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2010 Commission Summary

07 Box Butte

Residential Real Property - Current

Number of Sales	305	Median	97
Total Sales Price	\$27,083,106	Mean	97
Total Adj. Sales Price	\$27,024,106	Wgt. Mean	92
Total Assessed Value	\$24,990,926	Average Assessed Value of the Base	\$65,221
Avg. Adj. Sales Price	\$88,604	Avg. Assessed Value	\$81,937

Confidence Interval - Current

95% Median C.I	95.07 to 98.16
95% Mean C.I	94.40 to 99.99
95% Wgt. Mean C.I	90.48 to 94.47

% of Value of the Class of all Real Property Value in the County	42.87
% of Records Sold in the Study Period	6.81
% of Value Sold in the Study Period	8.55

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	385	99	99
2008	434	99	99
2007	402	97	97
2006	323	99	99

2010 Commission Summary

07 Box Butte

Commercial Real Property - Current

Number of Sales	48	Median	95
Total Sales Price	\$12,341,845	Mean	103
Total Adj. Sales Price	\$12,241,845	Wgt. Mean	92
Total Assessed Value	\$11,224,564	Average Assessed Value of the Base	\$119,077
Avg. Adj. Sales Price	\$255,038	Avg. Assessed Value	\$233,845

Confidence Interval - Current

95% Median C.I	85.35 to 100.03
95% Mean C.I	89.94 to 115.69
95% Wgt. Mean C.I	76.75 to 106.63

% of Value of the Class of all Real Property Value in the County	14.19
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	11.61

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	48	95	95
2008	60	97	97
2007	58	98	98
2006	56	99	99

2010 Opinions of the Property Tax Administrator for Box Butte 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 Box Butte County is 97% of market value. The quality of assessment for the class of residential real property in Box Butte 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 Box Butte County is 95% of market value. The quality of assessment for the class of commercial real property in Box Butte County indicates the assessment practices do not 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 Box Butte County is 71% of market value. The quality of assessment for the class of agricultural real property in Box Butte County indicates the assessment practices do not 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 Box Butte County

taken to address the following property classes/subclasses:

Residential

For Hemingford—there was a complete re-appraisal of the village, using both a new cost index and a new market depreciation derived from the sales study.

Alliance—inspected properties according to building permits and through discovery; conducted a sales study and adjusted subclasses by a percentage if these were outside of acceptable range.

Rural—enforced the use of the Improvement Information Statement in lieu of a building permit; conducted a sales study, and adjusted rural residential properties if outside of acceptable range.

The County also developed three rural residential market areas to reflect a noted market preference for buying close to paved roads.

2010 Assessment Survey for Box Butte County

Residential Appraisal Information

1.	Valuation data collection done by:
	Stanard Appraisal and office staff
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Alliance—residential properties within the city of Alliance and what would technically be classified as suburban (since there is no separate suburban market within the County).
20	Hemingford—residential properties within the town of Hemingford and its environs.
81	Rural Res 1—all rural residential properties that are close in proximity and have ready access to the paved roads within the County (Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10 th Street West, and County Rd 70).
82	Rural Res 2—rural residential properties that do not meet the criteria of Area 1, nor are in any of the Rainbow Acres subdivisions.
83	Rainbow Acres—only those rural residential properties that are within the Rainbow subdivisions.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Geographic location, as defined above.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Primarily the cost approach is used, with the market approach used to develop the depreciation schedule.
4	When was the last lot value study completed?
	In 2009
a.	What methodology was used to determine the residential lot values?
	The market approach and calculating sale price per 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?
	The Alliance cost index is dated 2005; Rural utilizes a 2008 cost index; Hemingford uses a 2009 cost index.
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 vendor?
	The County uses the tables provided by the CAMA vendor, and adjusts these based on the market. Depreciation will vary for the valuation groupings.
a.	How often does the County update depreciation tables?
	Upon completion of each valuation grouping re-appraisal.
7.	Pickup work:

a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Stanard Appraisal and the Assessor's office 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)
	The County has completed half of the residential inspection (rural residential and Hemingford residential) and review at this time.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, spreadsheets are maintained to track progress.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All of a valuation group must be complete before the new values are applied. However, if this is in process, and the valuation group is outside of acceptable range, then a percentage adjustment is made.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 03/31/2010

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	305	MEDIAN:	97	COV:	25.62	95% Median C.I.:	95.07 to 98.16
TOTAL Sales Price:	27,083,106	WGT. MEAN:	92	STD:	24.90	95% Wgt. Mean C.I.:	90.48 to 94.47
TOTAL Adj.Sales Price:	27,024,106	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	94.40 to 99.99
TOTAL Assessed Value:	24,990,926						
AVG. Adj. Sales Price:	88,603	COD:	14.87	MAX Sales Ratio:	254.51		
AVG. Assessed Value:	81,937	PRD:	105.10	MIN Sales Ratio:	21.59		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	56	99.13	102.99	99.65	7.41	103.35	79.79	200.35	98.83 to 99.52	78,233	77,958
10/01/07 TO 12/31/07	36	98.06	101.01	95.73	10.04	105.52	58.67	254.51	97.07 to 98.94	97,568	93,397
01/01/08 TO 03/31/08	39	91.66	93.12	90.25	14.57	103.18	55.99	188.58	85.91 to 99.85	76,410	68,959
04/01/08 TO 06/30/08	42	92.36	94.02	87.24	18.75	107.76	21.59	213.69	84.75 to 96.99	95,767	83,550
07/01/08 TO 09/30/08	46	87.23	93.11	88.91	17.58	104.73	62.92	188.66	82.74 to 94.23	90,738	80,671
10/01/08 TO 12/31/08	26	98.85	103.42	95.49	22.15	108.30	37.21	224.35	86.52 to 104.67	94,211	89,966
01/01/09 TO 03/31/09	34	95.43	94.06	91.25	17.66	103.08	54.33	144.52	88.34 to 99.73	84,788	77,368
04/01/09 TO 06/30/09	26	94.77	95.76	90.91	11.35	105.33	67.68	139.17	89.52 to 98.97	100,848	91,686
<u>Study Years</u>											
07/01/07 TO 06/30/08	173	98.15	98.18	93.49	12.43	105.01	21.59	254.51	97.42 to 98.81	86,102	80,500
07/01/08 TO 06/30/09	132	92.87	95.91	91.23	17.99	105.13	37.21	224.35	89.54 to 95.78	91,881	83,820
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	153	90.06	95.11	89.89	18.72	105.81	21.59	224.35	87.95 to 94.61	89,056	80,055
<u>ALL</u>											
	305	97.07	97.19	92.48	14.87	105.10	21.59	254.51	95.07 to 98.16	88,603	81,937

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	252	95.82	96.65	92.28	15.88	104.73	21.59	254.51	93.47 to 98.16	82,703	76,319
20	19	98.95	108.23	100.94	11.17	107.23	92.23	200.35	97.93 to 99.58	73,510	74,202
81	20	95.25	93.84	86.01	14.72	109.10	52.73	188.66	89.29 to 98.15	135,183	116,276
82	11	97.07	96.01	96.22	3.94	99.78	81.94	101.77	92.18 to 100.84	150,636	144,943
83	3	98.85	100.00	100.77	2.77	99.23	96.47	104.67	N/A	141,833	142,931
<u>ALL</u>											
	305	97.07	97.19	92.48	14.87	105.10	21.59	254.51	95.07 to 98.16	88,603	81,937

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	297	96.99	96.92	92.50	14.79	104.78	21.59	254.51	94.67 to 98.07	90,048	83,293
2	8	99.87	107.36	90.35	16.35	118.83	80.56	188.58	80.56 to 188.58	34,975	31,599
<u>ALL</u>											
	305	97.07	97.19	92.48	14.87	105.10	21.59	254.51	95.07 to 98.16	88,603	81,937

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 03/31/2010

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	302	97.04	96.89	92.31	14.70	104.96	21.59	254.51	94.67 to 98.15	88,661	81,841
06											
07	3	99.37	128.17	110.65	30.92	115.83	96.47	188.66	N/A	82,800	91,620
ALL											
	305	97.07	97.19	92.48	14.87	105.10	21.59	254.51	95.07 to 98.16	88,603	81,937

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	99.73	99.73	99.73			99.73	99.73	N/A	3,000	2,992
5000 TO 9999	5	111.40	141.52	145.73	37.41	97.11	84.70	213.69	N/A	7,100	10,346
Total \$											
1 TO 9999	6	110.31	134.55	142.14	33.25	94.66	84.70	213.69	84.70 to 213.69	6,416	9,120
10000 TO 29999	19	108.41	131.51	125.91	33.63	104.44	69.98	254.51	98.44 to 179.68	21,415	26,965
30000 TO 59999	64	99.00	104.28	102.02	18.25	102.22	21.59	188.66	95.67 to 105.82	43,964	44,851
60000 TO 99999	120	95.65	92.08	92.11	11.35	99.96	37.21	144.52	90.70 to 98.07	80,236	73,904
100000 TO 149999	64	90.79	88.90	89.17	10.38	99.69	54.33	112.68	87.95 to 97.31	121,462	108,312
150000 TO 249999	26	98.10	92.95	93.07	6.95	99.87	62.92	104.67	94.19 to 99.11	176,461	164,234
250000 TO 499999	6	94.71	84.83	83.53	14.34	101.56	52.73	99.99	52.73 to 99.99	295,844	247,118
ALL											
	305	97.07	97.19	92.48	14.87	105.10	21.59	254.51	95.07 to 98.16	88,603	81,937

**2010 Correlation Section
for Box Butte County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:For Assessment year 2010, the Box Butte County Assessor addressed the residential property class by physically reviewing and revaluing all parcels within Hemingford (valuation group 20). Pickup work was completed, and any neighborhoods within the non-reviewed subclasses were percentage adjusted if these were outside of acceptable range.

As the following tables and accompanying narratives will indicate, all three measures of central tendency are within acceptable range. Any of these could be used to act as a point estimate for the overall level of value for the residential property class. Both the median and the mean (arithmetic average) are virtually the same (rounded), and since the coefficient of dispersion is 14.87, this indicates that there is little average spread of the sample around the median measure.

Regarding the two quality of assessment measures, it appears that only the COD is within the recommended range. However, the price-related differential is affected by extreme outliers. The hypothetical removal of these would have no effect on the overall median, but instead would bring this measure within its recommended parameters. Therefore, it is believed that both level of assessment and quality of assessment for the residential property class are in compliance.

Further, since no displayed significant subclass is outside of acceptable range for level of value, no non-binding recommendations will be made.

**2010 Correlation Section
for Box Butte 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: The Division's review of the County's sales qualification procedures reveals that the Assessor's process consists of a mailed questionnaire sent to both parties of the sales transaction: the buyer and seller for all three classes of real property (excepting only those that IAAO standards currently recommend for exclusion). Current estimate of a rate of return is about one-half. The Assessor's office then attempts to contact the non-respondents and this raises the response rate to approximately 75%. Lacking any verification to the contrary, it is the Assessor's policy to qualify the remaining non-verified sales. If future verification indicates that a sale is not truly arms'-length the Assessor will then disqualify that sale. Copies of the verification questionnaires are attached to the Assessor's copy of the F521 document, and these are kept in notebooks.

**2010 Correlation Section
for Box Butte 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	92	97

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

	COD	PRD
R&O Statistics	14.87	105.10

RESIDENTIAL: The coefficient of dispersion is within acceptable range for residential real property. It appears that although the price-related differential lies two points above the recommended range, it is adversely affected by extreme outliers within the sales file. The hypothetical removal of these would bring the PRD within acceptable range (at 102.37).

2010 Assessment Actions for Box Butte County

taken to address the following property classes/subclasses:

Commercial

Hemingford—completed the reappraisal of the village and valued using a new cost index and current market depreciation developed from sales.

Alliance—inspected properties according to building permits and through discovery; a sales study was conducted and any subclasses that were outside of acceptable range were adjusted as necessary.

Rural—enforced the use of the Improvement Information Statement in lieu of a building permit.

2010 Assessment Survey for Box Butte County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Stanard Appraisal
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Alliance—commercial properties within the city of Alliance and what would technically be classified as suburban (since there is no separate suburban market within the County).
20	Hemingford—commercial properties within the town of Hemingford and its environs.
80	Rural Res 1—all rural commercial properties.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Geographic location—especially for lot values.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Assessor utilizes the cost, market and income approaches to valuing commercial properties.
4	When was the last lot value study completed?
	In 2009
a.	What methodology was used to determine the commercial lot values?
	The market approach was used to determine commercial lot values.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Alliance commercial improvements are valued using a 2005 cost index; the cost index for Hemingford commercial is dated 2008, and for Rural the cost index is 2009.
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 vendor?
	The County uses the CAMA tables provided by the vendor, and adjusts these using market-derived information.
a.	How often does the County update the depreciation tables?
	Upon completion of the particular valuation group re-appraisal.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Stanard Appraisal
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)
	The County is half-complete with commercial inspection and review at this time (rural commercial and Hemingford commercial).
a.	Does the County maintain a tracking process? If yes describe.
	Yes, spreadsheets are maintained to track the commercial inspection and review process.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All of a valuation group must be complete before the new values are applied. However, if this is in process, and the valuation group is outside of acceptable range, then a percentage adjustment is made.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 03/31/2010

NUMBER of Sales:	48	MEDIAN:	95	COV:	44.25	95% Median C.I.:	85.35 to 100.03
TOTAL Sales Price:	12,341,845	WGT. MEAN:	92	STD:	45.50	95% Wgt. Mean C.I.:	76.75 to 106.63
TOTAL Adj.Sales Price:	12,241,845	MEAN:	103	AVG.ABS.DEV:	29.20	95% Mean C.I.:	89.94 to 115.69
TOTAL Assessed Value:	11,224,564						
AVG. Adj. Sales Price:	255,038	COD:	30.64	MAX Sales Ratio:	284.83		
AVG. Assessed Value:	233,845	PRD:	112.13	MIN Sales Ratio:	45.51		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	6	96.50	98.27	98.70	9.73	99.57	85.35	124.00	85.35 to 124.00	330,543	326,237
10/01/06 TO 12/31/06	9	88.71	102.30	86.01	42.92	118.94	54.16	200.00	54.16 to 146.27	36,722	31,584
01/01/07 TO 03/31/07	3	113.48	147.21	143.47	42.93	102.61	91.01	237.15	N/A	21,000	30,128
04/01/07 TO 06/30/07	10	97.21	99.36	101.77	22.09	97.63	48.25	138.71	80.92 to 130.82	352,000	358,231
07/01/07 TO 09/30/07	5	95.83	108.50	129.94	17.97	83.50	84.46	134.81	N/A	148,368	192,784
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	100.00	100.00	100.00			100.00	100.00	N/A	16,245	16,245
04/01/08 TO 06/30/08	2	80.74	80.74	80.34	19.49	100.50	65.00	96.48	N/A	19,500	15,666
07/01/08 TO 09/30/08	3	45.51	55.45	73.71	21.84	75.23	45.51	75.33	N/A	368,666	271,739
10/01/08 TO 12/31/08	2	84.35	84.35	70.61	16.92	119.47	70.08	98.62	N/A	1,638,500	1,156,869
01/01/09 TO 03/31/09	3	126.76	111.31	88.90	16.21	125.21	72.76	134.42	N/A	57,000	50,673
04/01/09 TO 06/30/09	4	84.47	129.15	102.38	74.22	126.14	62.85	284.83	N/A	248,500	254,425
<u>Study Years</u>											
07/01/06 TO 06/30/07	28	94.41	105.20	100.30	29.68	104.89	48.25	237.15	87.24 to 113.48	210,598	211,227
07/01/07 TO 06/30/08	8	96.16	100.50	126.90	15.82	79.19	65.00	134.81	65.00 to 134.81	99,635	126,437
07/01/08 TO 06/30/09	12	74.05	98.80	77.48	50.87	127.51	45.51	284.83	62.85 to 126.76	462,333	358,223
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	18	100.29	109.87	107.21	25.74	102.49	48.25	237.15	89.68 to 130.82	240,268	257,590
01/01/08 TO 12/31/08	8	72.71	74.57	71.57	24.81	104.18	45.51	100.00	45.51 to 100.00	554,780	397,066
<u>ALL</u>											
	48	95.31	102.82	91.69	30.64	112.13	45.51	284.83	85.35 to 100.03	255,038	233,845

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	42	94.41	101.16	99.54	30.65	101.62	45.51	284.83	84.46 to 104.74	204,829	203,896
20	4	98.74	132.78	113.85	35.68	116.62	96.48	237.15	N/A	40,500	46,111
80	2	77.72	77.72	71.22	9.82	109.11	70.08	85.35	N/A	1,738,500	1,238,237
<u>ALL</u>											
	48	95.31	102.82	91.69	30.64	112.13	45.51	284.83	85.35 to 100.03	255,038	233,845

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	95.63	106.03	92.01	27.98	115.24	48.25	284.83	85.35 to 106.78	351,811	323,689
2	14	93.42	95.00	78.19	37.61	121.50	45.51	200.00	54.16 to 146.27	20,017	15,652
<u>ALL</u>											
	48	95.31	102.82	91.69	30.64	112.13	45.51	284.83	85.35 to 100.03	255,038	233,845

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	7	98.96	102.85	93.70	20.51	109.76	70.08	134.42	70.08 to 134.42	327,894	307,242
03	41	94.78	102.81	91.23	32.30	112.70	45.51	284.83	84.46 to 100.03	242,599	221,313
04											
<u>ALL</u>	<u>48</u>	<u>95.31</u>	<u>102.82</u>	<u>91.69</u>	<u>30.64</u>	<u>112.13</u>	<u>45.51</u>	<u>284.83</u>	<u>85.35 to 100.03</u>	<u>255,038</u>	<u>233,845</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>											
5000 TO 9999	3	146.27	164.18	161.48	12.24	101.67	146.27	200.00	N/A	8,833	14,264
<u>Total \$</u>											
1 TO 9999	3	146.27	164.18	161.48	12.24	101.67	146.27	200.00	N/A	8,833	14,264
10000 TO 29999	15	95.83	103.58	99.94	24.04	103.64	63.71	237.15	84.46 to 106.78	21,205	21,193
30000 TO 59999	7	54.16	77.43	80.71	52.09	95.94	45.51	134.42	45.51 to 134.42	34,571	27,901
60000 TO 99999	7	98.62	96.62	97.44	11.52	99.16	80.92	130.82	80.92 to 130.82	71,500	69,669
100000 TO 149999	4	91.38	94.88	94.91	15.48	99.97	72.76	124.00	N/A	129,440	122,848
150000 TO 249999	3	131.56	162.16	150.19	54.41	107.97	70.08	284.83	N/A	183,000	274,853
250000 TO 499999	2	66.80	66.80	63.44	27.77	105.30	48.25	85.35	N/A	317,500	201,423
500000 +	7	100.03	95.85	89.52	22.05	107.07	62.85	134.81	62.85 to 134.81	1,350,428	1,208,867
<u>ALL</u>	<u>48</u>	<u>95.31</u>	<u>102.82</u>	<u>91.69</u>	<u>30.64</u>	<u>112.13</u>	<u>45.51</u>	<u>284.83</u>	<u>85.35 to 100.03</u>	<u>255,038</u>	<u>233,845</u>

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	81.82	98.49	70.44	47.90	139.82	45.51	237.15	62.85 to 126.76	226,763	159,722
326	1	134.42	134.42	134.42			134.42	134.42	N/A	36,000	48,392
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
341	1	131.56	131.56	131.56			131.56	131.56	N/A	160,000	210,488
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	3	80.92	86.11	82.91	6.41	103.86	80.92	96.48	N/A	49,666	41,177
352	6	96.50	97.59	93.05	18.41	104.87	70.08	124.00	70.08 to 124.00	376,543	350,384
353	6	92.23	100.03	94.89	11.57	105.42	88.71	138.71	88.71 to 138.71	53,500	50,764
406	4	122.15	154.09	189.51	43.99	81.31	87.24	284.83	N/A	87,250	165,345
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
470	2	95.62	95.62	95.43	11.67	100.20	84.46	106.78	N/A	25,420	24,259
477	1	85.35	85.35	85.35			85.35	85.35	N/A	260,000	221,907
494	1	98.85	98.85	98.85			98.85	98.85	N/A	65,000	64,255
528	1	72.76	72.76	72.76			72.76	72.76	N/A	125,000	90,953
540	1	134.81	134.81	134.81			134.81	134.81	N/A	510,000	687,529
<u>ALL</u>	<u>48</u>	<u>95.31</u>	<u>102.82</u>	<u>91.69</u>	<u>30.64</u>	<u>112.13</u>	<u>45.51</u>	<u>284.83</u>	<u>85.35 to 100.03</u>	<u>255,038</u>	<u>233,845</u>

**2010 Correlation Section
for Box Butte County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Box Butte County, as determined by the PTA is 95%. The mathematically calculated median is 95%.

COMMERCIAL:For Assessment year 2010, the major assessment activity undertaken to address the commercial property class was the physical review and revaluation of all parcels within Hemingford (valuation group 20). Pickup work was completed, and any neighborhoods within the non-reviewed subclasses were percentage adjusted if these were outside of acceptable range (with the exception of rural commercial, since there were only two sales within this subclass).

The following tables and narratives will show that only the median and the weighted mean measures of central tendency are within acceptable range. The mean is found a rounded three points above the upper acceptable limits. The median or the weighted mean could act as a proxy for the level of value for the commercial property class. However, for purposes of direct equalization, the median will be used to describe the overall level of value.

Neither of the two quality of assessment measures is within their respective recommended range. The hypothetical removal of two extreme outliers would have no effect on the COD or the PRD. Therefore, it is believed that Box Butte County is in compliance for overall level of value for the commercial property class.

There are no significant subclasses that are outside of acceptable range for level of value (there were only two rural commercial sales, and the eighteen blank occupancy code sales do not correspond to the unimproved commercial parcels that are fourteen in number). Therefore, no non-binding recommendations will be made.

**2010 Correlation Section
for Box Butte 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: The County's sales qualification procedures for commercial property are a reiteration of those described in the residential correlation section: a questionnaire is sent via mail to both the buyer and seller of commercial property (excepting only those that IAAO standards currently recommend for exclusion). It is estimated that the rate of return is about 50%. The Assessor's office then attempts to contact the non-respondents and this activity raises the response rate to approximately 75%. Lacking any verification to the contrary, it is the Assessor's policy to qualify the remaining non-verified sales. If future verification indicates that a sale is not truly arms'-length the Assessor will then disqualify that sale. Copies of the verification questionnaires are attached to the Assessor's copy of the F521 document, and these are kept in notebooks.

**2010 Correlation Section
for Box Butte 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	95	92	103

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

	COD	PRD
R&O Statistics	30.64	112.13

COMMERCIAL:A review of the above table indicates that neither of the two quality of assessment measures is within their respective recommended range. The hypothetical removal of the two most extreme outliers would have no positive effect on the COD or the PRD.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Box Butte County

taken to address the following property classes/subclasses:

Agricultural

For assessment year 2010, the County implemented the new soil conversion. Continued working on GIS and making corrections to parcels when needed. The Assessor also studied sales overall and within each market area and made value adjustments when any class or significant subclass of land was outside of acceptable range. She reviewed the geographic and topographic boundaries of the agricultural market areas, and determined that the market indicated three identifiable, unique market areas, and implemented these (eliminating market area four and re-drawing the boundaries). The specific changes to the land classes/subclasses in each market area are as follows:

Market Area 1: Three irrigated subclasses were raised (1A, 4A1, 4A); all dry subclasses were raised; all grass subclasses were raised, with the exception of LCG 1G; two CRP subclasses were raised, and waste value was raised.

Market Area 2: The three top irrigated subclasses were raised (1A, 2A1 and 2A); no changes were made to the dry classification; all grass values were raised, with the exception of the top two LCG's; some of the one-well, two-pivot irrigated subclasses were raised, and waste was also raised.

Market Area 3: One irrigated subclass was raised (2A1); dry subclass 1D was lowered, and the subclasses 2D1 and 2D were raised; all grass classifications were raised, and waste was raised uniformly with the other two market areas.

2010 Assessment Survey for Box Butte County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The Assessor
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes, the County has determined that there are three distinct agricultural market areas/valuation groupings.
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.
	The determination of the specific market areas were set by geographic location, topography, soil types and the presence of irrigation wells. The monitoring and valuing of market areas is facilitated by sales studies of similar properties.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Market Area 1 is mostly sandhills ground used primarily for grazing cattle; the land is also fairly level with slight rolling at places. Market Area 2 land is more rolling to steep-hill land, and irrigation wells in this area are deeper. Market Area 3 land has richer soils, fairly level to slightly rolling land.
3.	Agricultural land:
a.	How is agricultural land defined in this county?
	The definition was originally based on §77-1359 to 1363. In addition the Assessor has delineated that agricultural land 1) must be used for the commercial production of a crop or animal production, and 2) an income must be derived from the use of the land whether by animal or crop production. If land use does not comply with these two additional requirements, it is classified as either residential or recreational land.
b.	When is it agricultural land, when is it residential, when is it recreational?
	The primary use of the land determines whether it is agricultural, residential or recreational. Land that is not used for agricultural or residential purposes, as defined by the County, shall be considered recreational. Recreational use shall be considered when land use is for preservation of said land for purposes of recreation and hunting.
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	The market determines the differences of land use. Sale prices are typically higher per acre if the land is to be used for residential or recreational purposes.
e.	How are rural home sites valued?
	By the market approach. There is a standard value for the first acre (home site).

f.	Are rural home sites valued the same as rural residential home sites?
	Yes, the site acres are valued the same.
g.	Are all rural home sites valued the same or are market differences recognized?
	Market differences are recognized within the County (at this point applied to the improvements on the parcel). Thus, the reason for market areas for rural residential properties.
h.	What are the recognized differences?
	Market Area 1 consists of rural properties that are furthest from paved roads and municipalities; Market Area 2 has the location factor that people pay more for; Rainbow Acres is a rural subdivision that has its own market influences.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The most recent soil conversion (2008) was implemented in assessment year 2010.
a.	Are land capability groupings (LCG's) used to determine assessed value?
	Yes
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Land classes: irrigated, dry, and grass.
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps mostly, and by inspection.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	Valuation for land in the County that is purchased not for ag use is valued at full market value. However, buyers do not purchase active agland to convert to other non-agricultural uses.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology?
	N/A
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	For ag use, the Assessor inspects. Rural buildings and houses are covered under the previous residential and commercial sections (Standard Appraisal).
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 process the same for the land as for the improvements?
	No—land use is done annually and pickup for improvements is as discovered, or through the Improvement Information Statement.
8.	What is the county's progress with the 6 year inspection and review

	requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	This was just completed in 2009.
a.	Does the County maintain a tracking process?
	Yes, via spreadsheets to track progress.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	An adjustment by a percentage is made to any uninspected subclass that is not within acceptable range.

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
7/1/06 - 6/30/07	14	2	6	6
7/1/07 - 6/30/08	17	3	9	5
7/1/08 - 6/30/09	13	4	8	1
Totals	44	9	23	12

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3
7/1/06 - 6/30/07	3	2	1	0
7/1/07 - 6/30/08	2	2	0	0
7/1/08 - 6/30/09	5	1	0	4
Totals	10	5	1	4

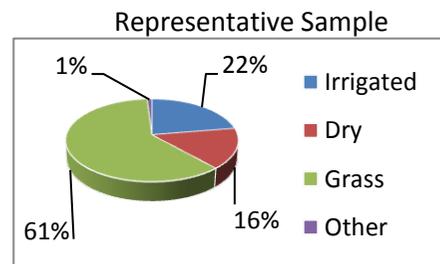
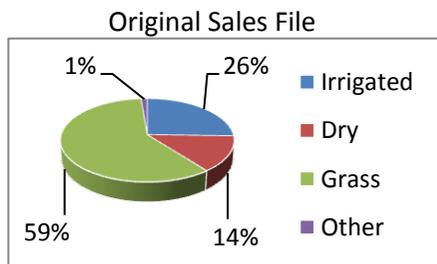
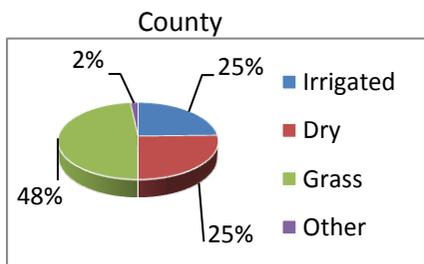
Final Results:

Study Year	County	Area 1	Area 2	Area 3
7/1/06 - 6/30/07	17	4	7	6
7/1/07 - 6/30/08	19	5	9	5
7/1/08 - 6/30/09	18	5	8	5
Totals	54	14	24	16

Representativeness by Majority Land Use

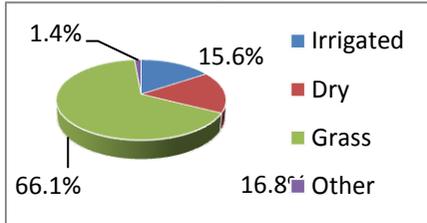
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	25%	26%	22%
Dry	25%	14%	16%
Grass	48%	59%	61%
Other	2%	1%	1%

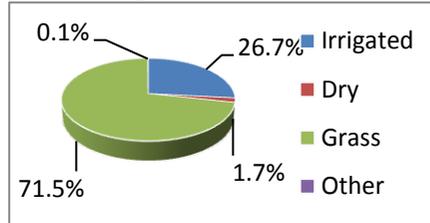


Mkt Area 1			
	county	sales file	sample
Irrigated	16%	27%	25%
Dry	17%	2%	6%
Grass	66%	71%	68%
Other	1%	0%	0%

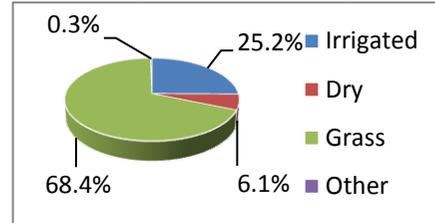
County



Original Sales File

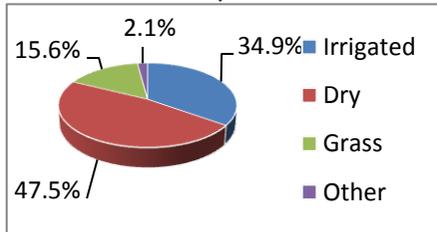


Representative Sample

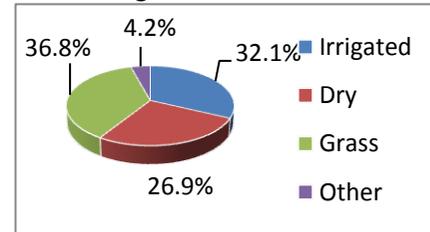


Mkt Area 2			
	county	sales file	sample
Irrigated	35%	32%	29%
Dry	47%	27%	28%
Grass	16%	37%	40%
Other	2%	4%	4%

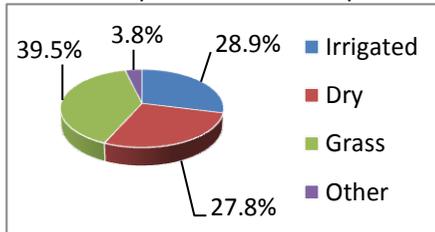
County



Original Sales File

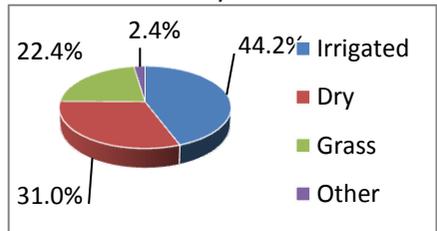


Representative Sample

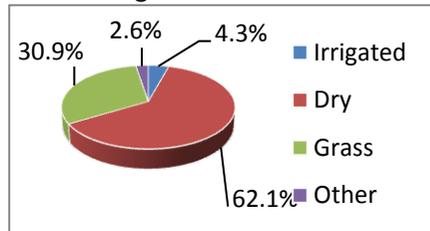


Mkt Area 3			
	county	sales file	sample
Irrigated	44%	4%	6%
Dry	31%	62%	37%
Grass	22%	31%	57%
Other	2%	3%	1%

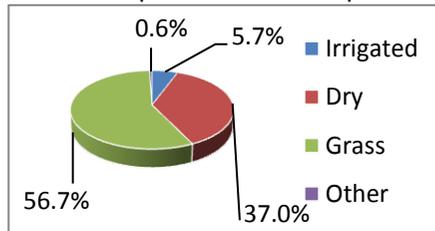
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3
Number of Sales - Original Sales File	44	9	23	12
Number of Sales - Expanded Sample	54	14	24	16
Total Number of Acres Added	4105	1102	213	2790

Ratio Study

		Final Statistics				Preliminary Statistics			
County # sales	54	Median	71%	AAD	17.93%	Median	63%	AAD	19.77%
		Mean	74%	COD	25.08%	Mean	67%	COD	31.14%
		W. Mean	56%	PRD	130.89%	W. Mean	48%	PRD	141.34%
Market Area 1 # sales	14	Median	70%	AAD	12.27%	Median	51%	AAD	10.85%
		Mean	68%	COD	17.60%	Mean	55%	COD	21.48%
		W. Mean	51%	PRD	131.38%	W. Mean	42%	PRD	131.44%
Market Area 2 # sales	24	Median	71%	AAD	16.86%	Median	55%	AAD	18.73%
		Mean	70%	COD	23.71%	Mean	61%	COD	34.00%
		W. Mean	65%	PRD	107.22%	W. Mean	57%	PRD	107.47%
Market Area 3 # sales	16	Median	73%	AAD	24.47%	Median	82%	AAD	29.11%
		Mean	86%	COD	33.49%	Mean	88%	COD	35.48%
		W. Mean	68%	PRD	126.06%	W. Mean	68%	PRD	130.05%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	2	52.25%	11	75.05%	9	73.94%
Mkt Area 1	0	N/A	2	71.61%	4	77.88%
Mkt Area 2	2	52.25%	4	77.56%	4	76.36%
Mkt Area 3	0	N/A	5	73.64%	1	62.53%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	11	69.98%	14	73.06%	11	73.68%
Mkt Area 1	4	59.36%	3	69.47%	4	77.88%
Mkt Area 2	6	69.82%	5	75.05%	4	76.36%
Mkt Area 3	1	80.26%	6	73.06%	3	60.93%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Box Butte County

Agricultural Land

I. Correlation

The level of value for agricultural land in Box Butte County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

AGRICULTURAL LAND:

For assessment year 2010, there were forty-four agricultural sales that were deemed to be qualified during the three-year timeframe of the sales study within the three market areas. The number of sales per market area can be delineated as follows: Area 1 had nine qualified sales (two in the first year, three in the second and four in the third); Area 2 had twenty-three qualified sales (six occurring in the first year of the study, nine in the second and eight in the third); finally, Area 3 had twelve qualified sales (six in the first year, five in the second and only one in the third). Overall, only the first and third years of the study (for the entire County) show any semblance of balance, but the middle or second year is significantly under-represented. By breaking the sales down further into market areas, it is easy to see that there is a significant time imbalance that could create a bias in the statistical profile. In order to remove the possible time bias, the Assessor examined sales from counties contiguous to Box Butte that would be comparable to land in her market areas. From these, a total of ten comparable sales were selected that were geographically seven miles or less in distance from her County's border to supplement the time period for each of her market areas (five sales were incorporated into Area 1, one sale was incorporated into Area 2, and four sales were added to Area 3). Thus, the time bias was mitigated both overall and by market area (within 10% of the total numbers).

However, due to the lack of adequate comparable sales that fit the distance and comparability parameters, it was not possible to ensure "Representativeness by Majority Land Use"—either for the sample as a whole or by individual market area. This means that the sample overall is short dry sales and long on grass sales. The irrigated sales in the sample differ by only 3% of the population total. By market area: Area 1 is relatively balance in the grass class, but the sample is over-represented by irrigated sales and under-represented by dry sales. The Area 2 sample is within 6% of the population for irrigated sales, significantly under-represented in the dry class and is over-represented by grass sales. Area 3 has too few irrigated sales compared to the base, is within 6% of the dry class of the base, and is significantly over-represented by grass sales. Therefore, due to the lack of "Representativeness by Majority Land Use," no specific recommendations will be made to address a 95% MLU class of land by Market Area.

The statistical profile indicates an overall median and mean well within recommended range. Either could be used to represent the level of value for agricultural land within the County. However, for purposes of direct equalization, the overall median will be used to act as point estimate of the level of value. Both measures of assessment quality are outside of their respective recommended ranges, with the COD at 25.08 and the PRD at 130.89. The overall 95% Majority

2010 Correlation Section

For Box Butte County

Land Use table (preceding this correlation section) indicates only two irrigated sales, eleven dry sales with a median of 75.05%, and nine grass sales with a median of 73.94%. Overall, Box Butte County has met the requirements for the level of value for agricultural land, but not for assessment uniformity.

A cursory review of the statistics by market area is as follows: Area 1 displays a median of 70%, a mean of 68% and a weighted mean of 51% (and a review of the sales comprising the sample reveal two rather large dollar sales (\$6.8 million and \$2.5 million) that are composed of an irrigated-grass mix that skew the weighted mean. Only the COD is within recommended range at 17.60, while the PRD is at 131.38. Area 2 exhibits a median of 71% a mean of 70% and a weighted mean of 65%. Both qualitative statistics are outside of their respective recommended parameters—with a COD of 23.71 and a PRD of 107.22. The three measures of central tendency in Area 3 are a median of 73% a mean of 86% and a weighted mean of 68%. The COD is at 33.49 and the PRD is 126.06.

No non-binding recommendations are offered regarding agricultural land within Box Butte County.

2010 Correlation Section

For Box Butte 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:

Box Butte County's sales qualification procedures for agricultural land are a reiteration of those described in preceding residential and commercial correlation sections: a questionnaire is mailed to both the buyer and seller of agricultural land (excepting only those that IAAO standards currently recommend for exclusion). Approximately 50% of the questionnaires are returned. The Assessor's office then attempts to contact the non-respondents and this activity raises the response to approximately 75%. Lacking any verification to the contrary, it is the Assessor's policy to qualify the remaining non-verified sales. If future verification indicates that a sale is not truly arms'-length the Assessor will then disqualify that sale. Copies of the verification questionnaires are attached to the Assessor's copy of the F521 document, and these are kept in notebooks.

2010 Correlation Section

For Box Butte 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%	56%	74%

2010 Correlation Section

For Box Butte County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Box Butte County

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

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

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

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

	COD	PRD
R&O Statistics	25.08	130.89

AGRICULTURAL LAND:

Analysis of the two quality of assessment figures indicates that both are above the upper limits of their respective recommended ranges (as discussed above). The price-related differential shows distinct assessment regressivity.

Total Real Property Sum Lines 17, 25, & 30	Records : 8,091	Value : 681,388,625	Growth 2,991,883	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	295	1,778,351	24	233,460	123	803,203	442	2,815,014	
02. Res Improve Land	3,096	18,455,254	66	1,073,092	374	5,827,427	3,536	25,355,773	
03. Res Improvements	3,502	223,186,750	78	6,298,549	455	34,443,769	4,035	263,929,068	
04. Res Total	3,797	243,420,355	102	7,605,101	578	41,074,399	4,477	292,099,855	927,747
% of Res Total	84.81	83.33	2.28	2.60	12.91	14.06	55.33	42.87	31.01
05. Com UnImp Land	155	2,116,457	5	106,900	27	167,733	187	2,391,090	
06. Com Improve Land	491	8,348,899	20	593,936	29	669,631	540	9,612,466	
07. Com Improvements	515	55,835,930	22	8,916,689	82	8,606,746	619	73,359,365	
08. Com Total	670	66,301,286	27	9,617,525	109	9,444,110	806	85,362,921	992,532
% of Com Total	83.13	77.67	3.35	11.27	13.52	11.06	9.96	12.53	33.17
09. Ind UnImp Land	0	0	1	14,622	0	0	1	14,622	
10. Ind Improve Land	0	0	1	28,986	4	501,980	5	530,966	
11. Ind Improvements	0	0	1	3,532,792	4	7,248,903	5	10,781,695	
12. Ind Total	0	0	2	3,576,400	4	7,750,883	6	11,327,283	0
% of Ind Total	0.00	0.00	33.33	31.57	66.67	68.43	0.07	1.66	0.00
13. Rec UnImp Land	0	0	0	0	1	8,918	1	8,918	
14. Rec Improve Land	1	15,275	0	0	0	0	1	15,275	
15. Rec Improvements	1	600	0	0	0	0	1	600	
16. Rec Total	1	15,875	0	0	1	8,918	2	24,793	0
% of Rec Total	50.00	64.03	0.00	0.00	50.00	35.97	0.02	0.00	0.00
Res & Rec Total	3,798	243,436,230	102	7,605,101	579	41,083,317	4,479	292,124,648	927,747
% of Res & Rec Total	84.80	83.33	2.28	2.60	12.93	14.06	55.36	42.87	31.01
Com & Ind Total	670	66,301,286	29	13,193,925	113	17,194,993	812	96,690,204	992,532
% of Com & Ind Total	82.51	68.57	3.57	13.65	13.92	17.78	10.04	14.19	33.17
17. Taxable Total	4,468	309,737,516	131	20,799,026	692	58,278,310	5,291	388,814,852	1,920,279
% of Taxable Total	84.45	79.66	2.48	5.35	13.08	14.99	65.39	57.06	64.18

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	4	79,458	508,897	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	4	79,458	508,897
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	79,458	508,897

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	394	27	112	533

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	20,239	56	5,090,976	2,103	170,875,886	2,161	175,987,101
28. Ag-Improved Land	0	0	51	6,827,069	546	62,209,467	597	69,036,536
29. Ag Improvements	0	0	53	5,530,757	586	42,019,379	639	47,550,136
30. Ag Total							2,800	292,573,773

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	2,775	
32. HomeSite Improv Land	0	0.00	0	46	54.00	364,775	
33. HomeSite Improvements	0	0.00	0	41	44.00	4,427,769	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	800	
36. FarmSite Improv Land	0	0.00	0	46	154.21	334,491	
37. FarmSite Improvements	0	0.00	0	50	0.00	1,102,988	
38. FarmSite Total							
39. Road & Ditches	0	4.00	0	0	375.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	48	62.00	105,825	49	63.00	108,600	
32. HomeSite Improv Land	463	498.93	3,530,208	509	552.93	3,894,983	
33. HomeSite Improvements	365	364.00	29,889,799	406	408.00	34,317,568	1,071,604
34. HomeSite Total				455	615.93	38,321,151	
35. FarmSite UnImp Land	69	139.25	124,798	71	141.25	125,598	
36. FarmSite Improv Land	489	2,020.41	3,914,028	535	2,174.62	4,248,519	
37. FarmSite Improvements	561	0.00	12,129,580	611	0.00	13,232,568	0
38. FarmSite Total				682	2,315.87	17,606,685	
39. Road & Ditches	0	6,246.17	0	0	6,626.15	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,137	9,557.95	55,927,836	1,071,604

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	5,195.35	14.98%	4,612,522	20.73%	887.82
47. 2A1	75.00	0.22%	44,925	0.20%	599.00
48. 2A	5,874.03	16.94%	3,494,124	15.70%	594.84
49. 3A1	63.77	0.18%	38,262	0.17%	600.00
50. 3A	8,643.98	24.93%	5,177,508	23.27%	598.97
51. 4A1	10,549.64	30.42%	6,318,351	28.40%	598.92
52. 4A	4,273.84	12.33%	2,564,189	11.52%	599.97
53. Total	34,675.61	100.00%	22,249,881	100.00%	641.66
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,186.95	29.29%	860,477	31.43%	270.00
56. 2D1	2.00	0.02%	540	0.02%	270.00
57. 2D	3,266.90	30.02%	882,064	32.22%	270.00
58. 3D1	42.99	0.40%	9,673	0.35%	225.01
59. 3D	1,440.72	13.24%	322,898	11.80%	224.12
60. 4D1	2,170.74	19.95%	488,423	17.84%	225.00
61. 4D	770.73	7.08%	173,416	6.33%	225.00
62. Total	10,881.03	100.00%	2,737,491	100.00%	251.58
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,646.75	2.87%	948,154	3.29%	260.00
65. 2G1	61.81	0.05%	15,143	0.05%	244.99
66. 2G	7,247.88	5.70%	1,759,559	6.10%	242.77
67. 3G1	127.44	0.10%	28,375	0.10%	222.65
68. 3G	16,545.11	13.01%	3,695,961	12.82%	223.39
69. 4G1	59,637.56	46.89%	13,405,375	46.49%	224.78
70. 4G	39,922.48	31.39%	8,983,341	31.15%	225.02
71. Total	127,189.03	100.00%	28,835,908	100.00%	226.72
Irrigated Total					
Irrigated Total	34,675.61	19.83%	22,249,881	41.26%	641.66
Dry Total					
Dry Total	10,881.03	6.22%	2,737,491	5.08%	251.58
Grass Total					
Grass Total	127,189.03	72.72%	28,835,908	53.48%	226.72
Waste					
Waste	1,661.56	0.95%	49,849	0.09%	30.00
Other					
Other	498.57	0.29%	49,692	0.09%	99.67
Exempt					
Exempt	5,426.62	3.10%	0	0.00%	0.00
Market Area Total					
Market Area Total	174,905.80	100.00%	53,922,821	100.00%	308.30

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	54,863.45	55.11%	43,109,807	60.66%	785.77
47. 2A1	4,148.34	4.17%	3,259,952	4.59%	785.84
48. 2A	24,843.32	24.95%	19,402,663	27.30%	781.00
49. 3A1	71.00	0.07%	31,950	0.04%	450.00
50. 3A	4,392.93	4.41%	1,962,296	2.76%	446.69
51. 4A1	9,371.00	9.41%	2,884,546	4.06%	307.82
52. 4A	1,871.31	1.88%	419,904	0.59%	224.39
53. Total	99,561.35	100.00%	71,071,118	100.00%	713.84
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	50,256.26	51.36%	17,589,831	57.46%	350.00
56. 2D1	3,297.48	3.37%	1,071,690	3.50%	325.00
57. 2D	27,067.35	27.66%	8,120,205	26.53%	300.00
58. 3D1	137.60	0.14%	30,961	0.10%	225.01
59. 3D	2,681.72	2.74%	603,393	1.97%	225.00
60. 4D1	13,116.84	13.41%	2,951,327	9.64%	225.00
61. 4D	1,286.96	1.32%	244,529	0.80%	190.01
62. Total	97,844.21	100.00%	30,611,936	100.00%	312.86
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,962.86	14.22%	3,453,300	19.35%	288.67
65. 2G1	472.63	0.56%	123,313	0.69%	260.91
66. 2G	18,917.72	22.49%	4,755,364	26.65%	251.37
67. 3G1	122.68	0.15%	22,082	0.12%	180.00
68. 3G	8,263.51	9.83%	1,496,268	8.38%	181.07
69. 4G1	29,117.15	34.62%	5,252,847	29.43%	180.40
70. 4G	15,250.38	18.13%	2,743,849	15.37%	179.92
71. Total	84,106.93	100.00%	17,847,023	100.00%	212.19
Irrigated Total					
	99,561.35	34.71%	71,071,118	59.13%	713.84
Dry Total					
	97,844.21	34.11%	30,611,936	25.47%	312.86
Grass Total					
	84,106.93	29.32%	17,847,023	14.85%	212.19
Waste					
	1,870.07	0.65%	56,146	0.05%	30.02
Other					
	3,468.61	1.21%	601,217	0.50%	173.33
Exempt					
	684.00	0.24%	0	0.00%	0.00
Market Area Total					
	286,851.17	100.00%	120,187,440	100.00%	418.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,719.46	63.21%	7,040,006	71.46%	724.32
47. 2A1	26.56	0.17%	15,006	0.15%	564.98
48. 2A	4,196.41	27.29%	2,304,495	23.39%	549.16
49. 3A1	4.00	0.03%	1,720	0.02%	430.00
50. 3A	436.21	2.84%	183,518	1.86%	420.71
51. 4A1	923.58	6.01%	290,389	2.95%	314.42
52. 4A	71.44	0.46%	16,346	0.17%	228.81
53. Total	15,377.66	100.00%	9,851,480	100.00%	640.64
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,249.13	60.98%	20,504,782	67.10%	400.10
56. 2D1	222.04	0.26%	77,714	0.25%	350.00
57. 2D	21,316.86	25.36%	7,460,974	24.42%	350.00
58. 3D1	124.13	0.15%	27,929	0.09%	225.00
59. 3D	3,463.79	4.12%	779,357	2.55%	225.00
60. 4D1	7,067.10	8.41%	1,591,871	5.21%	225.25
61. 4D	599.68	0.71%	114,133	0.37%	190.32
62. Total	84,042.73	100.00%	30,556,760	100.00%	363.59
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	10,391.98	11.09%	3,437,013	15.82%	330.74
65. 2G1	123.18	0.13%	40,426	0.19%	328.19
66. 2G	16,360.90	17.46%	4,876,529	22.45%	298.06
67. 3G1	102.65	0.11%	20,425	0.09%	198.98
68. 3G	9,277.28	9.90%	1,855,456	8.54%	200.00
69. 4G1	21,505.35	22.95%	4,299,936	19.80%	199.95
70. 4G	35,959.93	38.37%	7,192,314	33.11%	200.01
71. Total	93,721.27	100.00%	21,722,099	100.00%	231.77
Irrigated Total					
Irrigated Total	15,377.66	7.81%	9,851,480	15.75%	640.64
Dry Total					
Dry Total	84,042.73	42.70%	30,556,760	48.86%	363.59
Grass Total					
Grass Total	93,721.27	47.62%	21,722,099	34.74%	231.77
Waste	1,480.06	0.75%	45,616	0.07%	30.82
Other	2,185.92	1.11%	359,721	0.58%	164.56
Exempt	239.97	0.12%	0	0.00%	0.00
Market Area Total	196,807.64	100.00%	62,535,676	100.00%	317.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	12,480.43	9,171,021	137,134.19	94,001,458	149,614.62	103,172,479
77. Dry Land	47.80	15,380	4,902.19	1,545,470	187,817.98	62,345,337	192,767.97	63,906,187
78. Grass	23.05	4,529	2,108.78	484,346	302,885.40	67,916,155	305,017.23	68,405,030
79. Waste	11.00	330	129.61	3,888	4,871.08	147,393	5,011.69	151,611
80. Other	0.00	0	78.52	10,479	6,074.58	1,000,151	6,153.10	1,010,630
81. Exempt	1.00	0	813.77	0	5,535.82	0	6,350.59	0
82. Total	81.85	20,239	19,699.53	11,215,204	638,783.23	225,410,494	658,564.61	236,645,937

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	149,614.62	22.72%	103,172,479	43.60%	689.59
Dry Land	192,767.97	29.27%	63,906,187	27.00%	331.52
Grass	305,017.23	46.32%	68,405,030	28.91%	224.27
Waste	5,011.69	0.76%	151,611	0.06%	30.25
Other	6,153.10	0.93%	1,010,630	0.43%	164.25
Exempt	6,350.59	0.96%	0	0.00%	0.00
Total	658,564.61	100.00%	236,645,937	100.00%	359.34

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

07 Box Butte

	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	287,652,909	292,099,855	4,446,946	1.55%	927,747	1.22%
02. Recreational	22,461	24,793	2,332	10.38%	0	10.38%
03. Ag-Homesite Land, Ag-Res Dwelling	37,631,340	38,321,151	689,811	1.83%	1,071,604	-1.01%
04. Total Residential (sum lines 1-3)	325,306,710	330,445,799	5,139,089	1.58%	1,999,351	0.97%
05. Commercial	77,450,139	85,362,921	7,912,782	10.22%	992,532	8.94%
06. Industrial	11,327,283	11,327,283	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	16,085,069	17,606,685	1,521,616	9.46%	0	9.46%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	104,862,491	114,296,889	9,434,398	9.00%	992,532	8.05%
10. Total Non-Agland Real Property	430,169,201	444,742,688	14,573,487	3.39%	2,991,883	2.69%
11. Irrigated	86,535,331	103,172,479	16,637,148	19.23%		
12. Dryland	59,280,994	63,906,187	4,625,193	7.80%		
13. Grassland	58,532,517	68,405,030	9,872,513	16.87%		
14. Wasteland	109,502	151,611	42,109	38.46%		
15. Other Agland	915,938	1,010,630	94,692	10.34%		
16. Total Agricultural Land	205,374,282	236,645,937	31,271,655	15.23%		
17. Total Value of all Real Property (Locally Assessed)	635,543,483	681,388,625	45,845,142	7.21%	2,991,883	6.74%

**BOX BUTTE COUNTY
THREE YEAR PLAN
OF ASSESSMENT**

10/21/09

Requirement

The assessor shall prepare a plan of assessment, pursuant to Neb. Laws 2005, LB 263 Section 9, on or before June 15 each year. The assessor shall present the plan to the county board of equalization on or before July 31 each year. A copy of the plan and any amendments made shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Box Butte County

Per 2009 County Abstract, Box Butte County consists of the following real property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,460	55	45.17
Commercial	808	10	12.33
Industrial	6	<1	1.77
Recreational	2	<1	0
Agricultural	2,797	34	40.71
	-----	-----	-----
Totals	8,073	100	99.98

Current Resources

- Staff *
 - Assessor with current certification and hours of continuing education
 - Deputy with current certification and hours of continuing education
 - Two full-time clerical employees
 - Hired appraiser from Stanard Appraisal
 - Our lister is employed by Stanard Appraisal
 - Part-time, local
- Budget
 - Our fiscal year is July 1-June 30 each year
 - The adopted budget for 2009-2010 yr is \$203,340
 - \$65,000 is budgeted for reappraisal
 - \$2,000 is budgeted for pick up work

- Equipment
 - Leased CAMA program with Terra Scan
 - Deed plotter (1998 version) software program
 - Microsoft Windows Server 2003
 - Internet access with local provider
 - Four workstations
 - Cadastral books maintained monthly with real estate transfers
 - GIS contracted with GIS Workshop, Inc.

Current Assessment Procedures

- Update ownership by receipt of real estate transfers from register of deeds office
- Maintain sales file with monthly qualified sales
 - Conduct sales study
- Receive building permits monthly from the City's Building and Zoning office
 - Review properties as "pick-up" work annually
- Zoning is county wide, however the county does not enforce building permits for rural improvements
 - Our pick-up work for rural is currently by discovery
- Data collection is constant
 - Application for value change from discovery is applied annually between January 1 and March 19 each year
- Approaches to value are used in accordance with IAAO mass appraisal techniques
 - **Income approach** is applied to Alliance commercial properties (due to cycle of reappraisal)
 - Collected income and expense data
 - Analyzed data with market depreciation
 - **Cost approach** is used for all parcels
 - Marshall & Swift pricing system is used
 - Market depreciation applied
 - **Market approach** is used on all properties in regard to market depreciation
- Agricultural land sales are studied and valuations adjusted accordingly in their respective market areas
 - Agricultural land has four market areas
- Change of value notices are sent pursuant state statute 77-1315
- Levels of value are published in local newspapers and delivered to local radio station pursuant state statute 77-1315

Level of Value, Quality, and Uniformity for 2009 Assessment

	Median	COD	PRD
Residential	99%	12.25	103.66
Commercial	95%	23.72	97.58
Agricultural land	69%	23.34	111.17

Assessment Actions Planned for Assessment Year 2010

- Residential
 - Alliance
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly if needed
 - Hemingford
 - Finish revaluation process for the whole village
 - Apply new cost index with market depreciation
 - Study sales and adjust values accordingly
 - Rural Residential
 - Enforce use of Improvement Information Statement in lieu of a building permit
 - Study sales and adjust values accordingly
- Commercial
 - Alliance
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust values accordingly
 - Hemingford
 - Finish revaluation process for the whole village
 - Apply new cost index with market depreciation
 - Study sales and adjust values accordingly
 - Rural
 - Enforce use of Improvement Information Statement in lieu of a building permit
 - Study sales and adjust values accordingly
- Agricultural land
 - Implement new soil conversion statutorily required with the assistance of GIS
 - Study sales and make adjustments if necessary
 - Study market areas after soil conversion and sales information to indicate a change in market areas

Assessment Actions Planned for Assessment Year 2011

- Residential
 - Alliance
 - Start the next phase of the 6-year cycle to reappraise a portion of the county
 - Study sales and adjust subclasses accordingly
 - Hemingford
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust accordingly
 - Rural Residential
 - Inspect properties through Improvement Information Statement and through discovery
 - Study sales and make adjustments if necessary
- Commercial
 - Alliance, Hemingford, and Rural
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust values accordingly
- Agricultural land
 - Study sales and make adjustments if necessary

Assessment Actions Planned for Assessment Year 2012

- Residential
 - Alliance
 - Continue revaluation process
 - Study sales and adjust if necessary
 - Hemingford
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust if necessary
 - Rural Residential
 - Inspect properties according to Improvement Information Statement and through discovery
 - Study sales and adjust if necessary
- Commercial

- Hemingford
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust if necessary
- Alliance
 - Start revaluation process
 - Study sales and adjust if necessary
- Rural
 - Inspect properties according to Improvement Information Statement and through discovery
 - Study sales and adjust if necessary
- Agricultural land
 - Study sales and make adjustments if necessary

2010 Assessment Survey for Box Butte County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	One
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	Two
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$203,340
7.	Adopted budget, or granted budget if different from above
	\$203,340
8.	Amount of the total budget set aside for appraisal work
	\$67,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
10.	Part of the budget that is dedicated to the computer system
	None
11.	Amount of the total budget set aside for education/workshops
	\$7,000
12.	Other miscellaneous funds
	None
13.	Was any of last year's budget not used:
	No

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?
	These are maintained in the Assessor's office.

5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	The Deputy Assessor
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?
	Hemingford and Alliance
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	PTAS CAMA for administrative, CAMA and personal property software.

Box Butte County Assessor

Michelle Robinson ~ 515 Box Butte Ave Ste 102 ~ Alliance NE 69301
Phone (308) 762-6100

March 19, 2010

Ruth Sorensen
Property Tax Administrator
PO Box 98919
Lincoln NE 68509-8919

RECEIVED
MAR 22 2010
REVENUE ADMIN

Dear Ms. Sorensen,

Per reg.17-003.04 I am submitting a comment to be included in the Reports and Opinions.

My comment is regarding §77-1311.03. The end of the 6 year cycle will be 2013. I foresee being unable to complete Box Butte County by 2013 due to lack of funds from the county commissioners. I have met with the county commissioners numerous times explaining the statutory requirements and the funds needed to fulfill the 6 year cycle. They have turned me down this past fiscal year and looking into next fiscal year does not look promising.

My plan to complete the county review was to have Alliance residential properties reviewed and completed by 2012 and Alliance commercial properties reviewed and completed by 2013. The county would have met the statutory requirement. Box Butte County contracts with Stanard Appraisal for appraisal work. When the contract for Alliance residential was presented to the county commissioners, they turned it down stating they couldn't see paying \$274,400 (the contracted amount). One of the commissioners said he couldn't see spending that amount of money and only getting \$10,000 in valuation.

Since I have limited funds for this fiscal year, I stopped the lister from reviewing anymore properties. The lister won't be able to continue review work until July or August. I will be unable to go out and complete the review process myself due to my administrative duties and only having a staff of 4.

I do have three more years to make something work. However, I just wanted to make you aware of the impending incompleteness.

Thank you for your time.

Sincerely,

Michelle Robinson

Michelle Robinson

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 Box Butte 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