County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Adams County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Adams County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All of the valuation groupings that are adequately represented in the sales file are within the acceptable range of 92% to 100%. It should be noted that the subclass of status contains eight unimproved sales reflecting a calculated median of 89.28%. These eight sales are comprised of vacant lots from all three valuation groupings and this is not an representative sampling from any one of the valuation groupings upon which to make a recommendation. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Adams County, it is believed that assessments are uniform in the commercial class of property.

Discussions throughout the past year between the Adams County Assessor and her field liaison have revealed that the Assessor and her appraiser are both knowledgeable with all types of property in their county and the valuation trends, problem areas, statistical reviews and economic outlook in their county. The county has been receptive to technological advances. They maintain a website with parcel search and utilize their comprehensive GIS system. They plan to begin submitting their sales electronically. These advances improve efficiency and accuracy in the office.

There are no areas to suggest a non-binding recommendation should be made by the state as to the commercial valuations for Adams County.

**2010 Correlation Section
for Adams County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

COMMERCIAL:A review of the 75 non-qualified commercial sales was conducted. Twenty-seven sales were coded as substantially changed. The remainder of the disqualified sales were a mixture of partial interest sales, family transactions, adjoining land purchases, and estate settlements or other legal actions. Adams is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. The questionnaire asks for details to assist the assessor in discovering information about the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section
for Adams County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	94	98

**2010 Correlation Section
for Adams County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Adams County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Adams County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	30.02	104.89

COMMERCIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. However, even though the measures are above the required standards, the assessment practices in Adams County give confidence to the fact that the commercial properties are being treated in a uniform and proportionate manner.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Adams County

taken to address the following property classes/subclasses:

Agricultural

Land use was reviewed through the GIS system and any additions to personal property were noted, physical inspection was done if necessary.

All Sales were plotted and potential market areas reviewed.

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to the each buyer. If a discrepancy in the information was received, then the parcel was physically inspected.

Market Analysis was completed for each valuation grouping and values were adjusted to reflect the market if necessary.

2010 Assessment Survey for Adams County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Head Appraiser
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Sales are annually plotted and reviewed to determine any differences across the county.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	n/a
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By usage
b.	When is it agricultural land, when is it residential, when is it recreational?
	When the land has been reviewed and inspected and a determination as to it's use is decided.
c.	Are these definitions in writing?
	By the department in their regulations
d.	What are the recognized differences?
	Differences in use would be for the production of livestock or crops, use as a residence or use for a recreational activity such as hunting.
e.	How are rural home sites valued?
	According to the market
f.	Are rural home sites valued the same as rural residential home sites?
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	The same
h.	What are the recognized differences?
	None have been determined at this time.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Completely implemented in 2009
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes, mainly as an inventory, the use of the land is looked at mainly, for dry, irrigated or grass and the market determines the value.
b.	What other land characteristics or analysis are/is used to determine assessed values?

	usage, water availability, soils and a market analysis of the sales
5.	Is land use updated annually?
	Not for every parcel but any new certifications or additions of pivots to personal property and GIS is reviewed as needed. A complete review was done in 2008.
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS, physical inspection, personal property schedules
6.	Is there agricultural land in the County that has a non-agricultural influence?
	None has been determined
a.	How is the County developing the value for non-agricultural influences?
	n/a
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	n/a
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Head Appraiser and appraisal staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	Good progress, they completed a total physical inspection four years ago and are working on cyclical inspection
a.	Does the County maintain a tracking process?
	Yes, with an excel spreadsheet
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All agricultural land is treated similarly through land use determination and market analysis and the results are applied across the whole county.



Adams County 01

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County
07/01/06 - 06/30/07	18
07/01/07 - 06/30/08	20
07/01/08 - 06/30/09	10
Totals	48

Added Sales:

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

Final Results:

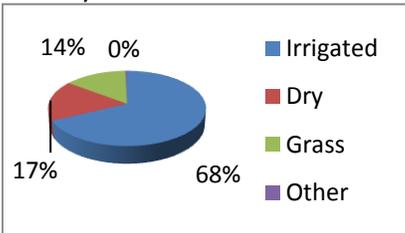
Study Year	County
07/01/06 - 06/30/07	18
07/01/07 - 06/30/08	20
07/01/08 - 06/30/09	13
Totals	51

Representativeness by Majority Land Use

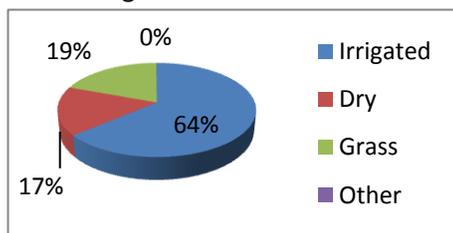
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	68%	64%	64%
Dry	17%	17%	18%
Grass	14%	19%	19%
Other	0%	0%	0%

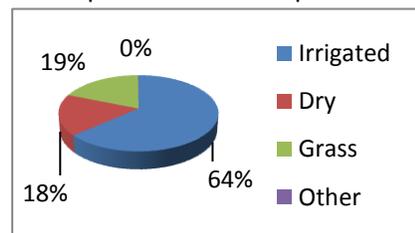
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total
Number of Sales - Original Sales File	48
Number of Sales - Expanded Sample	51
Total Number of Acres Added	217

Ratio Study

Final Statistics

County
sales 51

Median	70%	AAD	9.46%
Mean	70%	COD	13.43%
W. Mean	68%	PRD	103.29%

Preliminary Statistics

Median	65%	AAD	9.33%
Mean	65%	COD	14.27%
W. Mean	62%	PRD	104.97%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	12	75.44%	5	72.30%	4	69.61%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	28	69.18%	7	72.30%	4	69.61%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Adams County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Adams County has one market area for the entire county. Annually the sales are plotted and reviewed for any trends in the market that would divide the county into discernable areas. For 2010, no differences have been determined.

A review of the agricultural sales in Adams County from 7/1/06 to 6/30/09 revealed a total of 48 sales. The distribution of sales among the three years of the study period was reviewed to determine if the sample was skewed toward a specific time period. In Adams County there were 18 sales in the oldest year and only 10 sales in the newest year. Adams County has seen the value of farm ground increasing over the past several years. It is possible that how these sales are distributed across the sales file study years; they could misrepresent the market in Adams County. Measurement of the level of value might show a time bias with a majority of the sales in the first year of the sales study.

The sales were further analyzed to determine if they were representative of the population. A review of the breakdown of the sales revealed that all land uses were very representative of the county as a whole. Finally, the sample was reviewed to determine if it was large enough to be reliable for use in a ratio study. When determining if a sample is adequate for statistical purposes, all subclasses should be considered. It appears that the fifty-one agricultural sales is an adequate number of sales for the valuation and measurement of agricultural land in Adams County.

Information on comparable sales from the surrounding counties was gathered in an excel spreadsheet and provided to the appraisal staff in Adams County. After review and discussions with the Assessor and Appraiser, the sales that were recognized to be the most comparable to Adams County (soils, topography, proximity, market, usage, NRD restrictions) were found to be located in Hall, Kearney and Webster Counties. Sales were then sorted according to sale date and usage and reviewed for possible inclusion in the sales file. Three sales, from the newest year of the study period, were added to the qualified sales file. As a result of the expanded agricultural analysis, all irrigated values were increased by 10% and the lower capability soils of grass were increased by 12%. The resulting values are more comparable to surrounding counties.

The median and mean are within the statutorily required range while the weighted mean is just slightly high. These measures along with the qualitative measures support the level of value at 70%. There will be no non-binding recommendation for the agricultural class of property in Adams County.

2010 Correlation Section

For Adams County

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

AGRICULTURAL LAND:

A review of the 110 non-qualified sales was conducted. Nine sales were coded as substantially changed. Additionally, there were 39 sales that were disqualified as family transactions. The remainder of the disqualified sales was a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Adams is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. The questionnaire asks for details to assist the assessor in discovering information about the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the agricultural class of property.

2010 Correlation Section

For Adams County

III. Measures of Central Tendency

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

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

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

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

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

Median Wgt.Mean Mean

R&O Statistics	70	68	70
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2010 Correlation Section

For Adams County

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

2010 Correlation Section

For Adams County

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July, 2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Adams County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	13.43	103.29

AGRICULTURAL LAND:

Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2010 assessment year and reflect the assessment actions taken by the Adams County Assessor and appraisal staff to assess the agricultural property uniformly within the county.

Total Real Property Sum Lines 17, 25, & 30	Records : 16,354	Value : 1,965,769,115	Growth 12,597,945	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	933	6,572,085	57	624,480	124	763,820	1,114	7,960,385	
02. Res Improve Land	8,899	99,902,645	515	12,029,570	565	11,089,560	9,979	123,021,775	
03. Res Improvements	9,416	676,883,430	516	73,773,340	566	63,586,845	10,498	814,243,615	
04. Res Total	10,349	783,358,160	573	86,427,390	690	75,440,225	11,612	945,225,775	7,308,310
% of Res Total	89.12	82.88	4.93	9.14	5.94	7.98	71.00	48.08	58.01
05. Com UnImp Land	237	5,727,555	35	762,635	34	203,675	306	6,693,865	
06. Com Improve Land	1,021	37,787,815	39	3,094,005	74	1,683,390	1,134	42,565,210	
07. Com Improvements	1,005	217,152,070	39	13,489,485	72	8,275,820	1,116	238,917,375	
08. Com Total	1,242	260,667,440	74	17,346,125	106	10,162,885	1,422	288,176,450	2,724,085
% of Com Total	87.34	90.45	5.20	6.02	7.45	3.53	8.70	14.66	21.62
09. Ind UnImp Land	17	263,675	19	480,235	15	90,620	51	834,530	
10. Ind Improve Land	28	1,275,115	31	2,245,820	41	1,063,040	100	4,583,975	
11. Ind Improvements	28	13,675,310	30	57,109,585	41	15,028,240	99	85,813,135	
12. Ind Total	45	15,214,100	49	59,835,640	56	16,181,900	150	91,231,640	1,243,100
% of Ind Total	30.00	16.68	32.67	65.59	37.33	17.74	0.92	4.64	9.87
13. Rec UnImp Land	0	0	0	0	4	117,535	4	117,535	
14. Rec Improve Land	2	798,040	0	0	5	552,935	7	1,350,975	
15. Rec Improvements	1	3,194,660	0	0	4	970,450	5	4,165,110	
16. Rec Total	1	3,992,700	0	0	8	1,640,920	9	5,633,620	338,880
% of Rec Total	11.11	70.87	0.00	0.00	88.89	29.13	0.06	0.29	2.69
Res & Rec Total	10,350	787,350,860	573	86,427,390	698	77,081,145	11,621	950,859,395	7,647,190
% of Res & Rec Total	89.06	82.80	4.93	9.09	6.01	8.11	71.06	48.37	60.70
Com & Ind Total	1,287	275,881,540	123	77,181,765	162	26,344,785	1,572	379,408,090	3,967,185
% of Com & Ind Total	81.87	72.71	7.82	20.34	10.31	6.94	9.61	19.30	31.49
17. Taxable Total	11,637	1,063,232,400	696	163,609,155	860	103,425,930	13,193	1,330,267,485	11,614,375
% of Taxable Total	88.21	79.93	5.28	12.30	6.52	7.77	80.67	67.67	92.19

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	82	380,945	4,397,225	0	0	0
19. Commercial	129	2,913,495	14,704,115	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	82	380,945	4,397,225
19. Commercial	0	0	0	129	2,913,495	14,704,115
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				211	3,294,440	19,101,340

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	304	0	0	304

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,985	395,591,560	1,985	395,591,560
28. Ag-Improved Land	0	0	0	0	1,881	183,420,605	1,881	183,420,605
29. Ag Improvements	0	0	0	0	1,176	56,489,465	1,176	56,489,465
30. Ag Total							3,161	635,501,630

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	7	49.84	103,360	7	49.84	103,360	
32. HomeSite Improv Land	478	601.52	6,173,925	478	601.52	6,173,925	
33. HomeSite Improvements	518	0.00	43,629,200	518	0.00	43,629,200	0
34. HomeSite Total				525	651.36	49,906,485	
35. FarmSite UnImp Land	21	38.18	140,315	21	38.18	140,315	
36. FarmSite Improv Land	645	1,549.00	4,933,620	645	1,549.00	4,933,620	
37. FarmSite Improvements	658	0.00	12,860,265	658	0.00	12,860,265	983,570
38. FarmSite Total				679	1,587.18	17,934,200	
39. Road & Ditches	0	7,142.79	0	0	7,142.79	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,204	9,381.33	67,840,685	983,570

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	1	160.00	62,245	1	160.00	62,245

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	69,048.75	31.00%	159,542,685	34.26%	2,310.58
46. 1A	97,488.44	43.77%	219,835,680	47.21%	2,254.99
47. 2A1	8,353.40	3.75%	16,706,800	3.59%	2,000.00
48. 2A	16,004.37	7.19%	28,167,490	6.05%	1,759.99
49. 3A1	6,920.25	3.11%	9,895,805	2.13%	1,429.98
50. 3A	1,713.42	0.77%	2,433,040	0.52%	1,419.99
51. 4A1	13,884.29	6.23%	18,118,660	3.89%	1,304.98
52. 4A	9,295.94	4.17%	10,922,345	2.35%	1,174.96
53. Total	222,708.86	100.00%	465,622,505	100.00%	2,090.72
Dry					
54. 1D1	12,418.04	21.90%	16,143,455	24.65%	1,300.00
55. 1D	25,165.22	44.38%	32,714,760	49.96%	1,300.00
56. 2D1	2,242.72	3.95%	2,467,005	3.77%	1,100.01
57. 2D	6,745.08	11.89%	6,745,080	10.30%	1,000.00
58. 3D1	2,626.89	4.63%	2,364,200	3.61%	900.00
59. 3D	306.75	0.54%	245,395	0.37%	799.98
60. 4D1	4,785.66	8.44%	3,349,950	5.12%	700.00
61. 4D	2,419.17	4.27%	1,451,490	2.22%	600.00
62. Total	56,709.53	100.00%	65,481,335	100.00%	1,154.68
Grass					
63. 1G1	1,841.97	0.00%	1,657,780	4.57%	900.00
64. 1G	3,865.05	8.32%	3,478,585	9.59%	900.01
65. 2G1	5,558.78	11.96%	5,002,890	13.79%	900.00
66. 2G	5,162.02	11.11%	4,361,725	12.02%	844.96
67. 3G1	1,705.52	3.67%	1,236,260	3.41%	724.86
68. 3G	1,986.94	4.28%	1,440,460	3.97%	724.96
69. 4G1	4,636.64	9.98%	3,361,145	9.27%	724.91
70. 4G	21,701.90	46.71%	15,733,340	43.38%	724.98
71. Total	46,458.82	100.00%	36,272,185	100.00%	780.74
Irrigated Total					
Irrigated Total	222,708.86	68.05%	465,622,505	82.02%	2,090.72
Dry Total					
Dry Total	56,709.53	17.33%	65,481,335	11.54%	1,154.68
Grass Total					
Grass Total	46,458.82	14.20%	36,272,185	6.39%	780.74
Waste	740.52	0.23%	155,495	0.03%	209.98
Other	652.47	0.20%	129,425	0.02%	198.36
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	327,270.20	100.00%	567,660,945	100.00%	1,734.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	222,708.86	465,622,505	222,708.86	465,622,505
77. Dry Land	0.00	0	0.00	0	56,709.53	65,481,335	56,709.53	65,481,335
78. Grass	0.00	0	0.00	0	46,458.82	36,272,185	46,458.82	36,272,185
79. Waste	0.00	0	0.00	0	740.52	155,495	740.52	155,495
80. Other	0.00	0	0.00	0	652.47	129,425	652.47	129,425
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	327,270.20	567,660,945	327,270.20	567,660,945

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	222,708.86	68.05%	465,622,505	82.02%	2,090.72
Dry Land	56,709.53	17.33%	65,481,335	11.54%	1,154.68
Grass	46,458.82	14.20%	36,272,185	6.39%	780.74
Waste	740.52	0.23%	155,495	0.03%	209.98
Other	652.47	0.20%	129,425	0.02%	198.36
Exempt	0.00	0.00%	0	0.00%	0.00
Total	327,270.20	100.00%	567,660,945	100.00%	1,734.53

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

01 Adams

	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	932,141,015	945,225,775	13,084,760	1.40%	7,308,310	0.62%
02. Recreational	5,194,595	5,633,620	439,025	8.45%	338,880	1.93%
03. Ag-Homesite Land, Ag-Res Dwelling	52,950,990	49,906,485	-3,044,505	-5.75%	0	-5.75%
04. Total Residential (sum lines 1-3)	990,286,600	1,000,765,880	10,479,280	1.06%	7,647,190	0.29%
05. Commercial	280,900,195	288,176,450	7,276,255	2.59%	2,724,085	1.62%
06. Industrial	84,801,390	91,231,640	6,430,250	7.58%	1,243,100	6.12%
07. Ag-Farmsite Land, Outbuildings	16,918,025	17,934,200	1,016,175	6.01%	983,570	0.19%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	382,619,610	397,342,290	14,722,680	3.85%	4,950,755	2.55%
10. Total Non-Agland Real Property	1,372,906,210	1,398,108,170	25,201,960	1.84%	12,597,945	0.92%
11. Irrigated	422,569,990	465,622,505	43,052,515	10.19%		
12. Dryland	65,631,015	65,481,335	-149,680	-0.23%		
13. Grassland	34,242,000	36,272,185	2,030,185	5.93%		
14. Wasteland	155,390	155,495	105	0.07%		
15. Other Agland	129,785	129,425	-360	-0.28%		
16. Total Agricultural Land	522,728,180	567,660,945	44,932,765	8.60%		
17. Total Value of all Real Property (Locally Assessed)	1,895,634,390	1,965,769,115	70,134,725	3.70%	12,597,945	3.04%

Adams County Assessor's Office

Three Year Plan

June 15, 2009

Adams County

Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3 year plan.

General Description of Office:

There are approximately 16,300 parcels in Adams County. There is an average of 400-500 permits per year. There are approximately 2,500 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the assessor, a deputy assessor, an appraiser, two associate appraisers, an appraisal clerk and two office clerks. The assessor supervises all proceedings in the office. The deputy oversees the personal property schedules and exemptions for real and personal property. The appraiser oversees the valuation process for residential, agricultural and commercial parcels. The associate appraisers help with the valuation for the residential, agricultural and commercial properties and do the pick-up work for the commercial parcels and the urban, suburban and rural residential parcels. The two office clerks handle the everyday occurrences at the front counter; taking personal property schedules and homestead exemptions, and one clerk is responsible for the real estate transfer statements.

Budgeting:

The proposed budget for 2009-2010 is \$486,505. The county board accommodates for a GIS technician through the Information & Technology budget.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated weekly as the real estate transfers are processed. The maps are in poor condition, but with the implementation of GIS in the near future, the information will be available electronically.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Files:

Abstract- Due March 19th
 Personal Property Abstract- June 15th
 Certification of Values- August 20th
 School District Taxable Value Report- August 25th
 Generate Tax Roll- November 22nd
 Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 1st – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until August 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types:

	Parcels	% of Total Parcels	Values	% of Taxable Value Base
Residential	11,573	77%	\$929,672,640	49%
Commercial	1,399	9%	\$267,374,205	14%
Industrial	148	1%	\$84,209,780	4%
Recreational	9	0%	\$5,194,595	0%
Agricultural	3,168	19%	\$593,259,965	32%
Total	16,297		\$1,879,711,185	

Agricultural land is 32% of the real property valuation base and 68% of that is assessed as irrigated.

The residential parcels in Hastings, the small villages, and the large rural subdivisions were reappraised in 2000. The rural residential and commercial parcels were reappraised in 2001 and the agland and mobile home reappraisal was completed in 2002. Exterior inspections were done at these times. Values were put into the micro solve system.

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the Property Record Cards, in the computer, in the assessment books and in the cadastral maps.

A sales review of residential, commercial and rural properties will be completed for the sales file. A questionnaire is sent to each sold property and an inspection is performed if needed.

2009 Plan of Assessment

Adams County Assessor's Office

Ratio studies are done on all the sales beginning in September of each year. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes.

Assessment Actions Planned for the 2010 Roll Year:

Residential:

A physical review will be conducted of the rural residential parcels in the south half of the county (approximately 425 parcels). The physical review consists of checking measurements, qualities, conditions, and interior information. Letters are sent to the property owners before the review informing the property owners of the review and asking them to set up an appointment. If there is no response to the letter, measurements and observations of the parcel are taken of the exterior features and the interior characteristics are estimated. Three different Hastings neighborhoods (approximately 1850 parcels) will be physically reviewed. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Costing tables for 2009 will be implemented. All sales reviews and year-end pick-up work for all residential parcels will be completed by March 1, 2010.

Agricultural Land:

An agland sales review will be carried out and ratio studies will be analyzed to determine if the use of multiple market areas should be utilized. Land use will be updated as the information becomes available.

Commercial:

New commercial market areas will be established. Commercial land will be revalued using the market areas. A ratio study will be completed for 2010 to see if any areas or occupancy codes are out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition and interior information. Costing tables for 2009 will be implemented. Commercial sales reviews and pick-up work will be completed by March 1, 2010.

GIS:

The GIS system will be fine-tuned and improved. An ag-land use layer will be started.

Assessment Actions Planned for the 2011 Roll Year:

Residential:

Five different Hastings neighborhoods (approximately 2300 parcels) will be physically reviewed. Ratio studies indicating the neighborhoods most out of compliance will be used to select the neighborhoods for review. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. The physical reviews will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up if needed. Residential parcels in the villages of Roseland, Ayr, Pauline, Prosser, Hansen, and Assumption (approximately 400 parcels) will be physically reviewed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2011.

Agricultural Land:

An agland sales review will be completed and land use will be updated as the information becomes available.

Commercial:

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2011.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved. The ag-land use layer will be complete.

Assessment Actions Planned for the 2012 Roll Year:

Residential:

The south two Hastings neighborhoods (approximately 1892 parcels) will be physically reviewed. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. The physical reviews will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2012.

Agricultural Land:

An agland sales review will be completed and land use will be updated as the information becomes available.

Commercial:

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2012.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved. The ag-land use layer will be complete.

2010 Assessment Survey for Adams County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	The appraisal department consists of: 1 head appraiser 2 appraisers 1 appraisal assistant
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$477,505
7.	Adopted budget, or granted budget if different from above
	\$477,505
8.	Amount of the total budget set aside for appraisal work
	\$132,515
9.	Appraisal/Reappraisal budget, if not part of the total budget
	0
10.	Part of the budget that is dedicated to the computer system
	\$26,310
11.	Amount of the total budget set aside for education/workshops
	\$4,000
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes- \$25,807 was returned; it is attributed to turnover in the office

B. Computer, Automation Information and GIS

1.	Administrative software
	In house, AS400
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?

	Yes, one new map this year
4.	Who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	IT Dept
7.	Personal Property software:
	AS 400

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All towns in the county
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	None
2.	Other services
	None

Certification

This is to certify that the 2010 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission and one printed copy by hand delivery to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Adams County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts