

Table of Contents

2010 Commission Summary

2010 Opinions of the Property Tax Administrator

Residential Reports

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

Residential Correlation

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

Commercial Reports

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

Commercial Correlation

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

Agricultural or Special Valuation Reports

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

Agricultural or Special Valuation Correlation

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

County Reports

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

Certification**Maps**

Market Areas
Registered Wells > 500 GPM
Geo Codes
Soil Classes

Valuation History Charts

2010 Commission Summary

02 Antelope

Residential Real Property - Current

Number of Sales	143	Median	97
Total Sales Price	\$5,178,735	Mean	100
Total Adj. Sales Price	\$5,180,735	Wgt. Mean	98
Total Assessed Value	\$5,058,435	Average Assessed Value of the Base	\$45,691
Avg. Adj. Sales Price	\$36,229	Avg. Assessed Value	\$35,374

Confidence Interval - Current

95% Median C.I	96.23 to 98.10
95% Mean C.I	95.16 to 104.89
95% Wgt. Mean C.I	95.95 to 99.33

% of Value of the Class of all Real Property Value in the County	11.26
% of Records Sold in the Study Period	5.37
% of Value Sold in the Study Period	4.16

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	165	98	98
2008	178	97	97
2007	202	97	97
2006	203	98	98

2010 Commission Summary

02 Antelope

Commercial Real Property - Current

Number of Sales	25	Median	94
Total Sales Price	\$1,942,300	Mean	102
Total Adj. Sales Price	\$1,877,300	Wgt. Mean	105
Total Assessed Value	\$1,966,405	Average Assessed Value of the Base	\$112,366
Avg. Adj. Sales Price	\$75,092	Avg. Assessed Value	\$78,656

Confidence Interval - Current

95% Median C.I	90.94 to 106.67
95% Mean C.I	83.92 to 119.51
95% Wgt. Mean C.I	72.95 to 136.54

% of Value of the Class of all Real Property Value in the County	5.62
% of Records Sold in the Study Period	4.63
% of Value Sold in the Study Period	3.24

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	36	94	94
2008	53	98	98
2007	46	96	96
2006	41	95	95

2010 Opinions of the Property Tax Administrator for Antelope 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 Antelope County is 97% of market value. The quality of assessment for the class of residential real property in Antelope 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 Antelope County is 94% of market value. The quality of assessment for the class of commercial real property in Antelope 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 Antelope County is 71% of market value. The quality of assessment for the class of agricultural land in Antelope 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 Antelope County

taken to address the following property classes/subclasses:

Residential

Orchard and Royal lot values adjusted and improvements adjusted to 09 costing.

Elgin and part of Neligh improvements adjusted to 09 costing.

Clearwater improvements adjusted to 09 costing.

Oakdale land and improvements adjusted to 09 costing.

Brunswick improvements adjusted to 09 costing.

Tilden improvements adjusted to 09 costing.

Most of the rural residential improvements adjusted to 09 costing.

2010 Assessment Survey for Antelope County

Residential Appraisal Information

1.	Valuation data collection done by:
	Staff
2.	List the valuation groupings used by the County:
	Valuation Group 1 - Neligh Group 5 - Tilden Group 10 - Oakdale Group 15 - Elgin Group 20 - Brunswick Group 25 - Orchard Group 30 - Clearwater Group 35 - Rural
	Describe the specific characteristics of the valuation groupings that make them unique.
	Valuation Group 1 – Neligh, county seat, hospital, school, active businesses, largest populated town in the county Group 5 – Tilden, borders Madison County, small community hospital, medical clinic, active businesses Group 10 – Oakdale, located in eastern portion of the county, few businesses operating Group 15 – Elgin, medium size community, two schools, police station, active businesses Group 20 – Brunswick, small village, minimal businesses, major source of employment is a grain facility Group 25 – Orchard, located in the northwestern corner of the county, 2 gas stations, restaurant, post office, grocery Group 30 – Clearwater, located in the western side of the county, post office, school, no grocery Group 35 – Rural, all rural residential property outside the village limits
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	RCN and sales
4	When was the last lot value study completed?
	Doing when completing review and depreciation update of each town
a.	What methodology was used to determine the residential lot values?
	Sale price and square foot
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Some of the rural residential will not be on the 09 costing as we are still working on them, the rest of the residential are on the 09 costing.
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?
	Local market
a.	How often does the County update depreciation tables?
	Looked at annually
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Drive by reviews being completed
a.	Does the County maintain a tracking process? If yes describe.
	No
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	They are applied when inspected.

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:	143	MEDIAN:	97	COV:	29.69	95% Median C.I.:	96.23 to 98.10
TOTAL Sales Price:	5,178,735	WGT. MEAN:	98	STD:	29.70	95% Wgt. Mean C.I.:	95.95 to 99.33
TOTAL Adj.Sales Price:	5,180,735	MEAN:	100	AVG.ABS.DEV:	10.87	95% Mean C.I.:	95.16 to 104.89
TOTAL Assessed Value:	5,058,435						
AVG. Adj. Sales Price:	36,228	COD:	11.22	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	35,373	PRD:	102.44	MIN Sales Ratio:	18.50		

Printed: 03/22/2010 15:35:00

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	17	96.68	109.54	96.27	18.84	113.79	67.00	333.00	94.79 to 100.81	25,217	24,276
10/01/07 TO 12/31/07	21	97.17	96.13	95.84	3.01	100.30	80.56	103.77	95.41 to 98.62	44,164	42,327
01/01/08 TO 03/31/08	12	96.74	98.05	95.96	10.19	102.18	62.75	137.59	94.67 to 105.58	24,283	23,302
04/01/08 TO 06/30/08	19	98.39	103.58	99.57	9.20	104.03	91.10	198.17	94.30 to 100.18	44,643	44,450
07/01/08 TO 09/30/08	29	96.56	100.27	98.45	11.05	101.86	18.50	213.38	95.59 to 99.26	32,105	31,606
10/01/08 TO 12/31/08	13	97.58	100.61	97.83	7.59	102.84	86.38	147.20	94.66 to 101.21	43,112	42,178
01/01/09 TO 03/31/09	17	95.63	96.58	95.43	12.48	101.21	31.60	194.15	93.60 to 97.50	45,100	43,038
04/01/09 TO 06/30/09	15	98.75	94.68	102.19	18.03	92.65	28.89	181.28	91.95 to 99.18	28,450	29,073
<u>Study Years</u>											
07/01/07 TO 06/30/08	69	97.21	101.82	97.20	9.95	104.76	62.75	333.00	96.04 to 98.91	36,170	35,156
07/01/08 TO 06/30/09	74	96.53	98.35	98.05	12.36	100.30	18.50	213.38	95.76 to 97.58	36,283	35,576
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	73	97.29	100.83	98.40	9.90	102.47	18.50	213.38	96.18 to 98.87	36,042	35,466
<u>ALL</u>											
	143	96.80	100.02	97.64	11.22	102.44	18.50	333.00	96.23 to 98.10	36,228	35,373

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	51	97.21	97.15	97.24	2.70	99.90	80.56	106.65	96.47 to 98.67	40,132	39,026
05	10	94.72	93.62	93.91	15.29	99.70	31.60	147.20	86.38 to 104.66	30,325	28,477
10	13	97.50	94.93	96.09	5.45	98.79	67.00	105.00	91.32 to 100.00	6,197	5,955
15	21	95.89	100.15	97.89	12.43	102.31	29.00	198.17	94.79 to 99.86	49,709	48,660
20	9	96.56	92.52	95.53	17.00	96.85	18.50	137.59	85.70 to 107.87	27,177	25,962
25	16	97.65	106.41	109.95	18.67	96.78	62.75	194.15	91.10 to 107.50	19,765	21,732
30	16	98.98	110.36	97.73	22.70	112.92	28.89	333.00	95.77 to 101.25	28,025	27,388
35	7	93.73	110.66	95.33	20.21	116.08	90.15	213.38	90.15 to 213.38	99,571	94,920
<u>ALL</u>											
	143	96.80	100.02	97.64	11.22	102.44	18.50	333.00	96.23 to 98.10	36,228	35,373

STATUS: IMPROVED, UNIMPROVED & IOLL RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	130	97.19	103.20	97.99	9.13	105.31	80.56	333.00	96.47 to 98.39	39,466	38,674
2	13	76.82	68.24	61.30	33.53	111.33	18.50	105.00	29.00 to 99.38	3,853	2,362
<u>ALL</u>											
	143	96.80	100.02	97.64	11.22	102.44	18.50	333.00	96.23 to 98.10	36,228	35,373

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:	143	MEDIAN:	97	COV:	29.69	95% Median C.I.:	96.23 to 98.10
TOTAL Sales Price:	5,178,735	WGT. MEAN:	98	STD:	29.70	95% Wgt. Mean C.I.:	95.95 to 99.33
TOTAL Adj.Sales Price:	5,180,735	MEAN:	100	AVG.ABS.DEV:	10.87	95% Mean C.I.:	95.16 to 104.89
TOTAL Assessed Value:	5,058,435						
AVG. Adj. Sales Price:	36,228	COD:	11.22	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	35,373	PRD:	102.44	MIN Sales Ratio:	18.50		

Printed: 03/22/2010 15:35:00

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	143	96.80	100.02	97.64	11.22	102.44	18.50	333.00	96.23 to 98.10	36,228	35,373
06											
07											
<u>ALL</u>	<u>143</u>	<u>96.80</u>	<u>100.02</u>	<u>97.64</u>	<u>11.22</u>	<u>102.44</u>	<u>18.50</u>	<u>333.00</u>	<u>96.23 to 98.10</u>	<u>36,228</u>	<u>35,373</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	22	99.09	96.91	88.94	27.11	108.96	18.50	333.00	89.50 to 100.43	2,334	2,075
5000 TO 9999	18	98.91	109.33	107.97	15.46	101.25	80.56	213.38	96.56 to 103.20	6,677	7,210
<u>Total \$</u>											
1 TO 9999	40	99.09	102.50	102.28	21.86	100.22	18.50	333.00	96.43 to 99.91	4,288	4,386
10000 TO 29999	38	96.59	100.79	100.77	10.89	100.02	31.60	198.17	95.63 to 97.50	16,471	16,599
30000 TO 59999	37	97.56	99.64	98.85	5.63	100.80	85.70	181.28	95.89 to 99.18	43,440	42,940
60000 TO 99999	21	95.42	95.47	95.33	2.49	100.15	85.55	101.21	94.40 to 98.21	74,283	70,813
100000 TO 149999	3	98.51	98.93	98.98	0.70	99.95	98.10	100.18	N/A	120,000	118,771
150000 TO 249999	3	96.12	97.16	96.92	1.61	100.24	95.35	100.00	N/A	184,666	178,985
250000 TO 499999	1	93.73	93.73	93.73			93.73	93.73	N/A	302,000	283,075
<u>ALL</u>	<u>143</u>	<u>96.80</u>	<u>100.02</u>	<u>97.64</u>	<u>11.22</u>	<u>102.44</u>	<u>18.50</u>	<u>333.00</u>	<u>96.23 to 98.10</u>	<u>36,228</u>	<u>35,373</u>

**2010 Correlation Section
for Antelope County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:Antelope County had reported in the survey that new costing was implemented in the residential class and adjustments made accordingly. As a result of the assessment actions applied in the county, the level of value is best represented as the median measure of central tendency at 97%. The county utilized a sufficient number of qualified sales in the analysis of the residential properties. The counties individual valuation groupings are all within the acceptable levels of value.

There are 13 sales in the unimproved statistical analysis. Those 13 sales are distributed among the various valuation groupings. All 13 of those sales range in a sale price of \$500 to \$12,500 and an assessment of \$370 to \$9,760.

There are no areas to suggest a recommendation for adjustment should be made to the residential valuations for Antelope County.

**2010 Correlation Section
for Antelope 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:All sales transactions in the county are considered arms length transactions. The county does not mail a questionnaire out on every transaction that occurs. The transactions are reviewed on a case by case scenario. If the assessment ratio is extremely outside the acceptable range or appears to be a questionable transaction, the assessor and or staff will call the realtor, buyer or seller of the property. They will question the person involved with the transaction to discover any details about the transaction that would make it a non arms length sale.

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

**2010 Correlation Section
for Antelope 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	98	100

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

	COD	PRD
R&O Statistics	11.22	102.44

RESIDENTIAL: The coefficient of dispersion and the price related differential are both well within the acceptable parameters for the 2010 assessment process.

2010 Assessment Actions for Antelope County

taken to address the following property classes/subclasses:

Commercial

Review statistics and make adjustments as needed!! The pickup work is in progress.

The big hog/turkey barns will be revalued.

Commercial elevators will be put on hold until the 2011 assessment year.

2010 Assessment Survey for Antelope County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Staff
2.	List the valuation groupings used by the County:
	Valuation Group 1 - Neligh Group 5 - Tilden Group 10 - Oakdale Group 15 - Elgin Group 20 - Brunswick Group 25 - Orchard Group 30 - Clearwater Group 35 - Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Valuation Group 1 – Neligh, county seat, hospital, school, active businesses, largest populated town in the county Group 5 – Tilden, borders Madison County, small community hospital, medical clinic, active businesses Group 10 – Oakdale, located in eastern portion of the county, few businesses operating Group 15 – Elgin, medium size community, two schools, police station, active businesses Group 20 – Brunswick, small village, minimal businesses, major source of employment is a grain facility Group 25 – Orchard, located in the northwestern corner of the county, 2 gas stations, restaurant, post office, grocery Group 30 – Clearwater, located in the western side of the county, post office, school, no grocery Group 35 – Rural, all rural residential property outside the village limits
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales
4	When was the last lot value study completed?
	Looking at when reviewing towns
a.	What methodology was used to determine the commercial lot values?
	Square foot
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	No, the cost tables are from 2004 to 2006, depending when the last revaluation was done.
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?
	The depreciation study dates range from 2004 to 2007 depending when the last revaluation was done. They are the same as the cost dates
a.	How often does the County update the depreciation tables?
	Not since 2007
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	yes
b.	By Whom?
	Staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	No progress made.
a.	Does the County maintain a tracking process? If yes describe.
	No.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Applied when inspected.

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:	25	MEDIAN:	94	COV:	42.38	95% Median C.I.:	90.94 to 106.67
TOTAL Sales Price:	1,942,300	WGT. MEAN:	105	STD:	43.10	95% Wgt. Mean C.I.:	72.95 to 136.54
TOTAL Adj.Sales Price:	1,877,300	MEAN:	102	AVG.ABS.DEV:	25.53	95% Mean C.I.:	83.92 to 119.51
TOTAL Assessed Value:	1,966,405						
AVG. Adj. Sales Price:	75,092	COD:	27.26	MAX Sales Ratio:	264.31		
AVG. Assessed Value:	78,656	PRD:	97.10	MIN Sales Ratio:	45.04		

Printed: 03/22/2010 15:35:07

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											
10/01/06 TO 12/31/06	4	104.23	114.60	108.00	16.24	106.11	93.58	156.38	N/A	72,500	78,301
01/01/07 TO 03/31/07	4	93.88	95.67	94.37	2.39	101.38	93.23	101.71	N/A	43,125	40,697
04/01/07 TO 06/30/07	3	93.58	89.31	62.83	26.33	142.15	50.22	124.13	N/A	77,666	48,795
07/01/07 TO 09/30/07	2	114.91	114.91	103.12	11.50	111.43	101.70	128.12	N/A	277,500	286,167
10/01/07 TO 12/31/07	4	103.28	105.31	93.43	21.37	112.71	73.98	140.71	N/A	12,775	11,936
01/01/08 TO 03/31/08	2	160.77	160.77	217.60	64.40	73.88	57.23	264.31	N/A	103,300	224,782
04/01/08 TO 06/30/08	2	67.25	67.25	68.30	16.40	98.45	56.22	78.27	N/A	99,550	67,997
07/01/08 TO 09/30/08	1	45.04	45.04	45.04			45.04	45.04	N/A	25,000	11,260
10/01/08 TO 12/31/08	1	80.73	80.73	80.73			80.73	80.73	N/A	52,000	41,980
01/01/09 TO 03/31/09	1	110.00	110.00	110.00			110.00	110.00	N/A	3,000	3,300
04/01/09 TO 06/30/09	1	90.94	90.94	90.94			90.94	90.94	N/A	90,000	81,845
<u>Study Years</u>											
07/01/06 TO 06/30/07	11	94.12	100.82	89.49	16.08	112.67	50.22	156.38	93.23 to 124.13	63,227	56,580
07/01/07 TO 06/30/08	10	97.10	110.71	119.16	40.24	92.91	56.22	264.31	57.23 to 140.71	101,180	120,564
07/01/08 TO 06/30/09	4	85.84	81.68	81.40	21.89	100.34	45.04	110.00	N/A	42,500	34,596
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	13	94.12	100.13	91.86	17.43	109.00	50.22	140.71	92.50 to 124.13	77,815	71,481
01/01/08 TO 12/31/08	6	67.75	96.97	132.34	65.15	73.27	45.04	264.31	45.04 to 264.31	80,450	106,466
<u>ALL</u>											
	25	93.63	101.71	104.75	27.26	97.10	45.04	264.31	90.94 to 106.67	75,092	78,656

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	86.98	93.51	81.20	18.22	115.15	73.98	140.71	73.98 to 140.71	36,700	29,801
05	2	100.47	100.47	91.55	9.49	109.74	90.94	110.00	N/A	46,500	42,572
10	1	264.31	264.31	264.31			264.31	264.31	N/A	160,000	422,895
15	10	97.68	98.49	99.38	22.63	99.11	45.04	156.38	57.23 to 124.13	43,360	43,090
20	1	56.22	56.22	56.22			56.22	56.22	N/A	90,000	50,600
25	1	93.63	93.63	93.63			93.63	93.63	N/A	125,000	117,040
30	1	101.71	101.71	101.71			101.71	101.71	N/A	15,500	15,765
35	3	101.70	93.35	89.90	25.53	103.84	50.22	128.12	N/A	246,666	221,750
<u>ALL</u>											
	25	93.63	101.71	104.75	27.26	97.10	45.04	264.31	90.94 to 106.67	75,092	78,656

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:	25	MEDIAN:	94	COV:	42.38	95% Median C.I.:	90.94 to 106.67
TOTAL Sales Price:	1,942,300	WGT. MEAN:	105	STD:	43.10	95% Wgt. Mean C.I.:	72.95 to 136.54
TOTAL Adj.Sales Price:	1,877,300	MEAN:	102	AVG.ABS.DEV:	25.53	95% Mean C.I.:	83.92 to 119.51
TOTAL Assessed Value:	1,966,405						
AVG. Adj. Sales Price:	75,092	COD:	27.26	MAX Sales Ratio:	264.31		
AVG. Assessed Value:	78,656	PRD:	97.10	MIN Sales Ratio:	45.04		

Printed: 03/22/2010 15:35:08

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	93.60	96.53	94.72	21.75	101.91	45.04	156.38	80.73 to 106.67	70,615	66,885
2	4	93.85	86.98	67.47	16.07	128.91	50.22	110.00	N/A	76,250	51,448
3	1	264.31	264.31	264.31			264.31	264.31	N/A	160,000	422,895
<u>ALL</u>	<u>25</u>	<u>93.63</u>	<u>101.71</u>	<u>104.75</u>	<u>27.26</u>	<u>97.10</u>	<u>45.04</u>	<u>264.31</u>	<u>90.94 to 106.67</u>	<u>75,092</u>	<u>78,656</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	25	93.63	101.71	104.75	27.26	97.10	45.04	264.31	90.94 to 106.67	75,092	78,656
04											
<u>ALL</u>	<u>25</u>	<u>93.63</u>	<u>101.71</u>	<u>104.75</u>	<u>27.26</u>	<u>97.10</u>	<u>45.04</u>	<u>264.31</u>	<u>90.94 to 106.67</u>	<u>75,092</u>	<u>78,656</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	2	125.36	125.36	122.65	12.25	102.21	110.00	140.71	N/A	2,550	3,127
5000 TO 9999	1	92.50	92.50	92.50			92.50	92.50	N/A	5,000	4,625
<u>Total \$</u>											
1 TO 9999	3	110.00	114.40	107.72	14.61	106.20	92.50	140.71	N/A	3,366	3,626
10000 TO 29999	8	93.85	92.48	91.58	17.07	100.99	45.04	124.13	45.04 to 124.13	20,562	18,830
30000 TO 59999	4	104.43	105.62	100.61	35.08	104.97	57.23	156.38	N/A	42,150	42,408
60000 TO 99999	4	96.36	88.90	87.73	15.90	101.33	56.22	106.67	N/A	82,500	72,380
100000 TO 149999	3	93.58	88.49	88.60	5.47	99.88	78.27	93.63	N/A	111,366	98,671
150000 TO 249999	2	157.27	157.27	149.51	68.07	105.19	50.22	264.31	N/A	172,500	257,905
500000 +	1	101.70	101.70	101.70			101.70	101.70	N/A	525,000	533,900
<u>ALL</u>	<u>25</u>	<u>93.63</u>	<u>101.71</u>	<u>104.75</u>	<u>27.26</u>	<u>97.10</u>	<u>45.04</u>	<u>264.31</u>	<u>90.94 to 106.67</u>	<u>75,092</u>	<u>78,656</u>

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:	25	MEDIAN:	94	COV:	42.38	95% Median C.I.:	90.94 to 106.67
TOTAL Sales Price:	1,942,300	WGT. MEAN:	105	STD:	43.10	95% Wgt. Mean C.I.:	72.95 to 136.54
TOTAL Adj.Sales Price:	1,877,300	MEAN:	102	AVG.ABS.DEV:	25.53	95% Mean C.I.:	83.92 to 119.51
TOTAL Assessed Value:	1,966,405						
AVG. Adj. Sales Price:	75,092	COD:	27.26	MAX Sales Ratio:	264.31		
AVG. Assessed Value:	78,656	PRD:	97.10	MIN Sales Ratio:	45.04		

Printed: 03/22/2010 15:35:08

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	94.12	98.35	91.95	6.75	106.96	90.94	110.00	N/A	36,666	33,715
303	1	50.22	50.22	50.22			50.22	50.22	N/A	185,000	92,915
340	1	101.78	101.78	101.78			101.78	101.78	N/A	60,000	61,070
344	4	93.41	86.18	94.95	12.27	90.76	56.22	101.70	N/A	162,500	154,300
346	1	101.71	101.71	101.71			101.71	101.71	N/A	15,500	15,765
350	2	67.75	67.75	71.97	15.53	94.13	57.23	78.27	N/A	77,850	56,032
353	5	114.05	99.58	89.94	25.57	110.71	45.04	140.71	N/A	19,820	17,827
384	1	92.50	92.50	92.50			92.50	92.50	N/A	5,000	4,625
406	2	124.98	124.98	111.52	25.12	112.07	93.58	156.38	N/A	70,000	78,065
420	1	264.31	264.31	264.31			264.31	264.31	N/A	160,000	422,895
426	1	80.73	80.73	80.73			80.73	80.73	N/A	52,000	41,980
471	1	128.12	128.12	128.12			128.12	128.12	N/A	30,000	38,435
528	1	106.67	106.67	106.67			106.67	106.67	N/A	90,000	96,005
531	1	93.63	93.63	93.63			93.63	93.63	N/A	125,000	117,040
<u>ALL</u>	<u>25</u>	<u>93.63</u>	<u>101.71</u>	<u>104.75</u>	<u>27.26</u>	<u>97.10</u>	<u>45.04</u>	<u>264.31</u>	<u>90.94 to 106.67</u>	<u>75,092</u>	<u>78,656</u>

**2010 Correlation Section
for Antelope County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Antelope County, as determined by the PTA is 94%. The mathematically calculated median is 94%.

COMMERCIAL:Antelope County reported in the survey that the county would review the statistics. The pickup work was completed. Little change was done to the commercial class as a whole for the 2010 assessment year. The result of the assessment actions indicated that the overall median level of value of 94%.

There are no areas to suggest a recommendation for adjustment should be made to the commercial valuations for Antelope County.

**2010 Correlation Section
for Antelope 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:All sales transactions in the county are considered arms length transactions. The county does not mail a questionnaire out on every transaction that occurs. The transactions are reviewed on a case by case scenario. If the assessment ratio is extremely outside the acceptable range or appears to be a questionable transaction, the assessor and or staff will call the realtor, buyer or seller of the property. They will question the person involved with the transaction to discover any details about the transaction that would make it a non arms length sale.

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

**2010 Correlation Section
for Antelope 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	94	105	102

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

	COD	PRD
R&O Statistics	27.26	97.10

COMMERCIAL: The coefficient of dispersion and price related differential are both well outside the acceptable parameter. There is a sale in the sales file, Book 126 Page 399 that is distorting the statistic. The assessed value is considerably higher than the sale price. If that sale were not included, the coefficient of dispersion would be 20.81 and the price related differential would be 105.63. The conclusion is that while the sale is included because the county considers it an arm's length transaction, the assessment of the commercial class of property is reasonable.

2010 Assessment Actions for Antelope County

taken to address the following property classes/subclasses:

Agricultural

Review Statistics

All agland use in Antelope county will be updated to our 2010 GIS.

All area values will be adjusted as needed.

The dryland in Area 3 was lowered to much for 2009, so there will be a substantial change in the dryland value for 2010 to reflect that correction. Also in Area 3 the irrigated value will have a substantial increase due to market conditions.

Area 4 also will have a somewhat substantial increase in dry and irrigated due to market conditions.

Grain bin values are continually being addressed and a lot of new bins are being added to the county.

2010 Assessment Survey for Antelope County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes
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.
	GEO characteristics and soil capabilities
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	1. Sand and irrigation, 2. Mix of irrigation and pasture, good water, sandy, 3. Heavier soils, hilly-rolling hills, good production 4. Breaking to river no water, dryland and hilly
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By statute
b.	When is it agricultural land, when is it residential, when is it recreational?
	Agricultural-ag purpose, residential – 20 acres or less, rec, don't use for ag purposes
c.	Are these definitions in writing?
	No
d.	What are the recognized differences?
	NA
e.	How are rural home sites valued?
	Homesite acre at 9000 remainder at farm site
f.	Are rural home sites valued the same as rural residential home sites?
	No
g.	Are all rural home sites valued the same or are market differences recognized?
	Yes the sites are all the same value.
h.	What are the recognized differences?
	None
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Done
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes
b.	What other land characteristics or analysis are/is used to determine assessed values?

	Use
5.	Is land use updated annually?
	Current with GIS
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and physical inspection
6.	Is there agricultural land in the County that has a non-agricultural influence?
	None
a.	How is the County developing the value for non-agricultural influences?
	None
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	NA
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	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)
	We will start in 2010 inspecting rural properties.
a.	Does the County maintain a tracking process?
	We will make a spread sheet and track our progress township by township.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Inspected properties will be added to the county when inspected.



Antelope County 02

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	Area 1	Area 2	Area 3	Area 4	Area 5
07/01/06 - 06/30/07	20	7	3	5	3	2
07/01/07 - 06/30/08	22	10	6	3	2	1
07/01/08 - 06/30/09	26	4	2	12	8	0
Totals	68	21	11	20	13	3

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3	Mkt 4	Mkt 5
7/1/06 - 6/30/07	13	2	2	4	5	0
7/1/07 - 6/30/08	18	0	3	9	4	2
7/1/08 - 6/30/09	12	5	3	0	1	3
	43	7	8	13	10	5

Final Results:

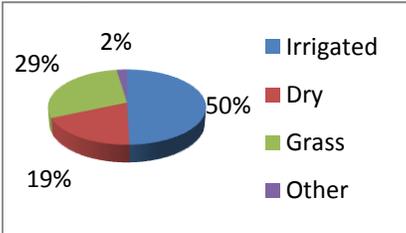
Study Year	County	Area 1	Area 2	Area 3	Area 4	Area 5
07/01/06 - 06/30/07	33	9	5	9	8	2
07/01/07 - 06/30/08	40	10	9	12	6	3
07/01/08 - 06/30/09	38	9	5	12	9	3
Totals	111	28	19	33	23	8

Representativeness by Majority Land Use

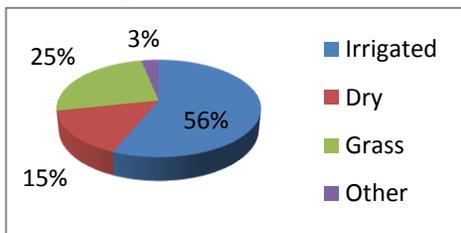
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	50%	56%	51%
Dry	19%	15%	17%
Grass	29%	25%	29%
Other	2%	3%	3%

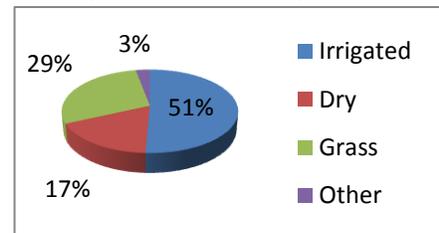
County



Original Sales File

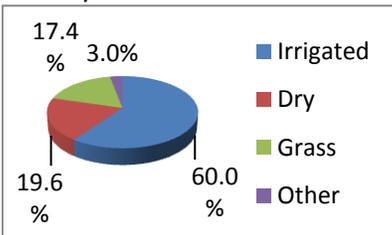


Representative Sample

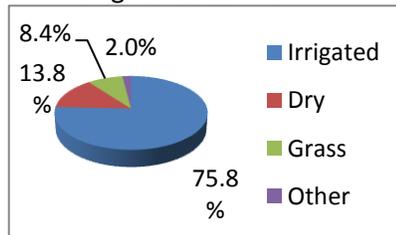


	Mkt Area 1		
	county	sales file	sample
Irrigated	60%	76%	69%
Dry	20%	14%	18%
Grass	17%	8%	10%
Other	3%	2%	2%

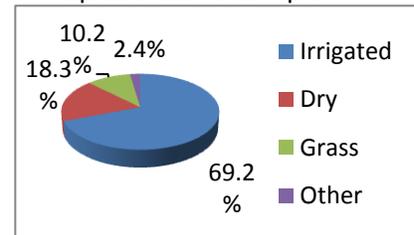
County



Original Sales File

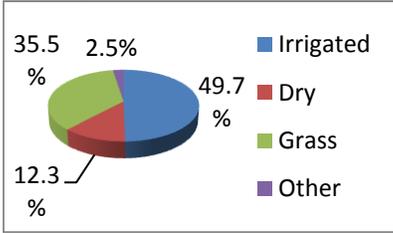


Representative Sample

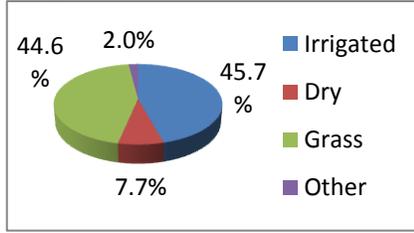


Mkt Area 2			
	county	sales file	sample
Irrigated	50%	46%	51%
Dry	12%	8%	5%
Grass	35%	45%	42%
Other	3%	2%	2%

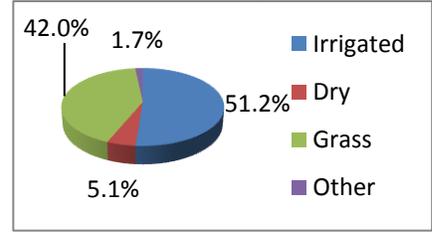
County



Original Sales File

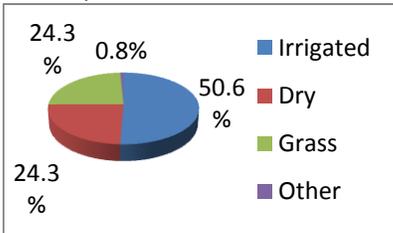


Representative Sample

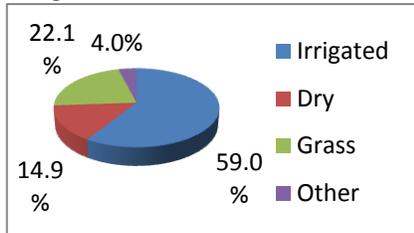


Mkt Area 3			
	county	sales file	sample
Irrigated	51%	59%	59%
Dry	24%	15%	24%
Grass	24%	22%	14%
Other	1%	4%	3%

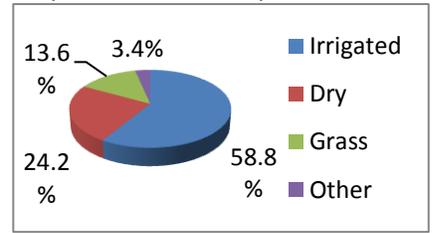
County



Original Sales File

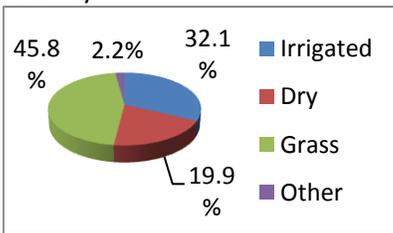


Representative Sample

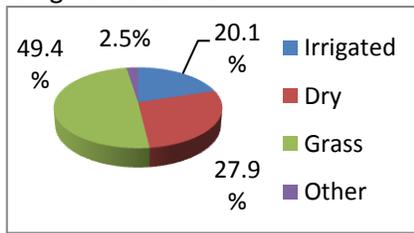


Mkt Area 4			
	county	sales file	sample
Irrigated	32%	20%	24%
Dry	20%	28%	25%
Grass	46%	49%	48%
Other	2%	3%	3%

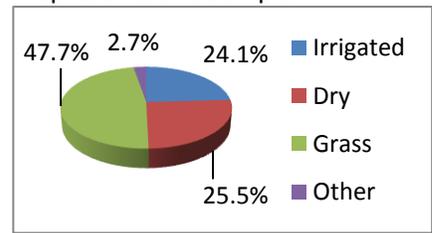
County



Original Sales File

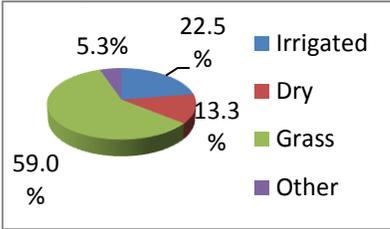


Representative Sample

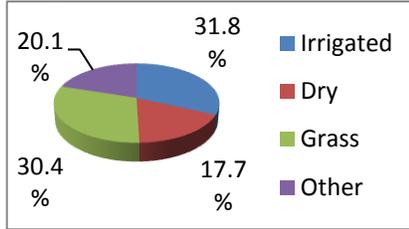


Mkt Area 5			
	county	sales file	sample
Irrigated	22%	32%	25%
Dry	13%	18%	6%
Grass	59%	30%	61%
Other	5%	20%	8%

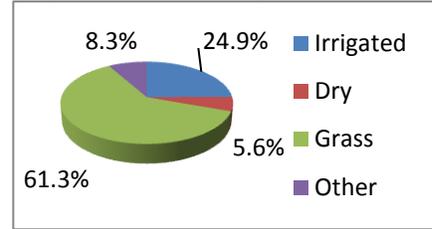
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3	Mrkt Area 4	Mrkt Area 5
Number of Sales - Original Sales File	68	21	11	20	13	3
Number of Sales - Expanded Sample	111	28	19	33	23	8
Total Number of Acres Added	7592	881	2358	1576	1917	861

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	111	Median	71%	AAD	13.18%
		Mean	73%	COD	18.55%
		W. Mean	71%	PRD	102.96%

Median	65%	AAD	12.96%
Mean	66%	COD	20.05%
W. Mean	63%	PRD	104.00%

Market Area 1 # sales	28	Median	70%	AAD	14.38%
		Mean	70%	COD	20.41%
		W. Mean	73%	PRD	95.76%

Median	69%	AAD	13.83%
Mean	69%	COD	19.99%
W. Mean	72%	PRD	95.84%

Market Area 2 # sales	19	Median	71%	AAD	11.92%
		Mean	75%	COD	16.88%
		W. Mean	72%	PRD	104.66%

Median	76%	AAD	12.25%
Mean	77%	COD	16.20%
W. Mean	73%	PRD	105.46%

Market Area 3 # sales	33	Median	72%	AAD	12.35%
		Mean	74%	COD	17.21%
		W. Mean	69%	PRD	107.19%

Median	51%	AAD	11.81%
Mean	52%	COD	23.21%
W. Mean	50%	PRD	103.86%

Market Area 4 # sales	23	Median	72%	AAD	12.12%
		Mean	72%	COD	16.77%
		W. Mean	72%	PRD	99.34%

Median	63%	AAD	12.31%
Mean	66%	COD	19.43%
W. Mean	65%	PRD	101.28%

Market Area 5 # sales	8	Median	74%	AAD	18.43%
		Mean	85%	COD	24.96%
		W. Mean	78%	PRD	108.84%

Median	72%	AAD	18.19%
Mean	82%	COD	25.11%
W. Mean	76%	PRD	108.05%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	0	N/A
Mkt Area 1	0	N/A	0	N/A	2	66.36%
Mkt Area 2	0	N/A	0	N/A	7	69.93%
Mkt Area 3	1	96.51%	4	59.22%	1	66.42%
Mkt Area 4	0	N/A	2	66.57%	3	79.18%
Mkt Area 5	0	N/A	0	N/A	2	108.70%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	0	N/A
Mkt Area 1	15	73.69%	2	40.90%	2	66.36%
Mkt Area 2	6	70.89%	0	N/A	9	70.62%
Mkt Area 3	19	75.27%	4	59.22%	3	82.37%
Mkt Area 4	5	75.69%	5	63.06%	9	68.96%
Mkt Area 5	2	91.46%	1	72.90%	3	84.48%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Antelope County

Agricultural Land

I. Correlation

The level of value for the agricultural real property in Antelope County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

AGRICULTURAL LAND:

An analysis of the sales of agricultural land was prepared and the overall sales file was found to be proportionate over the three year study period. However, Antelope County currently has five market areas. Each of the market areas was analyzed and found that the sales needed to be expanded in each market area to achieve balance across the three year time frame. The expansion supported the land use for each market area in relationship to the individual county land use for each market area. The expanded analysis was discussed with the county assessor and the conclusion supported the efforts of the county in establishing the 2010 agricultural land values which are equalized both within the County and with the adjoining Counties.

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

2010 Correlation Section

For Antelope 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:

All sales transactions in the county are considered arm's length transactions. The county does not mail a questionnaire out on every transaction that occurs. The transactions are reviewed on a case by case scenario. If the assessment ratio is extremely outside the acceptable range or appears to be a questionable transaction, the assessor and or staff will call the realtor, buyer or seller of the property. They will question the person involved with the transaction to discover any details about the transaction that would make it a non arm's length sale.

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

2010 Correlation Section

For Antelope 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	71	71	73

2010 Correlation Section

For Antelope County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.55	102.96

AGRICULTURAL LAND:

The coefficient of dispersion and the price related differential are both well within the acceptable parameters and support the valuation for the 2010 assessment year.

Total Real Property Sum Lines 17, 25, & 30	Records : 7,021	Value : 1,079,552,955	Growth 9,653,271	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	305	540,285	15	112,315	68	992,945	388	1,645,545	
02. Res Improve Land	1,820	3,578,970	113	1,904,675	270	5,006,860	2,203	10,490,505	
03. Res Improvements	1,835	74,788,475	118	10,327,025	280	21,022,365	2,233	106,137,865	
04. Res Total	2,140	78,907,730	133	12,344,015	348	27,022,170	2,621	118,273,915	1,712,464
% of Res Total	81.65	66.72	5.07	10.44	13.28	22.85	37.33	10.96	17.74
05. Com UnImp Land	79	283,805	5	19,235	14	176,255	98	479,295	
06. Com Improve Land	353	1,873,635	18	326,010	44	1,660,065	415	3,859,710	
07. Com Improvements	360	18,782,165	20	1,910,890	57	35,046,970	437	55,740,025	
08. Com Total	439	20,939,605	25	2,256,135	71	36,883,290	535	60,079,030	2,424,270
% of Com Total	82.06	34.85	4.67	3.76	13.27	61.39	7.62	5.57	25.11
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	36,105	0	0	2	41,730	5	77,835	
11. Ind Improvements	3	425,790	0	0	2	94,770	5	520,560	
12. Ind Total	3	461,895	0	0	2	136,500	5	598,395	0
% of Ind Total	60.00	77.19	0.00	0.00	40.00	22.81	0.07	0.06	0.00
13. Rec UnImp Land	0	0	1	41,350	13	693,670	14	735,020	
14. Rec Improve Land	0	0	1	22,960	16	1,150,835	17	1,173,795	
15. Rec Improvements	0	0	5	46,270	21	1,354,260	26	1,400,530	
16. Rec Total	0	0	6	110,580	34	3,198,765	40	3,309,345	6,560
% of Rec Total	0.00	0.00	15.00	3.34	85.00	96.66	0.57	0.31	0.07
Res & Rec Total	2,140	78,907,730	139	12,454,595	382	30,220,935	2,661	121,583,260	1,719,024
% of Res & Rec Total	80.42	64.90	5.22	10.24	14.36	24.86	37.90	11.26	17.81
Com & Ind Total	442	21,401,500	25	2,256,135	73	37,019,790	540	60,677,425	2,424,270
% of Com & Ind Total	81.85	35.27	4.63	3.72	13.52	61.01	7.69	5.62	25.11
17. Taxable Total	2,582	100,309,230	164	14,710,730	455	67,240,725	3,201	182,260,685	4,143,294
% of Taxable Total	80.66	55.04	5.12	8.07	14.21	36.89	45.59	16.88	42.92

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	31,030	1,371,445	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	31,030	1,371,445
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	31,030	1,371,445

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	258	5	215	478

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	16	296,705	23	3,118,860	2,491	495,451,865	2,530	498,867,430
28. Ag-Improved Land	2	32,925	93	19,006,310	1,122	319,053,590	1,217	338,092,825
29. Ag Improvements	3	121,190	93	5,923,775	1,194	54,287,050	1,290	60,332,015
30. Ag Total							3,820	897,292,270

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	2	2.00	18,000	83	85.20	766,800	
33. HomeSite Improvements	2	2.00	117,245	85	85.20	5,120,140	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.60	600	10	23.74	27,975	
36. FarmSite Improv Land	2	1.97	2,515	89	336.99	480,970	
37. FarmSite Improvements	2	0.00	3,945	61	0.00	803,635	
38. FarmSite Total							
39. Road & Ditches	0	0.03	0	0	215.45	0	
40. Other- Non Ag Use	0	0.00	0	0	102.12	82,610	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	23	23.32	209,880	23	23.32	209,880	
32. HomeSite Improv Land	719	754.93	6,794,370	804	842.13	7,579,170	
33. HomeSite Improvements	756	738.93	37,186,650	843	826.13	42,424,035	5,509,977
34. HomeSite Total				866	865.45	50,213,085	
35. FarmSite UnImp Land	315	1,102.10	1,422,745	326	1,126.44	1,451,320	
36. FarmSite Improv Land	1,061	5,073.41	7,330,850	1,152	5,412.37	7,814,335	
37. FarmSite Improvements	975	0.00	17,100,400	1,038	0.00	17,907,980	0
38. FarmSite Total				1,364	6,538.81	27,173,635	
39. Road & Ditches	0	10,278.44	0	0	10,493.92	0	
40. Other- Non Ag Use	0	1,383.51	880,905	0	1,485.63	963,515	
41. Total Section VI				2,230	19,383.81	78,350,235	5,509,977

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	8	976.82	597,205	8	976.82	597,205

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	3,859.14	3.22%	9,069,140	3.60%	2,350.04
46. 1A	7,382.72	6.16%	17,349,525	6.89%	2,350.02
47. 2A1	4,528.35	3.78%	10,189,340	4.04%	2,250.12
48. 2A	2,913.77	2.43%	6,556,365	2.60%	2,250.13
49. 3A1	40,941.27	34.16%	88,024,250	34.94%	2,150.01
50. 3A	50,880.08	42.46%	104,304,630	41.41%	2,050.01
51. 4A1	8,033.47	6.70%	14,460,220	5.74%	1,800.00
52. 4A	1,301.91	1.09%	1,952,865	0.78%	1,500.00
53. Total	119,840.71	100.00%	251,906,335	100.00%	2,102.01
Dry					
54. 1D1	1,177.32	3.85%	1,472,225	4.04%	1,250.49
55. 1D	2,226.21	7.28%	2,783,435	7.64%	1,250.30
56. 2D1	1,305.62	4.27%	1,632,545	4.48%	1,250.40
57. 2D	1,135.31	3.71%	1,419,515	3.90%	1,250.33
58. 3D1	11,263.54	36.81%	13,516,145	37.12%	1,199.99
59. 3D	11,997.79	39.21%	14,397,415	39.54%	1,200.01
60. 4D1	1,320.35	4.32%	1,056,335	2.90%	800.04
61. 4D	169.01	0.55%	135,230	0.37%	800.13
62. Total	30,595.15	100.00%	36,412,845	100.00%	1,190.15
Grass					
63. 1G1	175.26	0.00%	140,150	0.69%	799.67
64. 1G	463.23	1.73%	376,845	1.85%	813.52
65. 2G1	493.77	1.84%	402,075	1.97%	814.30
66. 2G	924.15	3.45%	770,045	3.77%	833.25
67. 3G1	3,415.60	12.73%	2,697,965	13.22%	789.89
68. 3G	15,269.13	56.93%	12,459,715	61.04%	816.01
69. 4G1	4,309.86	16.07%	2,565,635	12.57%	595.29
70. 4G	1,770.78	6.60%	1,000,870	4.90%	565.21
71. Total	26,821.78	100.00%	20,413,300	100.00%	761.07
Irrigated Total					
Irrigated Total	119,840.71	65.03%	251,906,335	80.31%	2,102.01
Dry Total					
Dry Total	30,595.15	16.60%	36,412,845	11.61%	1,190.15
Grass Total					
Grass Total	26,821.78	14.55%	20,413,300	6.51%	761.07
Waste					
Waste	218.87	0.12%	28,530	0.01%	130.35
Other					
Other	6,814.70	3.70%	4,908,810	1.56%	720.33
Exempt					
Exempt	434.78	0.24%	0	0.00%	0.00
Market Area Total					
Market Area Total	184,291.21	100.00%	313,669,820	100.00%	1,702.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,926.28	3.30%	4,430,420	3.56%	2,299.99
46. 1A	3,634.07	6.22%	8,358,380	6.71%	2,300.01
47. 2A1	3,760.94	6.43%	8,650,145	6.95%	2,300.00
48. 2A	1,508.45	2.58%	3,469,430	2.79%	2,300.00
49. 3A1	13,718.58	23.47%	31,552,695	25.34%	2,300.00
50. 3A	18,847.05	32.24%	41,463,540	33.30%	2,200.00
51. 4A1	7,096.70	12.14%	13,838,630	11.12%	1,950.01
52. 4A	7,962.62	13.62%	12,740,195	10.23%	1,600.00
53. Total	58,454.69	100.00%	124,503,435	100.00%	2,129.91
Dry					
54. 1D1	584.29	5.38%	467,455	6.81%	800.04
55. 1D	965.02	8.88%	772,035	11.25%	800.02
56. 2D1	910.81	8.38%	637,550	9.29%	699.98
57. 2D	327.79	3.02%	213,085	3.11%	650.07
58. 3D1	3,302.83	30.40%	2,064,790	30.10%	625.16
59. 3D	3,346.53	30.80%	2,007,855	29.27%	599.98
60. 4D1	815.72	7.51%	407,860	5.94%	500.00
61. 4D	610.89	5.62%	290,240	4.23%	475.11
62. Total	10,863.88	100.00%	6,860,870	100.00%	631.53
Grass					
63. 1G1	169.85	0.00%	80,210	0.62%	472.24
64. 1G	238.44	0.73%	111,255	0.86%	466.60
65. 2G1	192.42	0.59%	89,470	0.69%	464.97
66. 2G	220.11	0.68%	101,815	0.78%	462.56
67. 3G1	1,868.45	5.74%	868,585	6.68%	464.87
68. 3G	6,128.50	18.82%	2,843,820	21.88%	464.03
69. 4G1	6,670.52	20.48%	2,937,845	22.60%	440.42
70. 4G	17,076.54	52.44%	5,963,880	45.89%	349.24
71. Total	32,564.83	100.00%	12,996,880	100.00%	399.11
Irrigated Total					
	58,454.69	54.54%	124,503,435	84.00%	2,129.91
Dry Total					
	10,863.88	10.14%	6,860,870	4.63%	631.53
Grass Total					
	32,564.83	30.39%	12,996,880	8.77%	399.11
Waste					
	521.89	0.49%	52,200	0.04%	100.02
Other					
	4,768.21	4.45%	3,810,435	2.57%	799.13
Exempt					
	735.33	0.69%	0	0.00%	0.00
Market Area Total					
	107,173.50	100.00%	148,223,820	100.00%	1,383.03

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,169.24	11.02%	20,790,790	12.21%	2,900.00
46. 1A	22,009.10	33.83%	62,946,015	36.96%	2,860.00
47. 2A1	4,175.57	6.42%	11,107,040	6.52%	2,660.01
48. 2A	509.82	0.78%	1,351,030	0.79%	2,650.01
49. 3A1	7,990.91	12.28%	19,977,275	11.73%	2,500.00
50. 3A	16,140.06	24.81%	39,543,310	23.22%	2,450.01
51. 4A1	4,688.25	7.21%	9,845,315	5.78%	2,100.00
52. 4A	2,373.75	3.65%	4,747,500	2.79%	2,000.00
53. Total	65,056.70	100.00%	170,308,275	100.00%	2,617.84
Dry					
54. 1D1	2,117.67	7.56%	4,023,520	9.15%	1,899.97
55. 1D	8,472.51	30.26%	15,674,360	35.64%	1,850.03
56. 2D1	1,589.48	5.68%	2,861,045	6.51%	1,799.99
57. 2D	292.10	1.04%	496,560	1.13%	1,699.97
58. 3D1	2,792.25	9.97%	4,049,005	9.21%	1,450.09
59. 3D	7,909.96	28.25%	11,232,135	25.54%	1,420.00
60. 4D1	3,454.14	12.34%	4,138,945	9.41%	1,198.26
61. 4D	1,368.79	4.89%	1,501,720	3.41%	1,097.11
62. Total	27,996.90	100.00%	43,977,290	100.00%	1,570.79
Grass					
63. 1G1	402.80	0.00%	349,345	1.90%	867.29
64. 1G	2,200.62	8.45%	1,978,885	10.79%	899.24
65. 2G1	694.73	2.67%	560,250	3.05%	806.43
66. 2G	188.72	0.72%	152,675	0.83%	809.00
67. 3G1	1,531.90	5.88%	1,126,925	6.14%	735.64
68. 3G	4,353.03	16.71%	3,180,485	17.34%	730.64
69. 4G1	5,671.55	21.78%	3,984,085	21.72%	702.47
70. 4G	11,000.46	42.24%	7,013,775	38.23%	637.59
71. Total	26,043.81	100.00%	18,346,425	100.00%	704.44
Irrigated Total					
Irrigated Total	65,056.70	53.28%	170,308,275	72.46%	2,617.84
Dry Total					
Dry Total	27,996.90	22.93%	43,977,290	18.71%	1,570.79
Grass Total					
Grass Total	26,043.81	21.33%	18,346,425	7.81%	704.44
Waste					
Waste	121.59	0.10%	19,785	0.01%	162.72
Other					
Other	2,878.93	2.36%	2,401,965	1.02%	834.33
Exempt					
Exempt	290.58	0.24%	0	0.00%	0.00
Market Area Total					
Market Area Total	122,097.93	100.00%	235,053,740	100.00%	1,925.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,043.36	7.42%	4,699,705	8.54%	2,299.99
46. 1A	1,641.51	5.96%	3,611,320	6.56%	2,200.00
47. 2A1	2,896.48	10.52%	6,227,535	11.32%	2,150.04
48. 2A	4,226.30	15.35%	8,875,235	16.13%	2,100.00
49. 3A1	10,213.83	37.11%	19,917,140	36.20%	1,950.02
50. 3A	4,032.95	14.65%	7,461,025	13.56%	1,850.02
51. 4A1	1,427.93	5.19%	2,499,130	4.54%	1,750.18
52. 4A	1,044.26	3.79%	1,723,055	3.13%	1,650.02
53. Total	27,526.62	100.00%	55,014,145	100.00%	1,998.58
Dry					
54. 1D1	1,206.01	9.67%	1,507,775	10.46%	1,250.22
55. 1D	875.23	7.02%	1,094,245	7.59%	1,250.24
56. 2D1	1,050.71	8.43%	1,313,735	9.11%	1,250.33
57. 2D	2,163.20	17.35%	2,704,495	18.76%	1,250.23
58. 3D1	4,539.08	36.40%	5,220,155	36.21%	1,150.05
59. 3D	1,734.59	13.91%	1,734,590	12.03%	1,000.00
60. 4D1	597.58	4.79%	567,750	3.94%	950.08
61. 4D	303.42	2.43%	273,110	1.89%	900.11
62. Total	12,469.82	100.00%	14,415,855	100.00%	1,156.06
Grass					
63. 1G1	310.46	0.00%	256,330	1.29%	825.65
64. 1G	579.44	1.78%	499,470	2.51%	861.99
65. 2G1	937.99	2.88%	709,300	3.57%	756.19
66. 2G	3,588.28	11.00%	2,793,115	14.05%	778.40
67. 3G1	3,480.65	10.67%	2,509,340	12.62%	720.94
68. 3G	4,297.03	13.17%	3,147,190	15.83%	732.41
69. 4G1	5,386.68	16.51%	3,177,630	15.98%	589.91
70. 4G	14,044.90	43.05%	6,792,940	34.16%	483.66
71. Total	32,625.43	100.00%	19,885,315	100.00%	609.50
Irrigated Total					
Irrigated Total	27,526.62	37.11%	55,014,145	60.93%	1,998.58
Dry Total					
Dry Total	12,469.82	16.81%	14,415,855	15.97%	1,156.06
Grass Total					
Grass Total	32,625.43	43.98%	19,885,315	22.02%	609.50
Waste					
Waste	194.79	0.26%	19,480	0.02%	100.01
Other					
Other	1,363.50	1.84%	955,700	1.06%	700.92
Exempt					
Exempt	2,133.53	2.88%	0	0.00%	0.00
Market Area Total					
Market Area Total	74,180.16	100.00%	90,290,495	100.00%	1,217.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,955.42	29.50%	4,693,005	31.89%	2,400.00
46. 1A	303.89	4.58%	729,330	4.96%	2,399.98
47. 2A1	295.55	4.46%	709,310	4.82%	2,399.97
48. 2A	708.79	10.69%	1,701,110	11.56%	2,400.02
49. 3A1	565.75	8.54%	1,301,235	8.84%	2,300.02
50. 3A	1,425.44	21.51%	3,278,560	22.28%	2,300.03
51. 4A1	1,045.54	15.77%	1,777,415	12.08%	1,700.00
52. 4A	327.92	4.95%	524,665	3.57%	1,599.98
53. Total	6,628.30	100.00%	14,714,630	100.00%	2,219.97
Dry					
54. 1D1	905.09	26.47%	1,584,085	29.47%	1,750.20
55. 1D	229.35	6.71%	378,430	7.04%	1,650.01
56. 2D1	189.94	5.55%	313,410	5.83%	1,650.05
57. 2D	1,023.05	29.92%	1,688,050	31.41%	1,650.02
58. 3D1	361.23	10.56%	596,030	11.09%	1,650.00
59. 3D	542.21	15.86%	650,635	12.10%	1,199.97
60. 4D1	146.86	4.29%	146,860	2.73%	1,000.00
61. 4D	21.97	0.64%	17,580	0.33%	800.18
62. Total	3,419.70	100.00%	5,375,080	100.00%	1,571.80
Grass					
63. 1G1	208.38	0.00%	136,510	1.36%	655.10
64. 1G	57.94	0.38%	39,765	0.40%	686.31
65. 2G1	119.06	0.78%	78,185	0.78%	656.69
66. 2G	1,002.92	6.56%	726,025	7.22%	723.91
67. 3G1	708.51	4.64%	526,110	5.23%	742.56
68. 3G	7,717.32	50.52%	5,138,635	51.08%	665.86
69. 4G1	3,473.11	22.73%	2,329,800	23.16%	670.81
70. 4G	1,989.87	13.03%	1,084,045	10.78%	544.78
71. Total	15,277.11	100.00%	10,059,075	100.00%	658.44
Irrigated Total					
Irrigated Total	6,628.30	23.78%	14,714,630	46.41%	2,219.97
Dry Total					
Dry Total	3,419.70	12.27%	5,375,080	16.95%	1,571.80
Grass Total					
Grass Total	15,277.11	54.80%	10,059,075	31.73%	658.44
Waste					
Waste	1,568.46	5.63%	697,020	2.20%	444.40
Other					
Other	982.75	3.53%	858,355	2.71%	873.42
Exempt					
Exempt	416.02	1.49%	0	0.00%	0.00
Market Area Total					
Market Area Total	27,876.32	100.00%	31,704,160	100.00%	1,137.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	110.60	234,560	6,151.31	14,562,000	271,245.11	601,650,260	277,507.02	616,446,820
77. Dry Land	49.16	49,510	2,935.86	4,017,615	82,360.43	102,974,815	85,345.45	107,041,940
78. Grass	35.09	24,445	2,704.52	1,777,675	130,593.35	79,898,875	133,332.96	81,700,995
79. Waste	0.00	0	154.18	58,975	2,471.42	758,040	2,625.60	817,015
80. Other	0.00	0	466.78	350,550	16,341.31	12,584,715	16,808.09	12,935,265
81. Exempt	26.44	0	12.75	0	3,971.05	0	4,010.24	0
82. Total	194.85	308,515	12,412.65	20,766,815	503,011.62	797,866,705	515,619.12	818,942,035

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	277,507.02	53.82%	616,446,820	75.27%	2,221.37
Dry Land	85,345.45	16.55%	107,041,940	13.07%	1,254.22
Grass	133,332.96	25.86%	81,700,995	9.98%	612.76
Waste	2,625.60	0.51%	817,015	0.10%	311.17
Other	16,808.09	3.26%	12,935,265	1.58%	769.59
Exempt	4,010.24	0.78%	0	0.00%	0.00
Total	515,619.12	100.00%	818,942,035	100.00%	1,588.27

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

02 Antelope

	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	112,581,890	118,273,915	5,692,025	5.06%	1,712,464	3.53%
02. Recreational	2,588,130	3,309,345	721,215	27.87%	6,560	27.61%
03. Ag-Homesite Land, Ag-Res Dwelling	46,153,620	50,213,085	4,059,465	8.80%	5,509,977	-3.14%
04. Total Residential (sum lines 1-3)	161,323,640	171,796,345	10,472,705	6.49%	7,229,001	2.01%
05. Commercial	59,206,270	60,079,030	872,760	1.47%	2,424,270	-2.62%
06. Industrial	598,395	598,395	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	23,024,825	27,173,635	4,148,810	18.02%	0	18.02%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	82,829,490	87,851,060	5,021,570	6.06%	2,424,270	3.14%
10. Total Non-Agland Real Property	244,153,130	260,610,920	16,457,790	6.74%	9,653,271	2.79%
11. Irrigated	547,406,865	616,446,820	69,039,955	12.61%		
12. Dryland	89,265,425	107,041,940	17,776,515	19.91%		
13. Grassland	88,937,830	81,700,995	-7,236,835	-8.14%		
14. Wasteland	524,645	817,015	292,370	55.73%		
15. Other Agland	5,997,295	12,935,265	6,937,970	115.68%		
16. Total Agricultural Land	732,132,060	818,942,035	86,809,975	11.86%		
17. Total Value of all Real Property (Locally Assessed)	976,285,190	1,079,552,955	103,267,765	10.58%	9,653,271	9.59%

Antelope County

3 Year Plan of Assessment

2009-2011

March 18, 2009

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, and as amended by 2005 Neb. Laws LB 263, Section 9. It is to be submitted to the Antelope County Board of Equalization on or before July 31st, and the Department of Property Assessment & Taxation on or before October 31st, and every three years thereafter. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any update will describe all the duties of the of the Antelope County Assessor. It shall indicate the classes or subclasses of real property that the Antelope County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value of quality of assessment practices required by law and the resources necessary to complete those actions.

General Description of the Value Base of Antelope County

As reported on the 2009 County Abstract, Antelope County has a total count of 7,007 parcels. The residential parcel count is approximately 37% of the total; the Commercial/Industrial parcel count is 8% of the total base. Agricultural property accounts for 55% of the base. The total Antelope County real estate valuation as reported on abstract, excluding centrally assessed property, is 961,429.815. The total personal property value is 45,221,792. Antelope County handled 1,085 personal property schedules in 2008.

Staff/Training

The staff of the Antelope County Assessor's Office consists of the Assessor and three full time clerks. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property records cards as dictated by 521's, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, and supervises all other duties with the assistance of a full time clerk. The Personal Property clerk manages personal property files, oversees the homestead exemption program, handles the permissive exemptions, and reports office inventory, compiles the annual inventory list, and updates the website. An additional clerk is responsible for the creation, operation & maintenance of our GIS database, which includes the

digitizing of parcels, the application of current land use layers, and the calculation of agricultural land use acres.

The Assessor holds his assessor certification and is required to complete continuing education to maintain certification. In the future, a deputy assessor will be assigned and required to obtain certification and maintain continuing education, as well.

Public Relations

Every year in October, County Government Day is held, and the assessor's office is an active educator in this process, with the hopes of starting the education of the public at a younger age. Open communication with the local newspapers and the use of advertisements also help in the interpretive process. A yearly manual of all public relation endeavors is kept in the office. Every year this manual is reviewed and analyzed with the expectation of improving our techniques in the future.

ESRI Arc-GIS

As of 2004, ownership is being tracked on the ESRI Arc-GIS computer program. This is kept current with land transfers. In 2007 the services of GIS Workshop were secured in an effort to improve our system. All rural parcels have been drawn & labeled and are updated on a continuous basis. Urban parcels are in the process of being labeled. This program is a asset to both our staff and county.

Procedure Manuals

The previous assessor developed a policy and procedure manual for the Antelope County Assessor's office. This manual adheres to stature, regulation, and directive. It will continue to be revised and updated under the new Assessor.

Property Record Cards

The property record cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes, and

supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. An aerial photo of the agricultural land is also included. The cards are in good condition, and are updated and/or replaced as needed.

Homestead Exemptions

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Every prior year's applicant is mailed pre-printed forms at the beginning of the homestead season in February. Applications are accepted from February 1st through June 30th. Four hundred sixty homestead exemptions were filed in the Antelope County Assessor's Office in 2008. The Antelope County Assessor's office arranged for staff members of Goldenrod Hills to be available for assistance without fee to filers for the completion of the income portion of their homestead applications. This assistance was offered from 10 a.m. to 3 p.m. on February 18th, March 12th & 26th, April 2nd & 16th & 30th, May 7th & 21st, and June 11th. Dates for assistance are publicized in all local newspapers throughout the filing period. The Antelope County Assessor's Office telephones all prior-year applicants who have not yet submitted their application as the filing deadline approaches, which usually begins one month prior to the deadline to allow for the scheduling of assistance with the income forms if needed. The Antelope County Assessor's Office works in conjunction with the Antelope County Veteran's Service Officer to insure that all qualifying applicants receive the exemption status that is most applicable to their situation. The Antelope County Assessor plans on accepting & processing homestead exemptions, arranging for assistance with the completion of required forms, performing telephone reminders, and working with the Veteran's Service Officer every year for the next three years.

Personal Property

All personal property is handled according to Regulation 20. All schedules are to be filed by May 1st to be considered timely. From May 1st to July 31st, all schedules received by the office receive a 10% penalty. After July 31st, a 25% penalty is assessed. Advertisements are placed in the county newspapers prior to all postcard mailings to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants, upon request, are provided with a list of taxpayers, and then request their clients' forms in advance, which they complete and return to our office. The personal property abstract is due, and completed by June 15th. The Antelope County Assessor's Office anticipates this process to continue throughout the next three years.

Centrally Assessed/Railroad Property

Centrally assessed values are expected from the State Department of Property Assessment & Taxation by August 10th. The values provided are entered into the computer and balanced by Assessor's Office staff. All corrections are forwarded to the Property Tax Division. The Antelope County Assessor's Office anticipates no changes in this process over the next three years.

Permissive Exemptions

Permissive exemption forms are prepared by Assessor's Office staff, and mailed to all entities that were permissively tax exempt the previous year by December 1st. These forms are received back into the office by the end of the calendar year. The Assessor reviews all of the applications, brings the applications before the County Board, and makes recommendations as to their qualifications. As property transfers in & out of exemption, the assessor contacts the parties involved to ensure that the proper classification is given to the property, and that all requirements are fulfilled.

Levies

The assessor enters all certified levy rates from the county clerk into the Terrascan system that is necessary for billing and distribution of funds.

County Board of Equalization/TERC Appeals

The Assessor prepares all evidence to support his values during County Board of Equalization hearings, and attends the hearings to defend his values.

Real Property Assessment Requirements

All real property in the State of Nebraska is subject to property taxation unless expressly exempted by Nebraska Constitution, or is permitted by the constitution and legislation adopted by the legislature. All real property is to be valued according to market value. Residential, Commercial, Industrial, and Recreational properties are to be valued at 100% of market value. Agricultural land is to be valued at 75%.

2009-Residential

Preliminary sales stats indicated that an increase of at least 10% was required in the rural residential, 4500 class. After reviewing the parcels, it was determined that a revaluation of land was needed as well as an increase in improvement value. As a solution, all 4500 property classes were identified and reclassified to pull depreciation from a separate table that identified a more appropriate valuation for this neighborhood.

2010-Residential

All residential properties will be evaluated and a determination made as to whether additional depreciation changes may be necessary in other areas as well.

Specific attention will be made to Orchard and Royal Residential, specifically lot values to determine if correct valuation is in place.

2011-Residential

A "small town" valuation update will occur to include Tilden, Oakdale, and Clearwater. Review of each parcel and necessary updates will occur.

Pick-Up Work

The assessor and staff will gather all necessary data, which will be entered into the Terra Scan program to be valued like all comparable property by the Assessor.

2009-Commercial

Preliminary sales statistics indicated that Elgin commercial was undervalued. A review was made and adjustments were made accordingly to bring the ratio within compliance.

2010-2011-Commercial

Statistics will be reviewed and property may be reappraised or updated as deemed

necessary.

Pick-Up Work

The assessor and staff will gather all necessary data, which will be entered into the Terra Scan program to be valued like all comparable property by the Assessor.

2009-Agricultural

To verify that all Ag land was in the acceptable range, revaluation of all Ag land in the county occurred and is now within compliance.

A review of all outbuilding depreciation occurred when it was discovered that many of these were undervalued due to increased depreciation.

2010-2011 Agricultural

Statistics will be reviewed and property may be reappraised or updated as deemed necessary.

Additional

Over the next year, the Assessor will gather information and make a determination on the viability of continuing with the current 5 Market Areas. The decision may occur to reduce the number of Market Areas if the gathered statistics verify this will be a positive change.

Conclusion

The aforementioned changes and predictions are all based on a two month review of Antelope County's needs. I currently have all new staff, as well as many carry over duties from the previous Assessor that are being concluded. As I familiarize myself with the county, I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time, or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with any and all regulations and correct values.

Gene Schaaf

Antelope County Assessor

2010 Assessment Survey for Antelope County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$108,750
7.	Adopted budget, or granted budget if different from above
	Same
8.	Amount of the total budget set aside for appraisal work
	\$0
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$16,800
10.	Part of the budget that is dedicated to the computer system
	Paid for out of General Fund
11.	Amount of the total budget set aside for education/workshops
	\$1,500
12.	Other miscellaneous funds
13.	Was any of last year's budget not used:
	Very little.

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Staff

5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Staff
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Neligh and Tilden
4.	When was zoning implemented?
	1999

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 Antelope 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