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## 2010 Commission Summary

### 11 Burt

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#### Residential Real Property - Current

Number of Sales	205	Median	96
Total Sales Price	\$14,276,114	Mean	102
Total Adj. Sales Price	\$14,344,194	Wgt. Mean	93
Total Assessed Value	\$13,307,325	Average Assessed Value of the Base	\$52,023
Avg. Adj. Sales Price	\$69,972	Avg. Assessed Value	\$64,914

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#### Confidence Interval - Current

95% Median C.I	93.61 to 98.33
95% Mean C.I	97.20 to 106.92
95% Wgt. Mean C.I	89.55 to 95.99

% of Value of the Class of all Real Property Value in the County	17.99
% of Records Sold in the Study Period	6.29
% of Value Sold in the Study Period	7.85

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#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	228	95	95
2008	245	96	96
2007	268	97	97
2006	242	96	96

## 2010 Commission Summary

### 11 Burt

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#### Commercial Real Property - Current

Number of Sales	38	Median	97
Total Sales Price	\$1,531,940	Mean	107
Total Adj. Sales Price	\$1,515,940	Wgt. Mean	86
Total Assessed Value	\$1,310,125	Average Assessed Value of the Base	\$95,995
Avg. Adj. Sales Price	\$39,893	Avg. Assessed Value	\$34,477

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#### Confidence Interval - Current

95% Median C.I	81.23 to 100.00
95% Mean C.I	90.45 to 124.49
95% Wgt. Mean C.I	68.99 to 103.86

% of Value of the Class of all Real Property Value in the County	4.67
% of Records Sold in the Study Period	8.28
% of Value Sold in the Study Period	2.97

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#### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	35	98	98
2008	36	98	98
2007	48	97	97
2006	49	97	97



## 2010 Opinions of the Property Tax Administrator for Burt County

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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 Burt County is 96% of market value. The quality of assessment for the class of residential real property in Burt 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 Burt County is 97% of market value. The quality of assessment for the class of commercial real property in Burt County indicates the assessment practices meet generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

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

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Burt County**

### **taken to address the following property classes/subclasses:**

#### **Residential**

Annually, the county conducts a review and market analysis that includes the qualified residential sales. The review and analysis is done to identify any adjustments that are necessary to properly value the residential class of real property.

Annually, all appraisal maintenance (pick up) is completed in a timely fashion.

Annually, the county plans to accomplish a portion of the required 6 year inspection process. In 2009, an additional part of the rural residential and agricultural residential improvements, plus the town of Lyons was completed. In 2010, the rural residential in Silver Creek and Decatur, plus the town of Tekamah will be inspected as part of the 6 year cycle.

The county has conducted an extensive review of the rural properties of the county over the last few years. Only two of twelve townships are left to review. During the inspection process, the records were reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close up examination of the improvements, photos, and if necessary a measurement of the improvements. Every effort is mad to conduct interior inspections of the residences. When property owners are not home, the listers leave questionnaires and make return trips to contact them. If possible, phone appointments are arranged following the return of the questionnaires.

The Tekamah review for 2010 will include an off-site (drive-by) inspection, new photos, and if necessary an on-site inspection to verify the listing or correct any errors discovered.

## 2010 Assessment Survey for Burt County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor/staff
2.	<b>List the valuation groupings used by the County:</b>
	Valuation Group 1 – Tekamah Group 5 – Oakland Group 10- Lyons Group 15 – Decatur Group 20 – Craig Group 25 - Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Group 1 – Tekamah, county seat, largest populated town in county, school, active businesses Group 5 – Oakland, located on the southern part of the county on Hwy. 77, school, new CVA facility, care center, active business Group 10 – Lyons, located on the northern part of the county on Hwy. 77, businesses are depleting Group 15 – Decatur, close to the Thurston County border, on the eastern side of the county, newer restaurant, active businesses Group 20 – Craig, smaller community, only has a post office, nothing else as far as business activity Group 25 – Rural, all rural residential property outside the village limits
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Cost Approach, Sales study to determine market & depreciation analysis
4	<b>When was the last lot value study completed?</b>
	Lyons City for 2009 and Tekamah City for 2010
a.	<b>What methodology was used to determine the residential lot values?</b>
	Sales study from the market w/adjustments for poor accessibility, etc.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>
	Costing tables, multipliers, etc. from vender but depreciation based on our own local market information
a.	<b>How often does the County update depreciation tables?</b>
	Annual review through analysis of sales
7.	<b>Pickup work:</b>

a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor/staff (especially the part time listers)
c.	<b>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?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The county actually had started their own review process before the 6 year inspection was required. Craig, Decatur, Lyons and quite a bit of the rural have already been inspected and updated
	<b>Does the County maintain a tracking process? If yes describe.</b>
	Currently working on a tracking process
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Market analysis to see what adjustments need to be made to other parts of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	205	<b>MEDIAN:</b>	<b>96</b>	COV:	34.81	95% Median C.I.:	93.61 to 98.33
TOTAL Sales Price:	14,276,114	WGT. MEAN:	93	STD:	35.52	95% Wgt. Mean C.I.:	89.55 to 95.99
TOTAL Adj.Sales Price:	14,344,194	MEAN:	102	AVG.ABS.DEV:	21.27	95% Mean C.I.:	97.20 to 106.92
TOTAL Assessed Value:	13,307,325						
AVG. Adj. Sales Price:	69,971	COD:	22.15	MAX Sales Ratio:	283.22		
AVG. Assessed Value:	64,913	PRD:	110.01	MIN Sales Ratio:	8.75		

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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	23	96.62	87.17	87.52	17.35	99.60	8.75	119.50	80.91 to 101.56	82,864	72,520
10/01/07 TO 12/31/07	24	95.01	96.29	90.76	15.29	106.09	62.77	146.87	84.17 to 101.97	91,047	82,636
01/01/08 TO 03/31/08	29	97.03	121.14	96.74	37.43	125.23	71.28	283.22	86.82 to 116.27	59,865	57,911
04/01/08 TO 06/30/08	44	94.11	97.33	90.57	20.72	107.46	33.72	233.09	84.73 to 104.94	87,176	78,958
07/01/08 TO 09/30/08	29	93.87	98.56	94.60	19.52	104.18	42.20	160.61	85.55 to 101.96	55,741	52,733
10/01/08 TO 12/31/08	18	97.94	104.44	98.12	24.01	106.45	31.60	204.25	94.50 to 114.07	41,416	40,637
01/01/09 TO 03/31/09	18	98.91	110.03	100.98	17.79	108.96	74.98	205.59	93.99 to 114.39	57,314	57,874
04/01/09 TO 06/30/09	20	98.13	104.62	93.19	21.36	112.27	66.13	225.98	88.20 to 108.26	64,382	59,997
<u>Study Years</u>											
07/01/07 TO 06/30/08	120	96.01	100.93	91.12	23.01	110.76	8.75	283.22	92.00 to 98.66	80,524	73,374
07/01/08 TO 06/30/09	85	96.58	103.66	96.18	20.83	107.78	31.60	225.98	93.87 to 100.66	55,074	52,969
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	120	95.65	104.45	93.45	25.09	111.77	31.60	283.22	92.95 to 98.72	66,115	61,786
<u>ALL</u>											
	205	96.06	102.06	92.77	22.15	110.01	8.75	283.22	93.61 to 98.33	69,971	64,913

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	55	95.60	96.89	93.08	10.72	104.09	69.17	154.75	92.27 to 98.72	70,435	65,564
05	54	97.31	103.63	93.43	21.36	110.91	43.05	222.92	92.98 to 104.66	70,246	65,633
10	23	98.78	102.09	95.93	17.50	106.42	42.20	204.25	92.95 to 109.96	46,669	44,771
15	22	96.31	107.26	88.89	30.80	120.68	62.77	243.76	77.97 to 123.58	35,420	31,483
20	5	94.57	100.22	101.61	7.09	98.63	92.00	117.02	N/A	31,700	32,211
25	46	92.52	104.10	91.60	36.99	113.65	8.75	283.22	81.87 to 105.79	101,430	92,905
<u>ALL</u>											
	205	96.06	102.06	92.77	22.15	110.01	8.75	283.22	93.61 to 98.33	69,971	64,913

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	186	97.01	104.49	93.34	21.36	111.95	31.60	283.22	94.50 to 99.39	75,465	70,436
2	19	83.55	78.27	66.99	29.37	116.84	8.75	144.11	44.68 to 97.19	16,194	10,848
<u>ALL</u>											
	205	96.06	102.06	92.77	22.15	110.01	8.75	283.22	93.61 to 98.33	69,971	64,913

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	64,913	PRD:	110.01	MIN Sales Ratio:	8.75		

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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	196	96.01	100.94	92.99	20.80	108.55	8.75	283.22	93.53 to 97.73	71,378	66,373
06	5	102.99	117.98	72.44	47.67	162.86	33.72	205.59	N/A	61,600	44,623
07	4	111.85	136.92	162.92	41.80	84.04	80.20	243.76	N/A	11,499	18,733
<u>ALL</u>											
	205	96.06	102.06	92.77	22.15	110.01	8.75	283.22	93.61 to 98.33	69,971	64,913

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	10	96.65	110.54	110.39	28.81	100.14	66.13	215.20	80.20 to 144.11	2,925	3,229
5000 TO 9999	1	222.92	222.92	222.92			222.92	222.92	N/A	6,000	13,375
<u>Total \$</u>											
1 TO 9999	11	97.29	120.76	129.55	37.76	93.22	66.13	222.92	80.20 to 215.20	3,204	4,151
10000 TO 29999	50	105.57	119.69	118.42	35.25	101.08	8.75	283.22	96.62 to 123.58	19,202	22,740
30000 TO 59999	40	104.22	105.66	104.57	18.00	101.05	43.89	233.09	94.60 to 109.13	43,993	46,002
60000 TO 99999	49	96.58	93.77	93.19	9.19	100.62	31.60	116.54	92.66 to 98.78	77,236	71,979
100000 TO 149999	34	89.74	90.91	91.19	13.63	99.69	44.86	124.62	84.17 to 95.44	119,848	109,289
150000 TO 249999	20	77.75	80.76	81.53	15.67	99.05	33.72	118.15	74.34 to 91.98	173,981	141,850
250000 TO 499999	1	81.87	81.87	81.87			81.87	81.87	N/A	250,000	204,675
<u>ALL</u>											
	205	96.06	102.06	92.77	22.15	110.01	8.75	283.22	93.61 to 98.33	69,971	64,913



**2010 Correlation Section  
for Burt County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Burt County, as determined by the PTA is 97%. The mathematically calculated median is 96%.

RESIDENTIAL: Burt County reported in the survey that the county annually conducts a review and market analysis to identify if there is a need for any adjustments. The county has continued with the six year plan of inspection and review. For the 2010 assessment year the county completed the annual pick up work, completed the inspection of the town of Tekamah and two additional rural townships. The county has included in the review interior inspections and reviewing all physical components of the real property.

There are 19 vacant lots that are distributed amongst the entire county. While the level of value appears low for this subclass it is difficult to say what specific area would be attributed to a level of value outside the acceptable range. With the ongoing inspection process and the review of the individual valuation groupings, it is being addressed.

It is the opinion of the Property Tax Administrator that based on the assessment practices of Burt County that the county is at the acceptable level of value and there are not areas to suggest a recommendation for adjustment to the residential class of property for Burt County.

**2010 Correlation Section  
for Burt County**

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**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 sales verification consists of sending a questionnaire to all transactions with approximately 75% of them being returned. The exception is if a sale is a foreclosure or family transaction. If there is any indication that a family transaction included an appraisal, the county may follow-up with a questionnaire, but this is rare. The questionnaire is primarily mailed to the seller. The county will also complete a drive by review on most of the residential properties and in some instances make a telephone call to verify information.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels. There are several foreclosures, especially in the residential class of property.

**2010 Correlation Section  
for Burt County**

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**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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96</b>	<b>93</b>	<b>102</b>

**2010 Correlation Section  
for Burt County**

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#### **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 Burt County**

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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 Burt County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>22.15</b>	<b>110.01</b>

RESIDENTIAL: The coefficient of dispersion and the price related differential are both slightly outside the acceptable parameters. The vacant land and low dollar sales tend to have an impact on the calculation of the quality of assessment.



## **2010 Assessment Actions for Burt County**

**taken to address the following property classes/subclasses:**

### **Commercial**

Annually, all subclasses are monitored for problem areas that are revealed by analysis of the sales activity. There was a 3 year total of 39 sales and nothing in the preliminary statistics indicated a need to adjust or revalue the commercial property for 2010. In order to accomplish a portion of the six year inspection process, the county will start with a review of the city of Lyons.

Annually, all appraisal maintenance (pick up) is completed in a timely fashion.

## 2010 Assessment Survey for Burt County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor/staff
2.	<b>List the valuation groupings used by the County:</b>
	Valuation Group 1 – Tekamah Group 5 – Oakland Group 10- Lyons Group 15 – Decatur Group 20 – Craig Group 25 - Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Group 1 – Tekamah, county seat, largest populated town in county, school, active businesses Group 5 – Oakland, located on the southern part of the county on Hwy. 77, school, new CVA facility, care center, active business Group 10 – Lyons, located on the northern part of the county on Hwy. 77, businesses are depleting Group 15 – Decatur, close to the Thurston County border, on the eastern side of the county, newer restaurant, active businesses Group 20 – Craig, smaller community, only has a post office, nothing else as far as business activity Group 25 – Rural, all rural residential property outside the village limits
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Cost, Market, & Income Approach
4	<b>When was the last lot value study completed?</b>
	2000 with lot review in 2009 when pricing updated.
a.	<b>What methodology was used to determine the commercial lot values?</b>
	Sales study of market
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>
	Costing tables, multipliers, etc. from vendor but depreciation based on our own local market information.
a.	<b>How often does the County update the depreciation tables?</b>
	Annual review through analysis of sales
7.	<b>Pickup work:</b>

a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor/staff, occasional assistance from Jeff Quist
c.	<b>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?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The county worked over the last two years to update all pricing on the commercial properties so a review could begin. All commercial properties in Lyons will be reviewed in 2010 with at least one town reviewed annually thereafter. The rural commercial may have to be completed in the sixth year.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Currently working on a tracking process
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Market analysis to see what adjustments need to be made to other part of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>97</b>	COV:	49.80	95% Median C.I.:	81.23 to 100.00
TOTAL Sales Price:	1,531,940	WGT. MEAN:	86	STD:	53.52	95% Wgt. Mean C.I.:	68.99 to 103.86
TOTAL Adj.Sales Price:	1,515,940	MEAN:	107	AVG.ABS.DEV:	34.68	95% Mean C.I.:	90.45 to 124.49
TOTAL Assessed Value:	1,310,125						
AVG. Adj. Sales Price:	39,893	COD:	35.80	MAX Sales Ratio:	256.65		
AVG. Assessed Value:	34,476	PRD:	124.35	MIN Sales Ratio:	46.17		

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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	1	102.07	102.07	102.07			102.07	102.07	N/A	65,000	66,345
10/01/06 TO 12/31/06	1	96.25	96.25	96.25			96.25	96.25	N/A	2,000	1,925
01/01/07 TO 03/31/07	1	92.32	92.32	92.32			92.32	92.32	N/A	11,000	10,155
04/01/07 TO 06/30/07	2	143.54	143.54	105.58	30.51	135.95	99.74	187.33	N/A	11,250	11,877
07/01/07 TO 09/30/07	5	85.19	103.27	76.31	48.36	135.34	55.70	207.89	N/A	17,841	13,614
10/01/07 TO 12/31/07	5	100.00	130.21	106.91	31.65	121.80	97.63	233.25	N/A	55,044	58,847
01/01/08 TO 03/31/08	3	74.70	78.79	85.01	7.33	92.68	72.62	89.04	N/A	31,330	26,633
04/01/08 TO 06/30/08	5	81.23	82.04	80.86	15.16	101.46	61.16	98.28	N/A	30,180	24,405
07/01/08 TO 09/30/08	5	96.75	113.94	65.10	56.91	175.01	46.17	242.00	N/A	82,000	53,386
10/01/08 TO 12/31/08	4	96.18	100.41	91.26	30.94	110.03	47.84	161.45	N/A	52,500	47,910
01/01/09 TO 03/31/09	4	96.21	100.34	93.71	28.56	107.07	67.61	141.35	N/A	39,531	37,046
04/01/09 TO 06/30/09	2	159.70	159.70	132.00	60.71	120.98	62.75	256.65	N/A	14,000	18,480
<u>Study Years</u>											
07/01/06 TO 06/30/07	5	99.74	115.54	101.67	20.22	113.64	92.32	187.33	N/A	20,100	20,436
07/01/07 TO 06/30/08	18	93.02	100.78	92.60	30.81	108.83	55.70	233.25	72.62 to 100.00	33,850	31,346
07/01/08 TO 06/30/09	15	96.75	112.81	79.85	48.11	141.27	46.17	256.65	62.75 to 141.35	53,741	42,914
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	13	99.74	118.99	99.57	36.56	119.50	55.70	233.25	85.19 to 187.33	30,609	30,478
01/01/08 TO 12/31/08	17	89.04	95.17	76.37	33.76	124.62	46.17	242.00	61.16 to 98.89	50,875	38,852
<u>ALL</u>											
	38	96.88	107.47	86.42	35.80	124.35	46.17	256.65	81.23 to 100.00	39,893	34,476

VALUATION GROUP	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01		12	98.53	96.93	95.58	21.73	101.41	47.84	141.35	67.61 to 121.39	54,777	52,354
05		12	96.03	115.20	106.83	44.42	107.83	56.89	242.00	72.55 to 161.45	16,492	17,619
10		11	96.75	119.49	65.41	45.02	182.70	46.17	256.65	52.64 to 207.89	45,518	29,771
15		2	65.20	65.20	67.10	14.57	97.17	55.70	74.70	N/A	12,500	8,387
25		1	93.46	93.46	93.46			93.46	93.46	N/A	135,000	126,170
<u>ALL</u>												
		38	96.88	107.47	86.42	35.80	124.35	46.17	256.65	81.23 to 100.00	39,893	34,476

STATUS: IMPROVED, UNIMPROVED & IOLL	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1		35	97.00	106.99	86.51	34.92	123.66	46.17	256.65	81.23 to 100.00	42,926	37,137
2		3	96.25	113.09	76.33	45.59	148.16	55.70	187.33	N/A	4,500	3,435
<u>ALL</u>												
		38	96.88	107.47	86.42	35.80	124.35	46.17	256.65	81.23 to 100.00	39,893	34,476

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	38	96.88	107.47	86.42	35.80	124.35	46.17	256.65	81.23 to 100.00	39,893	34,476
04											
<u>ALL</u>	<u>38</u>	<u>96.88</u>	<u>107.47</u>	<u>86.42</u>	<u>35.80</u>	<u>124.35</u>	<u>46.17</u>	<u>256.65</u>	<u>81.23 to 100.00</u>	<u>39,893</u>	<u>34,476</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	4	197.61	181.18	193.63	19.93	93.57	96.25	233.25	N/A	2,676	5,182
5000 TO 9999	4	97.82	92.07	91.38	7.54	100.75	72.62	100.00	N/A	8,977	8,203
<u>Total \$</u>											
1 TO 9999	8	99.44	136.62	114.86	45.75	118.94	72.62	233.25	72.62 to 233.25	5,827	6,693
10000 TO 29999	14	94.66	114.51	117.48	42.29	97.47	55.70	256.65	72.55 to 161.45	15,928	18,712
30000 TO 59999	8	89.43	89.56	86.78	31.07	103.20	47.84	141.35	47.84 to 141.35	40,287	34,963
60000 TO 99999	5	89.04	86.55	86.68	23.18	99.85	52.64	121.39	N/A	71,644	62,099
100000 TO 149999	1	93.46	93.46	93.46			93.46	93.46	N/A	135,000	126,170
150000 TO 249999	1	98.78	98.78	98.78			98.78	98.78	N/A	150,800	148,955
250000 TO 499999	1	46.17	46.17	46.17			46.17	46.17	N/A	280,000	129,275
<u>ALL</u>	<u>38</u>	<u>96.88</u>	<u>107.47</u>	<u>86.42</u>	<u>35.80</u>	<u>124.35</u>	<u>46.17</u>	<u>256.65</u>	<u>81.23 to 100.00</u>	<u>39,893</u>	<u>34,476</u>

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Base Stat

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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)	4	84.44	102.98	74.76	45.97	137.75	55.70	187.33	N/A	5,872	4,390
276	1	61.16	61.16	61.16			61.16	61.16	N/A	45,000	27,520
325	1	67.61	67.61	67.61			67.61	67.61	N/A	80,724	54,580
326	1	102.07	102.07	102.07			102.07	102.07	N/A	65,000	66,345
344	6	104.49	140.62	98.84	57.02	142.26	47.84	256.65	47.84 to 256.65	21,483	21,235
350	3	99.74	103.39	105.25	10.81	98.23	89.04	121.39	N/A	55,500	58,415
352	2	130.12	130.12	106.76	24.08	121.88	98.78	161.45	N/A	86,400	92,237
353	3	93.46	102.27	97.57	18.15	104.82	81.23	132.13	N/A	70,000	68,301
384	1	242.00	242.00	242.00			242.00	242.00	N/A	20,000	48,400
406	9	97.63	104.12	95.61	23.07	108.90	62.75	207.89	78.12 to 114.29	15,791	15,098
442	2	65.80	65.80	61.34	13.53	107.26	56.89	74.70	N/A	30,000	18,402
5	1	72.55	72.55	72.55			72.55	72.55	N/A	10,000	7,255
851	1	141.35	141.35	141.35			141.35	141.35	N/A	36,400	51,450
C	3	52.64	65.19	48.53	32.03	134.32	46.17	96.75	N/A	118,333	57,428
<u>ALL</u>	<u>38</u>	<u>96.88</u>	<u>107.47</u>	<u>86.42</u>	<u>35.80</u>	<u>124.35</u>	<u>46.17</u>	<u>256.65</u>	<u>81.23 to 100.00</u>	<u>39,893</u>	<u>34,476</u>



**2010 Correlation Section  
for Burt County**

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**Commerical Real Property**

**I. Correlation**

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

COMMERCIAL: Burt County reported in the survey that the county would monitor all subclasses for problem areas that are revealed in an analysis of the sales activity. The pickup work was completed. Little change was done to the commercial class as a whole for the 2010 assessment year. The result of the assessment actions indicated that the overall median level of value of 97%.

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

**2010 Correlation Section  
for Burt County**

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**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 sales verification consists of sending a questionnaire to all transactions with approximately 75% of them being returned. The exception is if a sale is a foreclosure or family transaction. If there is any indication that a family transaction included an appraisal, the county may follow-up with a questionnaire, but this is rare. The questionnaire is primarily mailed to the seller. The county will also complete a drive by review on most of the commercial properties and in some instances make a telephone call to verify information.

A review of the non-qualified sales was completed and it was determined that the county was reasonable with the non-qualified conclusions. The majority of the sales were either family transactions or substantially changed parcels. There are several foreclosures, especially in the commercial class of property.

**2010 Correlation Section  
for Burt County**

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**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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97</b>	<b>86</b>	<b>107</b>

**2010 Correlation Section  
for Burt County**

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#### **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 Burt County**

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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 Burt County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>35.80</b>	<b>124.35</b>

COMMERCIAL: The coefficient of dispersion and the price related differential are clearly outside the acceptable parameters. Study of the 38 sales involved with the statistical analysis only indicates that the measures in Valuation Group 05 and 10 appear to have some inequality. Those two towns are both located on Highway 77 and are struggling to maintain the commercial base. The main streets are diminishing and the main commercial base in Valuation Group 10 is a grain facility.

**Agricultural or Special  
Valuation Reports**

## **2010 Assessment Actions for Burt County**

### **taken to address the following property classes/subclasses:**

#### **Agricultural**

Annually, the county conducts a review and market analysis that includes the qualified agricultural sales. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land.

Annually, all appraisal maintenance (pick up) is completed in a timely fashion.

Annually, the county plans to accomplish a portion of the required 6 year inspection process. In 2010, an additional part of the agricultural improvements will be completed in Silver Creek and Decatur. Land use will be checked along with all improvements in those townships.

The county has conducted an extensive review of the rural properties of the county over the last few years. Only two of twelve townships are left to review. During the inspection process, the records were reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close up examination of the improvements, photos, and if necessary a measurement of the improvements. Every effort is made to conduct interior inspections of the residences. When property owners are not home, the listers leave questionnaires and make return trips to contact them. If possible, phone appointments are arranged following the return of the questionnaire.

The county closely monitored agricultural sales throughout 2009 to determine if the strong upward trend of the past 2-3 years would continue. The market has continued to be strong and the land values have seen more increase. The county will be looking at adjustments to the LCG sub-strata as indicated by the market analysis.

## 2010 Assessment Survey for Burt County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Staff/Assessor
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	Yes
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> 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 market areas are determined through market analysis and delineated by both topography and market activity. The boundaries follow township lines. Generally speaking, market area 1 is the northern and eastern geocodes and market are 2 is made up of the southern and western geocodes.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	Market Area 1 contains a lot of flat river bottom land. Market Area 2 is more hills and valleys.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	By statute and regulation
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	Parcels less than 20 acres are checked for current use. The parcel is classified accordingly. The county has some parcels with mixed use where several acres are residential in nature, but additional acres are being farmed or grazed.
c.	<b>Are these definitions in writing?</b>
	Not currently
d.	<b>What are the recognized differences?</b>
e.	<b>How are rural home sites valued?</b>
	Rural home sites are currently \$14,000 based on the result of a market study
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	The same
h.	<b>What are the recognized differences?</b>
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	In progress and to be completed by 2010
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes

b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	The county looks at specific soil types and has created a special classification for “gumbo” as the market indicates a difference from the LCG
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps and physical inspection
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	Burt County only has one application for special valuation. To date, the market analysis has never indicated that there are any non-agricultural forces in the market. Burt County’s land values have been used by other counties to reference the correctness of their greenbelt values as our market is unaffected. All sales indicate that ag use is the driving force behind the strong upward trend over the last couple of years. More recent sales indicate that trend is continuing upward.
b.	<b>Has the County received applications for special valuation?</b>
	Yes
c.	<b>Describe special value methodology</b>
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor/staff
c.	<b>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?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	We have completed four rural townships out of twelve since the 6 year inspection was implemented. Because the county already had a review process in place, we actually have all but two of twelve townships completed. The county is currently applying an updated pricing program as part of the rural review. All buildings are being identified as to use and current condition. Measurements are being check and new photographs are being taken of the property. The residence is either inspected by the county or a questionnaire is being left on the door for completion by the owner.
	<b>Does the County maintain a tracking process?</b>
	We currently have a wall map with the areas marked as completed, but are working on a written tracking process as well.

b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Market analysis to see what adjustments need to be made to other parts of the county.

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

**Preliminary Results:**

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	31	15	16
07/01/07 - 06/30/08	45	23	22
07/01/08 - 06/30/09	27	16	11
Totals	103	54	49

**Added Sales:**

Study Year	Total	Mkt 1	Mkt 2
7/1/06 - 6/30/07	0		
7/1/07 - 6/30/08	0		
7/1/08 - 6/30/09	0		
	0		

**Final Results:**

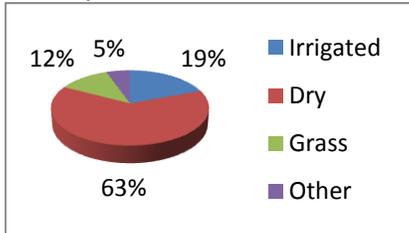
Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	31	15	16
07/01/07 - 06/30/08	45	23	22
07/01/08 - 06/30/09	27	16	11
Totals	103	54	49

## Representativeness by Majority Land Use

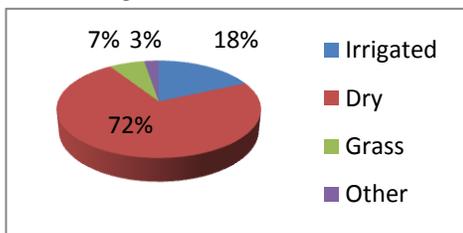
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	19%	18%	16%
Dry	63%	72%	76%
Grass	12%	7%	5%
Other	5%	3%	3%

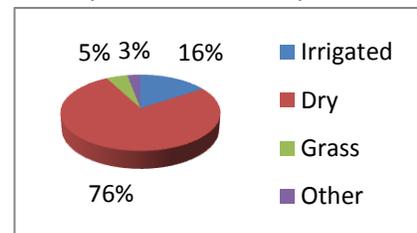
County



Original Sales File

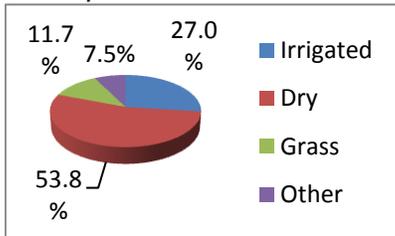


Representative Sample

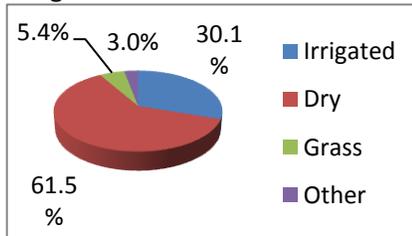


	Mkt Area 1		
	county	sales file	sample
Irrigated	27%	30%	27%
Dry	54%	61%	67%
Grass	12%	5%	2%
Other	7%	3%	4%

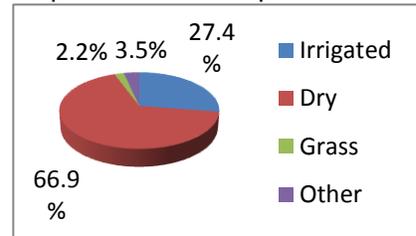
County



Original Sales File

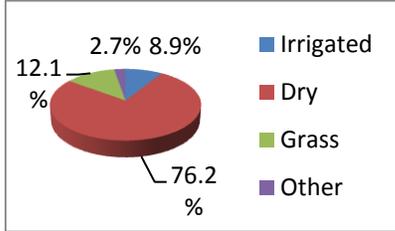


Representative Sample

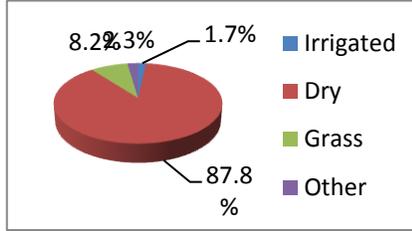


	Mkt Area 2		
	county	sales file	sample
Irrigated	9%	2%	2%
Dry	76%	88%	88%
Grass	12%	8%	8%
Other	3%	2%	2%

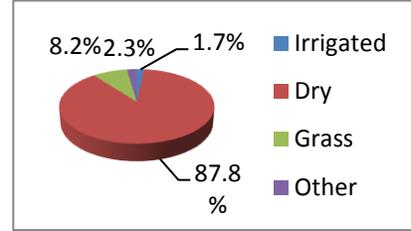
County



Original Sales File



Representative Sample



## Ratio Study

### Final Statistics

County  
# sales 103

Median	70%	AAD	13.22%
Mean	74%	COD	18.83%
W. Mean	70%	PRD	104.93%

Market Area 1  
# sales 54

Median	70%	AAD	13.03%
Mean	72%	COD	18.68%
W. Mean	68%	PRD	106.06%

Market Area 2  
# sales 49

Median	70%	AAD	13.43%
Mean	76%	COD	19.13%
W. Mean	73%	PRD	103.35%

### Preliminary Statistics

Median	59%	AAD	10.75%
Mean	62%	COD	18.30%
W. Mean	59%	PRD	104.47%

Median	62%	AAD	11.97%
Mean	65%	COD	19.19%
W. Mean	61%	PRD	106.15%

Median	55%	AAD	9.39%
Mean	59%	COD	17.18%
W. Mean	57%	PRD	102.84%

**Majority Land Use**

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	72.60%	52	74.67%	1	41.79%
Mkt Area 1	1	72.60%	22	73.46%	0	N/A
Mkt Area 2	0	N/A	30	77.36%	1	41.79%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	3	72.60%	75	71.13%	1	41.79%
Mkt Area 1	2	61.52%	35	70.22%	0	N/A
Mkt Area 2	1	92.16%	40	71.29%	1	41.79%

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FEB 24 2010

REVENUE ADMIN

## Burt County Assessor's Office

111 N 13<sup>th</sup> Street, Ste: 10

Tekamah, NE 68061

Phone - 402.374.2926 \* Fax - 402.374.2956

Joni L. Renshaw  
County Assessor

Joan K. Zessin  
Deputy Assessor

Dan Magill  
Sales /Review

Jeanice Bowers  
Office Clerk

Jay Johnson  
Reviewer

February 22, 2010

Dear Ms. Sorensen:

This correspondence is concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the one parcel where application has been made for special value.

### ***Burt County Special Valuation Methodology:***

- *Due to the application by one taxpayer, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the 2009 County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measureable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and recapture value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw  
Burt County Assessor

**Agricultural or Special  
Valuation Correlation**

## **2010 Correlation Section**

### **For Burt County**

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#### **Agricultural Land**

##### **I. Correlation**

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

##### **AGRICULTURAL LAND:**

An analysis of the sales file was prepared for Burt County. The county assessor studied the file and came to the conclusion that the market areas were sufficient for the 2010 assessment year. There are two market areas for Burt County. Market Area 1 is the eastern portion of the county bordered on the north by Thurston County and the south by Washington County. The Missouri river is the east boundary. Market Area 2 is the southwestern townships of the county bordered on the west by Cuming County, on the South by Dodge and Washington Counties.

The proportionality of the sales file over the three year study period was addressed. Overall the county was reasonably proportionate and sufficient sales to work with. The expanded analysis was discussed with the county assessor and the conclusion supported the efforts of the county in establishing the 2010 agricultural land values which are equalized both within the County and with the adjoining counties.

## 2010 Correlation Section

### For Burt County

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#### 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:

The sales verification consists of sending a questionnaire to all transactions with approximately 75% of them being returned. The exception is if a sale is a foreclosure or family transaction. If there is any indication that a family transaction included an appraisal, the county may follow-up with a questionnaire, but this is rare. The questionnaire is primarily mailed to the seller. The county will in some instances make a telephone call to verify information.

## 2010 Correlation Section

### For Burt County

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#### 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**

<b>R&amp;O Statistics</b>	<b>70</b>	<b>70</b>	<b>74</b>
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## 2010 Correlation Section

### For Burt County

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#### IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>18.83</b>	<b>104.93</b>

#### AGRICULTURAL LAND:

The coefficient of dispersion and the price related differential are both considered within the acceptable parameters for the 2010 assessment.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,848</b>	<b>Value : 942,811,833</b>	<b>Growth 1,633,524</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	327	1,370,130	74	797,540	17	197,825	418	2,365,495	
<b>02. Res Improve Land</b>	2,048	10,185,475	93	1,731,435	393	10,229,230	2,534	22,146,140	
<b>03. Res Improvements</b>	2,061	100,801,820	93	10,150,685	393	29,151,531	2,547	140,104,036	
<b>04. Res Total</b>	2,388	112,357,425	167	12,679,660	410	39,578,586	2,965	164,615,671	876,838
<b>% of Res Total</b>	80.54	68.25	5.63	7.70	13.83	24.04	43.30	17.46	53.68
<b>05. Com UnImp Land</b>	52	197,680	12	59,705	5	209,660	69	467,045	
<b>06. Com Improve Land</b>	345	2,111,235	18	547,475	20	151,790	383	2,810,500	
<b>07. Com Improvements</b>	345	18,881,805	18	2,104,470	20	4,272,540	383	25,258,815	
<b>08. Com Total</b>	397	21,190,720	30	2,711,650	25	4,633,990	452	28,536,360	521,956
<b>% of Com Total</b>	87.83	74.26	6.64	9.50	5.53	16.24	6.60	3.03	31.95
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	4	52,765	0	0	3	503,005	7	555,770	
<b>11. Ind Improvements</b>	4	877,295	0	0	3	14,092,080	7	14,969,375	
<b>12. Ind Total</b>	4	930,060	0	0	3	14,595,085	7	15,525,145	83,430
<b>% of Ind Total</b>	57.14	5.99	0.00	0.00	42.86	94.01	0.10	1.65	5.11
<b>13. Rec UnImp Land</b>	3	0	0	0	20	83,415	23	83,415	
<b>14. Rec Improve Land</b>	49	0	10	0	201	954,590	260	954,590	
<b>15. Rec Improvements</b>	50	350,315	10	66,890	212	3,523,323	272	3,940,528	
<b>16. Rec Total</b>	53	350,315	10	66,890	232	4,561,328	295	4,978,533	0
<b>% of Rec Total</b>	17.97	7.04	3.39	1.34	78.64	91.62	4.31	0.53	0.00
<b>Res &amp; Rec Total</b>	2,441	112,707,740	177	12,746,550	642	44,139,914	3,260	169,594,204	876,838
<b>% of Res &amp; Rec Total</b>	74.88	66.46	5.43	7.52	19.69	26.03	47.61	17.99	53.68
<b>Com &amp; Ind Total</b>	401	22,120,780	30	2,711,650	28	19,229,075	459	44,061,505	605,386
<b>% of Com &amp; Ind Total</b>	87.36	50.20	6.54	6.15	6.10	43.64	6.70	4.67	37.06
<b>17. Taxable Total</b>	2,842	134,828,520	207	15,458,200	670	63,368,989	3,719	213,655,709	1,482,224
<b>% of Taxable Total</b>	76.42	63.11	5.57	7.24	18.02	29.66	54.31	22.66	90.74

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	0	0	0	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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	207	24	95	326

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	361,185	146	22,636,190	1,927	380,323,095	2,080	403,320,470
28. Ag-Improved Land	1	0	60	13,154,490	988	251,678,240	1,049	264,832,730
29. Ag Improvements	1	5,140	60	4,638,605	988	56,359,179	1,049	61,002,924
30. Ag Total							3,129	729,156,124

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	14,000	
32. HomeSite Improv Land	0	0.00	0	42	46.00	644,000	
33. HomeSite Improvements	1	0.00	5,140	42	0.00	3,370,635	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	6.83	23,905	
36. FarmSite Improv Land	0	0.00	0	53	203.22	711,270	
37. FarmSite Improvements	0	0.00	0	54	0.00	1,267,970	
38. FarmSite Total							
39. Road & Ditches	2	1.00	0	111	238.15	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	16	17.00	238,000	17	18.00	252,000	
32. HomeSite Improv Land	534	563.00	7,882,000	576	609.00	8,526,000	
33. HomeSite Improvements	543	0.00	38,464,540	586	0.00	41,840,315	108,285
34. HomeSite Total				<b>603</b>	<b>627.00</b>	<b>50,618,315</b>	
35. FarmSite UnImp Land	86	152.53	533,855	92	159.36	557,760	
36. FarmSite Improv Land	888	3,655.67	12,794,855	941	3,858.89	13,506,125	
37. FarmSite Improvements	950	0.00	17,894,639	1,004	0.00	19,162,609	43,015
38. FarmSite Total				<b>1,096</b>	<b>4,018.25</b>	<b>33,226,494</b>	
39. Road & Ditches	2,273	5,950.39	0	2,386	6,189.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,699</b>	<b>10,834.79</b>	<b>83,844,809</b>	<b>151,300</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	65.06	98,480	1	65.06	98,480
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	10,017.70	22.03%	28,550,495	27.79%	2,850.00
46. 1A	829.15	1.82%	2,251,225	2.19%	2,715.10
47. 2A1	4,715.87	10.37%	12,025,505	11.71%	2,550.01
48. 2A	5,206.22	11.45%	12,494,930	12.16%	2,400.00
49. 3A1	23,249.36	51.13%	45,208,755	44.01%	1,944.52
50. 3A	280.22	0.62%	574,450	0.56%	2,050.00
51. 4A1	149.65	0.33%	244,695	0.24%	1,635.12
52. 4A	1,021.96	2.25%	1,379,650	1.34%	1,350.00
53. Total	45,470.13	100.00%	102,729,705	100.00%	2,259.28
<b>Dry</b>					
54. 1D1	12,646.91	14.00%	35,411,360	18.25%	2,800.00
55. 1D	14,098.87	15.61%	37,011,100	19.08%	2,625.11
56. 2D1	3,424.96	3.79%	8,511,195	4.39%	2,485.05
57. 2D	7,997.96	8.85%	18,995,835	9.79%	2,375.09
58. 3D1	23,589.46	26.11%	46,495,965	23.97%	1,971.05
59. 3D	6,783.45	7.51%	13,566,900	6.99%	2,000.00
60. 4D1	18,676.56	20.67%	29,882,510	15.40%	1,600.00
61. 4D	3,124.39	3.46%	4,140,210	2.13%	1,325.13
62. Total	90,342.56	100.00%	194,015,075	100.00%	2,147.55
<b>Grass</b>					
63. 1G1	578.50	0.00%	701,880	3.51%	1,213.28
64. 1G	2,468.83	12.45%	3,018,295	15.11%	1,222.56
65. 2G1	437.53	2.21%	503,215	2.52%	1,150.13
66. 2G	1,189.76	6.00%	1,141,655	5.72%	959.57
67. 3G1	1,628.24	8.21%	1,686,915	8.45%	1,036.04
68. 3G	1,130.22	5.70%	1,202,190	6.02%	1,063.68
69. 4G1	8,235.10	41.54%	8,300,875	41.57%	1,007.99
70. 4G	4,155.45	20.96%	3,413,940	17.10%	821.56
71. Total	19,823.63	100.00%	19,968,965	100.00%	1,007.33
<b>Irrigated Total</b>					
Irrigated Total	45,470.13	27.02%	102,729,705	31.69%	2,259.28
<b>Dry Total</b>					
Dry Total	90,342.56	53.69%	194,015,075	59.85%	2,147.55
<b>Grass Total</b>					
Grass Total	19,823.63	11.78%	19,968,965	6.16%	1,007.33
<b>Waste</b>					
Waste	2,098.89	1.25%	178,550	0.06%	85.07
<b>Other</b>					
Other	10,525.07	6.26%	7,276,365	2.24%	691.34
<b>Exempt</b>					
Exempt	0.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	168,260.28	100.00%	324,168,660	100.00%	1,926.59

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,498.38	31.03%	11,614,625	34.26%	3,320.00
46. 1A	2,228.54	19.77%	7,198,215	21.23%	3,230.01
47. 2A1	5.70	0.05%	16,785	0.05%	2,944.74
48. 2A	2,821.90	25.03%	7,943,740	23.43%	2,815.03
49. 3A1	1,062.60	9.43%	2,766,825	8.16%	2,603.83
50. 3A	1,517.48	13.46%	4,082,030	12.04%	2,690.01
51. 4A1	118.46	1.05%	247,005	0.73%	2,085.13
52. 4A	20.00	0.18%	32,300	0.10%	1,615.00
53. Total	11,273.06	100.00%	33,901,525	100.00%	3,007.30
<b>Dry</b>					
54. 1D1	11,755.23	12.40%	38,322,045	14.28%	3,260.00
55. 1D	28,739.82	30.31%	90,530,610	33.74%	3,150.01
56. 2D1	174.50	0.18%	507,795	0.19%	2,910.00
57. 2D	12,194.91	12.86%	33,901,850	12.63%	2,780.00
58. 3D1	10,834.95	11.43%	28,752,690	10.71%	2,653.70
59. 3D	21,866.37	23.06%	58,057,080	21.63%	2,655.09
60. 4D1	8,524.18	8.99%	17,176,970	6.40%	2,015.09
61. 4D	716.14	0.76%	1,106,525	0.41%	1,545.12
62. Total	94,806.10	100.00%	268,355,565	100.00%	2,830.57
<b>Grass</b>					
63. 1G1	384.50	0.00%	532,975	3.12%	1,386.15
64. 1G	2,882.22	19.34%	3,897,695	22.84%	1,352.32
65. 2G1	57.83	0.39%	87,400	0.51%	1,511.33
66. 2G	1,924.97	12.91%	1,920,095	11.25%	997.47
67. 3G1	1,123.42	7.54%	1,376,575	8.07%	1,225.34
68. 3G	1,264.97	8.49%	1,414,255	8.29%	1,118.01
69. 4G1	5,536.86	37.14%	6,197,765	36.31%	1,119.36
70. 4G	1,731.44	11.62%	1,640,225	9.61%	947.32
71. Total	14,906.21	100.00%	17,066,985	100.00%	1,144.96
<b>Irrigated Total</b>					
Irrigated Total	11,273.06	9.06%	33,901,525	10.56%	3,007.30
<b>Dry Total</b>					
Dry Total	94,806.10	76.23%	268,355,565	83.56%	2,830.57
<b>Grass Total</b>					
Grass Total	14,906.21	11.99%	17,066,985	5.31%	1,144.96
<b>Waste</b>					
Waste	1,074.43	0.86%	91,420	0.03%	85.09
<b>Other</b>					
Other	2,302.80	1.85%	1,727,160	0.54%	750.03
<b>Exempt</b>					
Exempt	0.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	124,362.60	100.00%	321,142,655	100.00%	2,582.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,256.98	5,451,755	54,486.21	131,179,475	56,743.19	136,631,230
77. Dry Land	137.07	361,185	10,047.97	25,903,215	174,963.62	436,106,240	185,148.66	462,370,640
78. Grass	0.00	0	2,228.34	2,609,285	32,501.50	34,426,665	34,729.84	37,035,950
79. Waste	0.00	0	330.74	28,130	2,842.58	241,840	3,173.32	269,970
80. Other	0.00	0	593.69	405,120	12,234.18	8,598,405	12,827.87	9,003,525
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	137.07	361,185	15,457.72	34,397,505	277,028.09	610,552,625	292,622.88	645,311,315

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,743.19	19.39%	136,631,230	21.17%	2,407.89
Dry Land	185,148.66	63.27%	462,370,640	71.65%	2,497.29
Grass	34,729.84	11.87%	37,035,950	5.74%	1,066.40
Waste	3,173.32	1.08%	269,970	0.04%	85.07
Other	12,827.87	4.38%	9,003,525	1.40%	701.87
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,622.88	100.00%	645,311,315	100.00%	2,205.27

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

11 Burt

	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	158,726,483	164,615,671	5,889,188	3.71%	876,838	3.16%
02. Recreational	4,865,793	4,978,533	112,740	2.32%	0	2.32%
03. Ag-Homesite Land, Ag-Res Dwelling	51,557,395	50,618,315	-939,080	-1.82%	108,285	-2.03%
<b>04. Total Residential (sum lines 1-3)</b>	<b>215,149,671</b>	<b>220,212,519</b>	<b>5,062,848</b>	<b>2.35%</b>	<b>985,123</b>	<b>1.90%</b>
05. Commercial	27,990,370	28,536,360	545,990	1.95%	521,956	0.09%
06. Industrial	15,441,715	15,525,145	83,430	0.54%	83,430	0.00%
07. Ag-Farmsite Land, Outbuildings	29,087,119	33,226,494	4,139,375	14.23%	43,015	14.08%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>72,519,204</b>	<b>77,287,999</b>	<b>4,768,795</b>	<b>6.58%</b>	<b>648,401</b>	<b>5.68%</b>
<b>10. Total Non-Agland Real Property</b>	<b>287,668,875</b>	<b>297,500,518</b>	<b>9,831,643</b>	<b>3.42%</b>	<b>1,633,524</b>	<b>2.85%</b>
11. Irrigated	119,323,355	136,631,230	17,307,875	14.51%		
12. Dryland	383,792,450	462,370,640	78,578,190	20.47%		
13. Grassland	32,864,035	37,035,950	4,171,915	12.69%		
14. Wasteland	238,940	269,970	31,030	12.99%		
15. Other Agland	8,989,560	9,003,525	13,965	0.16%		
<b>16. Total Agricultural Land</b>	<b>545,208,340</b>	<b>645,311,315</b>	<b>100,102,975</b>	<b>18.36%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>832,877,215</b>	<b>942,811,833</b>	<b>109,934,618</b>	<b>13.20%</b>	<b>1,633,524</b>	<b>13.00%</b>

# **Burt County's 3 Year Plan of Assessment June 15, 2009**

## **PLAN OF ASSESSMENT REQUIREMENTS**

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15<sup>th</sup> each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31<sup>st</sup>. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31<sup>st</sup> each year.

## **REAL PROPERTY ASSESSMENT REQUIREMENTS**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade", Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
  - 2) 75% of actual value for agricultural land and horticultural land; and
  - 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.
- Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

## GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,812 parcels as reported on the 2009 County Abstract. Per the 2009 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,937	43.12%	18.92%
Commercial	456	6.69%	3.39%
Industrial	6	.09%	1.84%
Recreational	296	4.35%	.61%
Agricultural	3,117	45.75%	75.24%

Agricultural land – 292,721.810 taxable acres

New Property: For assessment year 2009, an estimated 131 building permits and/or information statements were filed for new property construction/additions to the county.

For more information see the 2009 Reports & Opinions, Abstract and Assessor Survey.

The county handled 869 personal property schedules for 2009. The office also processed 441 homestead applications. Approximately 57 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education will be required within the following 4-year period.

The County Assessor's Office has a deputy and one full-time clerk to carry out the responsibilities and duties of the office with the assessor. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does not have a full-time appraiser but has two part-time lister/reviewers for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations. An independent appraisal company was contracted with to complete the reappraisal of commercial properties in the county.

The current 2008-2009 budget for the office is being reviewed by the County Board. The general fund request is \$90,665.64 which includes the Assessor and Deputy salaries. The appraisal budget request is \$94,397.68 which includes the payroll for the regular clerk and two part-time employees. This also funds all cadastral map work, appraisal schooling, and data service contracts and fees. The funding for aerial photos had been removed in 2006 from the appraisal budget, at the county board's request. Partial funding for the photos is being added to the budget as the county is in need of updates. The aerial photos were flown in the fall of 2008 and are currently being reviewed for any changes that have occurred in the county. It was funded over two years and the county was provided with DVD's so duplicate photos could be printed if needed.

### **PROCEDURES**

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

### **CADASTRAL MAPS**

The cadastral maps are updated on a daily basis as sales and other changes arise. The maps are currently in the process of being redrawn and updated by the County Surveyor over a 3-4 year plan. The city maps are completed with all information having been proofed by the Assessor's Office staff. We hope to have the Surveyor continue on with the rural maps if we are allowed to budget for them.

### **PROPERTY RECORD CARDS**

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

## REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19<sup>th</sup>, the Personal Property Abstract due June 15<sup>th</sup>, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31<sup>st</sup>, and due with the Department of Revenue, Property Assessment Division, by October 31<sup>st</sup>, Certification of Values to School Districts and Political Subdivisions due August 20<sup>th</sup>, School District Taxable Value Report due August 25<sup>th</sup>, generate Tax Roll to be given to the County Treasurer by November 22<sup>nd</sup>, and Certificate of Taxes Levied Report due December 1<sup>st</sup>. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25<sup>th</sup>. Clerical error may be corrected as needed.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before TERC where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

## **HOMESTEAD EXEMPTIONS**

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1<sup>st</sup> and June 30<sup>th</sup> of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31<sup>st</sup> of each year except in the case of change of ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup>. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1<sup>st</sup> of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1<sup>st</sup> each year.

## **PERSONAL PROPERTY**

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1<sup>st</sup> to be considered timely. From May 1 to July 31, all schedules received by the office have a 10% penalty applied. After July 31, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules. The Personal Property Abstract is due June 15<sup>th</sup> with the Nebraska Department of Revenue, Property Assessment Division.

## REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1<sup>st</sup> of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall & Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal.

Burt County has changed from Northeast Data to MIPS/County Solutions for real estate pricing programs. They will also do our administrative and report programs. This conversion process has been very time consuming but is pretty well completed and reviewed for correctness.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2008

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95.00	21.48	110.52
Commercial	98.00	21.28	100.98
Agricultural Land	72.00	23.20	108.88

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see the 2009 Reports & Opinions.

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2010 – Revalue rural residential and outbuildings in Summit and Decatur Townships. Continue to monitor the other rural areas, making sure the levels are within acceptable ranges. We will review Tekamah City and implement the newer pricing, continuing on with the review and depreciation analysis.

2011 – Finish the review of the rural residential and improved parcels in Silver Creek Township. We will review Oakland City for updating of both homes and lot prices. We will have implemented the newer pricing on the entire city residential now that we have finished reviewing all five towns. Continue working on depreciation analysis and effective age study. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges.

2012 – Continue on with our rural revalue, starting over with the townships of Arizona and Riverside. We will review Craig Village, implementing new effective age and depreciation analysis.

### COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class.

2010 – All commercial data has been moved to the windows version of CAMA 2000 along with the implementation of newer pricing for 2009. Bill Kaiser and Jeff Quist have been assisting the office with an updated sales analysis and depreciation study. They will be assisting with the review of commercial properties in Lyons as well. The COD and PRD will be examined to address the quality of the assessments and their uniformity. The office staff will be entering and reviewing all data in the commercial program. We will also start the review of all commercial properties in Oakland along with the updated pricing.

2011 – The review of the commercial properties will continue with Tekamah and Craig Village. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers.

2012 - The commercial properties in rural areas and Decatur Village will be reviewed and another study conducted on vacant lots if any sales are available.

### AGRICULTURAL

2010 – Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is

classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. We will also be looking at Forney and Albaton as they are a type of "gumbo" as well although not as heavy. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. This land is actually no longer considered agland once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

We will implement the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system will combine several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We will be reviewing all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service will not be publishing a book this time. We are implementing a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We will start with the areas that have experienced changes in classification first as those changes must be completed for the 2010 tax year. Completion of the total GIS project will probably extend into 2011.

2011 – Request new farm summary reports from all agland owners so we can update any changes per the Farm Service Agency. All those individuals will be contacted about providing us with that information. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. Burt County could have more than 3,000 acres of farm ground put into this program through easement sales to the federal government. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2012 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. We hope to be able to use our new GIS system maps to assist in updating current land use. Continue to study the market of the agricultural class on the required 3-year sale

period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2009. Current soil survey is dated 1980 and we are using the 8/95 conversion as currently required by the Nebraska Department of Revenue, Property Assessment Division. All school land will be updated for 2010 with the new soil survey and numeric designations.

New aerial photos were taken of the rural properties for 2009. We will be using the photos to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans are nearly completed to review two to three townships a year for the next six years. All outbuildings are being measured again, and their condition verified. Each home is being physically inspected or a detailed questionnaire is left for completion. We have implemented the 2000 CAMA software during the review and are monitoring the market activity to ensure that the quality and level of assessment are uniform.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We did raise our homesite value to 14,000 and our building site value to 2,500 for 2008. We will continue to monitor this as sales occur.

## **SALES REVIEW**

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will be a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the

Property Assessment Division either electronically or manually. If the county assessor submits the supplemental sales information manually, the information is to be sent to the Property Assessment Division Field Liaison assigned to that county. (See, Regulation 12-003.03A, Title 350 Nebraska Administrative Code). The office makes every effort to file them as timely as possible. Two full-time clerks help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

### **CONCLUSION**

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current requests of \$90,665.64 for our general budget and \$94,397.68 for the appraisal budget in 2009-2010.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw  
Burt County Assessor

6/15/09

## 2010 Assessment Survey for Burt County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	3
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$90,665.64
7.	<b>Adopted budget, or granted budget if different from above</b>
	\$90,665.64
8.	<b>Amount of the total budget set aside for appraisal work</b>
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$94,397.68
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$14,000.00
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,000.00
12.	<b>Other miscellaneous funds</b>
13.	<b>Was any of last year's budget not used:</b>
	No

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	MIPS/County Solutions
2.	<b>CAMA software</b>
	MIPS/County Solutions
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor/staff

5.	<b>Does the county have GIS software?</b>
	Yes. It will take about 3 years to get everything up and running. The first phase is to capture the soils and be able to implement the new soil survey in 2010.
6.	<b>Who maintains the GIS software and maps?</b>
	Assessor/staff
7.	<b>Personal Property software:</b>
	MIPS/County Solutions

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Decatur, Lyons, Oakland, Tekamah (only Craig does not have municipal zoning)
4.	<b>When was zoning implemented?</b>
	2000

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Nothing currently contracted. Burt County uses an outside appraisal company for commercial appraisal work. Jeff Quist does some pick-up work or occasional commercial project as needed.
2.	<b>Other services</b>
	None



# Certification

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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 Burt County Assessor.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts