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2010 Commission Summary

15 Chase

Residential Real Property - Current

Number of Sales	101	Median	94
Total Sales Price	\$7,271,100	Mean	99
Total Adj. Sales Price	\$7,274,600	Wgt. Mean	95
Total Assessed Value	\$6,937,190	Average Assessed Value of the Base	\$56,629
Avg. Adj. Sales Price	\$72,026	Avg. Assessed Value	\$68,685

Confidence Interval - Current

95% Median C.I	93.21 to 95.19
95% Mean C.I	95.21 to 102.28
95% Wgt. Mean C.I	93.48 to 97.24

% of Value of the Class of all Real Property Value in the County	17.38
% of Records Sold in the Study Period	5.87
% of Value Sold in the Study Period	7.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	111	97	97
2008	128	98	98
2007	134	97	97
2006	149	95	95

2010 Commission Summary

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Commercial Real Property - Current

Number of Sales	15	Median	96
Total Sales Price	\$1,100,200	Mean	96
Total Adj. Sales Price	\$1,090,200	Wgt. Mean	95
Total Assessed Value	\$1,037,824	Average Assessed Value of the Base	\$118,749
Avg. Adj. Sales Price	\$72,680	Avg. Assessed Value	\$69,188

Confidence Interval - Current

95% Median C.I	88.00 to 99.54
95% Mean C.I	82.20 to 108.99
95% Wgt. Mean C.I	87.33 to 103.07

% of Value of the Class of all Real Property Value in the County	10.44
% of Records Sold in the Study Period	3.04
% of Value Sold in the Study Period	1.77

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	22	97	97
2008	22	98	97
2007	31	100	100
2006	30	95	95

2010 Opinions of the Property Tax Administrator for Chase County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Chase County is 94% of market value. The quality of assessment for the class of residential real property in Chase 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 Chase County is 96% of market value. The quality of assessment for the class of commercial real property in Chase 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 Chase County is 69% of market value. The quality of assessment for the class of agricultural land in Chase County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Chase County

taken to address the following property classes/subclasses:

Residential

The Chase County Assessor implemented June/2009 Marshall and Swift Costing tables to the improvements within the valuation grouping Imperial for this current assessment year. The depreciation tables were developed using market data locally. The land/lot values did not change from 2009. The City of Imperial has a high strong residential market which has shown through the necessary current costing tables. An economic depreciation was added to the Imperial improvements to equalize all of the valuation groupings in the County. Other changes include new depreciation tables for all mobile homes within the mobile home courts and on owned lands. The mobile homes decreased in value with the deteriorating conditions of the mobile homes. The cabins which are located near Enders at the Lake area were reviewed for 2010 and new photos and new depreciation tables were developed and applied to each property.

2010 Assessment Survey for Chase County

Residential Appraisal Information

1.	Valuation data collection done by:	
	The assessor and staff	
2.	List the valuation groupings used by the County:	
	01	Imperial
	02	Wauneta
	03	Champion
	04	Enders
	05	Lamar
	06	Rural Residential
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	01	Imperial serves as the main City for public services which include a hospital, the Courthouse, large golf course and residential market base.
	02	Wauneta is located on Hwy 6 east of Imperial and has a much smaller base for facilities and a small satellite medical clinic but no hospital services
	03	Champion is very small Village with only 99 residential parcels with a post office and one restaurant.
	04	Enders is located along the major hwy into Imperial which serves as the main outlet for convenience store shopping to the Enders Lake.
	05	Lamar containing less than 100 residents sits near the Colorado border and does not have a post office and one church for local people.
	06	Rural Residential locations are every residential parcel outside of the Village and City limits. They include the country living atmosphere and rural environment.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost Approach and sales comparison	
4.	When was the last lot value study completed?	
	It is reviewed yearly, but very few vacant lot sales occur.	
a.	What methodology was used to determine the residential lot values?	
	Extraction	
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?	
	Imperial was updated to the June/09 costing tables and in 2011 the other valuation groupings will be updated.	
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?	
	The county develops their depreciation tables based on local market information.	
a.	How often does the County update depreciation tables?	
	As often as the market requires new ones.	

7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor and staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	For 2010 the only valuation grouping that is not completed is farm residenceals.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, the rotation cycle by each valuation grouping is done by the market needs.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Each valuation grouping is completed entirely and no percent adjustments are given to the other valuation groupings for that assessment year.

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:	101	MEDIAN:	94	COV:	18.34	95% Median C.I.:	93.21 to 95.19
TOTAL Sales Price:	7,271,100	WGT. MEAN:	95	STD:	18.11	95% Wgt. Mean C.I.:	93.48 to 97.24
TOTAL Adj.Sales Price:	7,274,600	MEAN:	99	AVG.ABS.DEV:	8.93	95% Mean C.I.:	95.21 to 102.28
TOTAL Assessed Value:	6,937,190						
AVG. Adj. Sales Price:	72,025	COD:	9.46	MAX Sales Ratio:	184.40		
AVG. Assessed Value:	68,685	PRD:	103.55	MIN Sales Ratio:	59.56		

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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	18	96.21	95.33	93.70	3.42	101.75	81.64	102.53	93.07 to 97.28	95,430	89,414
10/01/07 TO 12/31/07	7	94.27	101.61	95.86	10.52	106.00	88.42	134.75	88.42 to 134.75	73,000	69,975
01/01/08 TO 03/31/08	9	94.43	103.51	98.86	16.05	104.70	76.40	181.63	90.37 to 106.97	42,805	42,318
04/01/08 TO 06/30/08	19	94.46	96.41	93.96	5.69	102.61	84.65	117.32	90.93 to 101.23	95,268	89,513
07/01/08 TO 09/30/08	12	92.63	98.44	94.86	7.54	103.78	88.43	146.31	91.81 to 99.97	60,066	56,978
10/01/08 TO 12/31/08	7	93.19	94.29	95.56	2.79	98.67	90.56	104.37	90.56 to 104.37	59,785	57,128
01/01/09 TO 03/31/09	10	89.42	89.68	89.35	8.76	100.37	59.56	116.04	86.04 to 94.33	48,990	43,771
04/01/09 TO 06/30/09	19	95.34	107.62	101.12	17.79	106.43	69.42	184.40	93.34 to 118.76	64,278	64,996
<u>Study Years</u>											
07/01/07 TO 06/30/08	53	94.71	97.94	94.50	7.48	103.63	76.40	181.63	93.10 to 97.07	83,473	78,884
07/01/08 TO 06/30/09	48	93.72	99.64	96.69	11.65	103.05	59.56	184.40	92.44 to 95.19	59,385	57,422
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	47	93.73	97.97	94.92	7.85	103.22	76.40	181.63	92.01 to 94.73	70,950	67,345
<u>ALL</u>											
	101	94.43	98.75	95.36	9.46	103.55	59.56	184.40	93.21 to 95.19	72,025	68,685

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	78	94.51	98.72	95.53	7.45	103.34	69.42	181.63	93.45 to 95.34	77,015	73,574
02	13	91.65	93.36	94.72	8.44	98.57	76.40	124.11	86.04 to 99.97	32,126	30,431
03	4	91.80	106.89	89.50	36.99	119.43	59.56	184.40	N/A	26,937	24,109
04	3	97.07	93.29	94.55	4.64	98.67	84.65	98.16	N/A	68,333	64,606
05	1	175.22	175.22	175.22			175.22	175.22	N/A	45,000	78,849
06	2	88.49	88.49	88.14	0.62	100.39	87.94	89.04	N/A	246,000	216,834
<u>ALL</u>											
	101	94.43	98.75	95.36	9.46	103.55	59.56	184.40	93.21 to 95.19	72,025	68,685

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	95	94.43	98.86	95.41	8.92	103.62	59.56	184.40	93.21 to 95.19	75,198	71,747
2	4	101.68	99.69	92.27	21.60	108.05	69.42	126.00	N/A	2,675	2,468
3	2	91.41	91.41	92.76	7.39	98.54	84.65	98.16	N/A	60,000	55,653
<u>ALL</u>											
	101	94.43	98.75	95.36	9.46	103.55	59.56	184.40	93.21 to 95.19	72,025	68,685

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	68,685	PRD:	103.55	MIN Sales Ratio:	59.56		

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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	99	94.43	98.90	95.41	9.50	103.66	59.56	184.40	93.21 to 95.19	72,268	68,948
06	2	91.41	91.41	92.76	7.39	98.54	84.65	98.16	N/A	60,000	55,653
07											
<u>ALL</u>	<u>101</u>	<u>94.43</u>	<u>98.75</u>	<u>95.36</u>	<u>9.46</u>	<u>103.55</u>	<u>59.56</u>	<u>184.40</u>	<u>93.21 to 95.19</u>	<u>72,025</u>	<u>68,685</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	101.68	99.69	92.27	21.60	108.05	69.42	126.00	N/A	2,675	2,468
5000 TO 9999	3	101.23	100.44	100.10	2.34	100.34	96.49	103.60	N/A	7,000	7,007
<u>Total \$</u>											
1 TO 9999	7	101.23	100.01	97.46	13.40	102.62	69.42	126.00	69.42 to 126.00	4,528	4,413
10000 TO 29999	15	94.43	109.35	103.30	21.37	105.86	76.40	184.40	91.63 to 116.04	21,416	22,123
30000 TO 59999	29	94.11	97.90	97.26	10.08	100.66	59.56	175.22	92.01 to 96.31	42,870	41,695
60000 TO 99999	31	95.28	97.56	97.42	5.02	100.14	89.04	124.11	93.07 to 98.16	76,803	74,825
100000 TO 149999	9	93.53	94.78	94.33	4.16	100.48	88.43	104.37	89.79 to 102.80	118,722	111,992
150000 TO 249999	9	91.63	92.03	92.18	1.86	99.84	88.42	94.71	90.58 to 94.46	203,222	187,336
250000 TO 499999	1	87.94	87.94	87.94			87.94	87.94	N/A	400,000	351,749
<u>ALL</u>	<u>101</u>	<u>94.43</u>	<u>98.75</u>	<u>95.36</u>	<u>9.46</u>	<u>103.55</u>	<u>59.56</u>	<u>184.40</u>	<u>93.21 to 95.19</u>	<u>72,025</u>	<u>68,685</u>

2010 Correlation Section
for Chase County

Residential Real Property

I. Correlation

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

RESIDENTIAL:After reviewing the calculated statistics of the representative sample and the 2010 assessment actions for the Chase County residential property class, it is determined that the level of value is 94 as supported through the acceptable measures of central tendency. The individual valuation groupings 01, Imperial and 02, Wauneta have representative samples between sold properties and the population base. The calculated median for each valuation grouping along with the qualitative measures are all within acceptable ranges. The small valuation groupings: 03, 04, 05 and 06 are reflecting unreliable statistics due to the sample size of sold residential properties.

The assessment actions and the new abstract both reflect the increased residential property value by approximately six million. This arrives from the June/2009 Marshall and Swift costing tables applied to the residential improvements within the valuation grouping 01 or Imperial. The assessor in Chase County recognizes the strong residential market in Imperial and has taken actions to keep the most current information available for assessment purposes. The county continues to keep current a GIS system and web-site data. After analyzing all residential data available, Chase County has attained the level of value of 94 and the qualitative statistical measures support uniform and proportionate assessment practices applied for the 2010 year.

**2010 Correlation Section
for Chase County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL: Approximately 35 percent of the total residential sales are verified by the County Assessor and staff as non-qualified sales. A review of the sales verification used within the county was completed. Four of the 57 non-qualified sales were substantially changed since the date of sale. The remainder was partial interest transactions, family to family deeds, and sales not reliable for measurement purposes. Chase County conducts a verification process through a written cover letter with a residential property questionnaire to determine usability and qualification status. All buyers receive the letter and the staff keeps a current log of all data returned on an excel spreadsheet. The date sent, book and page and parcel numbers and the date returned are all kept current in the office. The assessor has approximately a 40% return rate on the information requested. If no return is made the assessor will follow up with a review and telephone call when necessary. Based on the assessment practices used and a review of the non-qualified sales it is determined the assessor has used all available qualified sales for the measurement of the property class.

**2010 Correlation Section
for Chase County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	95	99

**2010 Correlation Section
for Chase County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Chase County**

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

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

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

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

	COD	PRD
R&O Statistics	9.46	103.55

RESIDENTIAL: The qualitative statistics for the residential property in Chase County are good indicators of the assessment quality. The Coefficient of Dispersion is well within the parameters for a high degree of uniformity and accuracy in the assessments. The Price Related Differential is slightly over the recommendation by the IAAO standards. Less than one point does not reflect any bias of the high dollar property assessments. In reviewing the representative sample for the two meaningful valuation groupings 01 Imperial and 02 Wauneta; both qualitative statistics are within the acceptable parameters for these measurements. This would be supportive of the acceptable assessment practices used in Chase County.

2010 Assessment Actions for Chase County

taken to address the following property classes/subclasses:

Commercial

Annual pickup work was completed by March 19th by Stanard Appraisal Services, Inc. No depreciation tables or costing were changed for the 2010 assessment year.

2010 Assessment Survey for Chase County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Stanard Appraisal Services	
2.	List the valuation groupings used by the County:	
	01	Imperial
	02	Wauneta
	03	Champion
	04	Enders
	05	Lamar
	06	Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	01	Imperial contains 363 commercial properties which serves as the main community for retail, restaurants, grocery stores, and fuel and hospital services.
	02	Wauneta has approximately 67 commercial parcels which serves the Village well but a much smaller base than Imperial.
	03	Champion has no fuel stations or grocery store and only 18 commercial properties.
	04	Enders is unincorporated with one Co-op, convenience store and one farm store and serves the Lake visitors in the summer months.
	05	Lamar has only two commercial parcels near Colorado; an old school which converted to the Lamar Fertilizer business
	06	Rural commercial parcels total 109 properties that are all outside the urban areas.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost, sales comparison and income when data is available	
4.	When was the last lot value study completed?	
	2001	
a.	What methodology was used to determine the commercial lot values?	
	Market/sales comparison	
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	
	Yes, June/2007 for the entire County	
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?	
	The County develops depreciation tables from the local market.	
a.	How often does the County update the depreciation tables?	
	As the contracted appraiser reviews the necessary data	
7.	Pickup work:	

a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Stanard Appraisal Service
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The entire commercial property class was complete in 2007 with a new appraisal.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, by valuation grouping.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The entire county is reappraised and the same time and no application is necessary to the balance 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

NUMBER of Sales:	15	MEDIAN:	96	COV:	25.30	95% Median C.I.:	88.00 to 99.54	(!: Derived)
TOTAL Sales Price:	1,100,200	WGT. MEAN:	95	STD:	24.18	95% Wgt. Mean C.I.:	87.33 to 103.07	
TOTAL Adj.Sales Price:	1,090,200	MEAN:	96	AVG.ABS.DEV:	13.03	95% Mean C.I.:	82.20 to 108.99	
TOTAL Assessed Value:	1,037,824							
AVG. Adj. Sales Price:	72,680	COD:	13.59	MAX Sales Ratio:	166.48			
AVG. Assessed Value:	69,188	PRD:	100.42	MIN Sales Ratio:	52.38			

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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	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659
10/01/06 TO 12/31/06	1	97.68	97.68	97.68			97.68	97.68	N/A	9,500	9,280
<u>Study Years</u>											
07/01/06 TO 06/30/07	1	65.49	65.49	65.49			65.49	65.49	N/A	7,800	5,108
07/01/07 TO 09/30/07	2	96.81	96.81	96.24	0.92	100.59	95.92	97.70	N/A	60,750	58,464
10/01/07 TO 12/31/07	1	96.98	96.98	96.98			96.98	96.98	N/A	205,000	198,800
01/01/08 TO 03/31/08	1	99.54	99.54	99.54			99.54	99.54	N/A	30,000	29,862
04/01/08 TO 06/30/08	2	94.76	94.76	91.23	5.54	103.87	89.51	100.00	N/A	134,500	122,698
07/01/08 TO 09/30/08	2	97.56	97.56	101.94	11.07	95.70	86.76	108.36	N/A	92,500	94,294
10/01/08 TO 12/31/08	2	70.19	70.19	73.33	25.37	95.71	52.38	88.00	N/A	63,750	46,750
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	2	131.20	131.20	112.16	26.89	116.97	95.92	166.48	N/A	64,950	72,851
<u>Calendar Yrs</u>											
07/01/06 TO 06/30/07	3	93.18	85.45	85.41	11.52	100.04	65.49	97.68	N/A	7,433	6,349
07/01/07 TO 06/30/08	6	97.34	96.61	94.48	2.54	102.25	89.51	100.00	89.51 to 100.00	104,250	98,497
07/01/08 TO 06/30/09	6	91.96	99.65	96.70	26.03	103.05	52.38	166.48	52.38 to 166.48	73,733	71,298
<u>ALL</u>											
01/01/07 TO 12/31/07	4	96.45	89.02	95.97	8.62	92.76	65.49	97.70	N/A	83,575	80,209
01/01/08 TO 12/31/08	7	89.51	89.22	91.14	12.89	97.89	52.38	108.36	52.38 to 108.36	87,357	79,620
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8	95.92	91.19	93.56	6.73	97.47	65.49	100.00	65.49 to 100.00	97,287	91,019
02	4	95.43	87.90	92.54	15.84	94.98	52.38	108.36	N/A	49,250	45,576
04	1	166.48	166.48	166.48			166.48	166.48	N/A	29,900	49,778
05	1	99.54	99.54	99.54			99.54	99.54	N/A	30,000	29,862
06	1	86.76	86.76	86.76			86.76	86.76	N/A	55,000	47,720
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

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	13	96.98	98.59	95.87	12.28	102.83	52.38	166.48	89.51 to 100.00	79,030	75,768
2	2	76.13	76.13	84.12	13.97	90.49	65.49	86.76	N/A	31,400	26,414
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

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

NUMBER of Sales:	15	MEDIAN:	96	COV:	25.30	95% Median C.I.:	88.00 to 99.54	(! : Derived)
TOTAL Sales Price:	1,100,200	WGT. MEAN:	95	STD:	24.18	95% Wgt. Mean C.I.:	87.33 to 103.07	
TOTAL Adj.Sales Price:	1,090,200	MEAN:	96	AVG.ABS.DEV:	13.03	95% Mean C.I.:	82.20 to 108.99	
TOTAL Assessed Value:	1,037,824							
AVG. Adj. Sales Price:	72,680	COD:	13.59	MAX Sales Ratio:	166.48			
AVG. Assessed Value:	69,188	PRD:	100.42	MIN Sales Ratio:	52.38			

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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	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188
04											
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	93.18	85.45	85.41	11.52	100.04	65.49	97.68	N/A	7,433	6,349
Total \$											
1 TO 9999	3	93.18	85.45	85.41	11.52	100.04	65.49	97.68	N/A	7,433	6,349
10000 TO 29999	2	132.09	132.09	137.71	26.04	95.92	97.70	166.48	N/A	25,700	35,391
30000 TO 59999	4	93.15	84.67	82.14	16.21	103.08	52.38	100.00	N/A	45,375	37,270
60000 TO 99999	1	88.00	88.00	88.00			88.00	88.00	N/A	75,000	66,000
100000 TO 149999	3	95.92	100.07	100.82	4.32	99.25	95.92	108.36	N/A	110,000	110,905
150000 TO 249999	2	93.25	93.25	93.07	4.01	100.19	89.51	96.98	N/A	215,000	200,098
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.70	87.73	95.65	11.77	91.72	65.49	100.00	N/A	24,433	23,371
304	1	166.48	166.48	166.48			166.48	166.48	N/A	29,900	49,778
326	4	95.92	85.30	91.40	11.62	93.33	52.38	96.98	N/A	114,375	104,537
353	2	92.84	92.84	89.09	5.21	104.21	88.00	97.68	N/A	42,250	37,640
384	1	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659
386	1	89.51	89.51	89.51			89.51	89.51	N/A	225,000	201,396
406	1	99.54	99.54	99.54			99.54	99.54	N/A	30,000	29,862
470	1	86.76	86.76	86.76			86.76	86.76	N/A	55,000	47,720
531	1	108.36	108.36	108.36			108.36	108.36	N/A	130,000	140,868
ALL	15	95.92	95.59	95.20	13.59	100.42	52.38	166.48	88.00 to 99.54	72,680	69,188

**2010 Correlation Section
for Chase County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:A review was conducted of the commercial property class with the calculated statistics to determine the entire sample is a fair representation of the sold properties versus the population. The individual valuation groupings are determined unrepresentative and therefore calculate unreliable statistics for 02, 04, 05, and 06. These are the small villages where the commercial base is very limited. The overall calculated median is from Imperial where 65% of the commercial population is located. Annual pickup work was completed by March 19th by the contract appraiser. Included in the pickup work was over 1.5 million of growth value which consisted of a Cooperative Corporate office in Imperial, storage units and commercial bins. No other changes were made for the property class. There are no indicators that the county has not accomplished uniform and proportionate assessment practices.

**2010 Correlation Section
for Chase County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL: Approximately 70 percent of the total commercial sales are verified by the County Assessor and staff as non-qualified sales. A review of the sales verification used within the county was completed. Six of the 38 non-qualified sales were substantially changed since the date of sale. The remainder was partial interest transactions, family to family deeds, and excessive personal property not reliable for measurement purposes. Chase County conducts a verification process through a written cover letter with an commercial property questionnaire to determine usability and qualification status. All buyers receive the letter and the staff keeps a current log of all data returned on an excel spreadsheet. The date sent, book and page and parcel numbers and the date returned are all kept current in the office. The assessor has approximately a 40% return rate on the information requested. If no return is made the assessor will follow up with a review and telephone call when necessary. Based on the assessment practices used and a review of the non-qualified sales it is determined the assessor has used all available qualified sales for the measurement of the property class.

**2010 Correlation Section
for Chase County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	95	96

**2010 Correlation Section
for Chase County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Chase County**

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

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

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

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

	COD	PRD
R&O Statistics	13.59	100.42

COMMERCIAL: The qualitative statistics for the commercial property in Chase County are good indicators of the assessment quality. The Coefficient of Dispersion is well within the parameters for a high degree of uniformity and accuracy in the assessments. The Price Related Differential is also. In reviewing the sample for the entire County sample both qualitative statistics are within the acceptable parameters for these measurements. Individual valuation groups have unreliable qualitative measures due to the nonrepresentativeness in the subclass. These only have one to eight commercial sales in each grouping. Although the total county would have typically 15-25 commercial sales to analyze.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Chase County

taken to address the following property classes/subclasses:

Agricultural

The market of agricultural land in Chase County continues to be very strong and the assessor has set increased dry land and grass land values compared to 2009. The Assessor has taken actions to equalize the property class by the new values. Irrigated subclasses did remain at the 2009 values. Dry subclasses averaged increases between \$40-\$100 and grass increased \$20-\$30 per acre based on the market data reviewed by the assessor.

<u>Irrigated:</u>	2009	2010
1A1	-	-
1A	1290	1290
2A1	1290	1290
2A	1290	1290
3A1	1290	1290
3A	1240	1240
4A1	1240	1240
4A	1240	1240
<u>Dry land:</u>		
1D1	-	-
1D	440	480
2D1	440	480
2D	375	420
3D1	325	420
3D	275	375
4D1	250	300
4D	250	300
<u>Grass:</u>	-	-
1G through 3G1	275	295
3G through 4G	265	295

2010 Assessment Survey for Chase County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The Assessor and Staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The market characteristics
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	No differences are shown to recognize more than one market area/valuation grouping.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	It is the policy of Chase County to assess the above referenced land in accordance with Nebraska Revised Statute 77-1359
b.	When is it agricultural land, when is it residential, when is it recreational?
	By the primary use of the parcel
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	The use of the entire parcel as solely used for ag use or residential or recreational/part-time living.
e.	How are rural home sites valued?
	All rural home sites are valued in the same manner by market data.
f.	Are rural home sites valued the same as rural residential home sites?
	No; rural residential are \$12,000 for the first acre and remaining acres are \$500 and rural home sites are valued at \$4,200 for the first acre and remaining acres are \$300.
g.	Are all rural home sites valued the same or are market differences recognized?
	The market differences are recognized.
h.	What are the recognized differences?
	None
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Chase County completed the soil conversion in 2009.
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes with other market data
b.	What other land characteristics or analysis are/is used to determine assessed values?

	Water allocation and GIS information
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, GIS imagery, and NRD certified acres.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	N/A
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	N/A
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor and staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	The assessor's goal is to have the rural improvements completed for 2011.
a.	Does the County maintain a tracking process?
	Yes, the county completes one township at a time.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The valuation grouping is updated at the time of review and no percentage adjustments are given to the balance of the county.



Chase County 15

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
07/01/06 - 06/30/07	35	35
07/01/07 - 06/30/08	20	20
07/01/08 - 06/30/09	17	17
Totals	72	72

Added Sales:

Study Year	Total	Mkt 1
7/1/06 - 6/30/07	0	0
7/1/07 - 6/30/08	8	8
7/1/08 - 6/30/09	11	11
	19	19

Final Results:

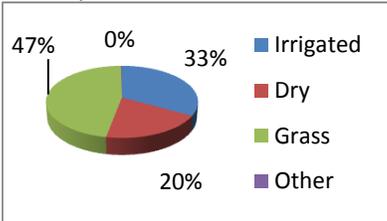
Study Year	County	Area 1
07/01/06 - 06/30/07	35	35
07/01/07 - 06/30/08	28	28
07/01/08 - 06/30/09	28	28
Totals	91	91

Representativeness by Majority Land Use

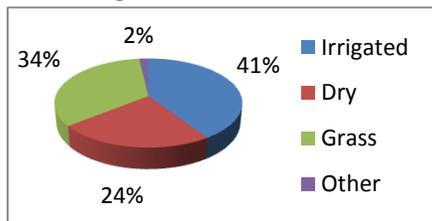
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	33%	41%	38%
Dry	20%	24%	23%
Grass	47%	34%	37%
Other	0%	2%	2%

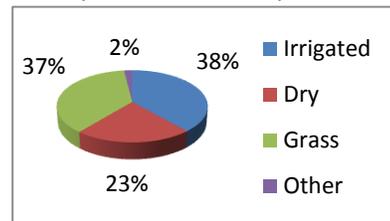
County



Original Sales File

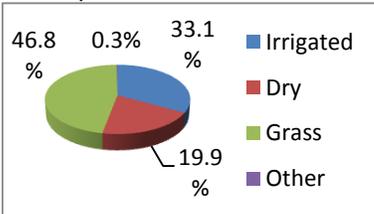


Representative Sample

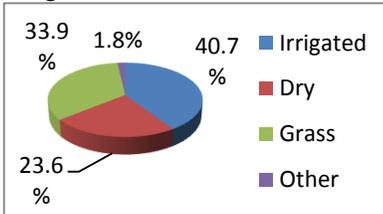


	Mkt Area 1		
	county	sales file	sample
Irrigated	33%	41%	38%
Dry	20%	24%	23%
Grass	47%	34%	37%
Other	0%	2%	2%

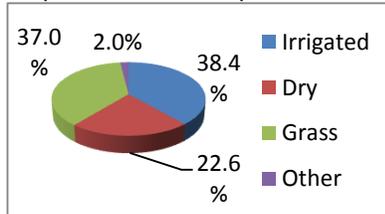
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	72	72
Number of Sales - Expanded Sample	91	91
Total Number of Acres Added	6097	6097

Ratio Study

Final Statistics

County # sales	91	Median	69%	AAD	12.69%
		Mean	70%	COD	18.26%
		W. Mean	66%	PRD	105.12%

Market Area 1 # sales	91	Median	69%	AAD	12.69%
		Mean	70%	COD	18.26%
		W. Mean	66%	PRD	105.12%

Preliminary Statistics

Median	66%	AAD	11.90%
Mean	66%	COD	18.12%
W. Mean	64%	PRD	103.14%

Median	66%	AAD	11.90%
Mean	66%	COD	18.12%
W. Mean	64%	PRD	103.14%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	11	72.58%	20	72.08%	12	70.77%
Mkt Area 1	11	72.58%	20	72.08%	12	70.77%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	42	70.24%	23	70.11%	12	70.77%
Mkt Area 1	42	70.24%	23	70.11%	12	70.77%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Chase County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Chase County, as determined by the PTA is 69%. The mathematically calculated median is 69%.

AGRICULTURAL LAND:

A detailed and thorough analysis of the agricultural land in Chase County was conducted. The distribution of the sales among the three year period was reviewed for proportionality and equalization. Beginning with the oldest study year, the numbers of sales have declined by 43% and 50% respectively. To achieve a uniform and proportionate analysis for measurement purposes, every comparable sale was used to achieve the highest reliability on the level of value for the sample. The expanded sample corrects the time skew and the makeup of the land use in the sample versus the population.

Chase County borders Colorado to the west and sits between Perkins, Hayes and Dundy County. The active strong market for irrigated land in Chase County continues to be higher than any surrounding county and has been historically. The County population is currently 33% irrigated and the original sales file was 41%. This skewed the statistical measures toward the weighted irrigated land sales. The expanded sample brought the irrigated subclasses down to 38% or within five percent of the population and a closer margin to the 47% grass land acres in the county.

The assessor considered the market of the neighboring counties to equalize the subclasses in a uniform manner across county lines. No increases were made to the irrigated land by the assessor, which puts the values closer together with the surrounding counties; whereas the neighboring counties increased the irrigated subclasses. For example, 1A in Chase and Perkins is \$1290; Hayes \$1200 and \$1150 in Dundy. Chase and Perkins are both in the Upper Republican River NRD whereas Dundy is in the Lower and Hayes in the Middle Republican NRD. Dry subclasses increased \$40-\$100 and grass increased \$20-\$30 resulting in \$295 grass values. This compares to Perkins County at \$300.

After a final review of the Chase County 2010 agricultural land analysis it is determined the level of value is 69%. No non binding recommendations will be made for the agricultural property class in chase County.

2010 Correlation Section

For Chase County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

Approximately one-half of the total agricultural sales are verified by the County Assessor and staff as non-qualified sales. A review of the sales verification used within the county was completed. Two of the 80 non-qualified sales were substantially changed since the date of sale. The remainder was partial interest transactions, family to family deeds, and land exchanges not reliable for measurement purposes. Chase County conducts a verification process through a written cover letter with an agricultural property questionnaire to determine usability and qualification status. All buyers receive the letter and the staff keeps a current log of all data returned on an excel spreadsheet. The date sent, book and page and parcel numbers and the date returned are all kept current in the office. The assessor has approximately a 40% return rate on the information requested. If no return is made the assessor will follow up with a review and telephone call when necessary. Based on the assessment practices used and a review of the non-qualified sales it is determined the assessor has used all available qualified sales for the measurement of the property class.

2010 Correlation Section

For Chase County

III. Measures of Central Tendency

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

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

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

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

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

	Median	Wgt.Mean	Mean
R&O Statistics	69	66	70

2010 Correlation Section

For Chase County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Chase County

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

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

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

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

	COD	PRD
R&O Statistics	18.26	105.12

AGRICULTURAL LAND:

The coefficient of dispersion is well within the acceptable range for agricultural land and reflects an equitable assessment of the property class. The price related differential is above the acceptable IAAO parameters by 2.12 points. This is not an indicator of a biased sample after a review. Looking at the 77 total sales in the 80% majority land use, the irrigated numbers of acres or higher valued properties are representing 55% of the sales. The grass or lower valued properties are representing only 16% of the sales. This has a slight misleading price related differential measure.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,828	Value : 560,875,655	Growth 2,966,276	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	179	603,314	4	72,760	13	63,746	196	739,820	
02. Res Improve Land	1,199	3,701,644	19	254,650	135	2,134,025	1,353	6,090,319	
03. Res Improvements	1,297	73,659,721	19	1,994,375	180	13,605,973	1,496	89,260,069	
04. Res Total	1,476	77,964,679	23	2,321,785	193	15,803,744	1,692	96,090,208	735,803
% of Res Total	87.23	81.14	1.36	2.42	11.41	16.45	35.05	17.13	24.81
05. Com UnImp Land	67	603,873	2	15,664	15	57,210	84	676,747	
06. Com Improve Land	361	2,054,184	2	4,195	18	347,484	381	2,405,863	
07. Com Improvements	380	38,780,978	4	462,831	25	16,217,015	409	55,460,824	
08. Com Total	447	41,439,035	6	482,690	40	16,621,709	493	58,543,434	1,630,098
% of Com Total	90.67	70.78	1.22	0.82	8.11	28.39	10.21	10.44	54.95
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	4,810	1	4,810	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	28	1,362,757	28	1,362,757	
16. Rec Total	0	0	0	0	29	1,367,567	29	1,367,567	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.60	0.24	0.00
Res & Rec Total	1,476	77,964,679	23	2,321,785	222	17,171,311	1,721	97,457,775	735,803
% of Res & Rec Total	85.76	80.00	1.34	2.38	12.90	17.62	35.65	17.38	24.81
Com & Ind Total	447	41,439,035	6	482,690	40	16,621,709	493	58,543,434	1,630,098
% of Com & Ind Total	90.67	70.78	1.22	0.82	8.11	28.39	10.21	10.44	54.95
17. Taxable Total	1,923	119,403,714	29	2,804,475	262	33,793,020	2,214	156,001,209	2,365,901
% of Taxable Total	86.86	76.54	1.31	1.80	11.83	21.66	45.86	27.81	79.76

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	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	4,023,654	30	4,023,654	0
24. Non-Producing	0	0	0	0	28	14,556	28	14,556	0
25. Total	0	0	0	0	58	4,038,210	58	4,038,210	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	236	26	63	325

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	80,840	31	4,709,164	1,926	269,434,041	1,959	274,224,045
28. Ag-Improved Land	2	19,668	16	2,113,410	543	93,493,118	561	95,626,196
29. Ag Improvements	2	2,630	16	1,161,812	579	29,821,553	597	30,985,995
30. Ag Total							2,556	400,836,236

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	13	14.00	58,800	
33. HomeSite Improvements	0	0.00	0	11	12.00	876,088	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	4.00	1,200	14	42.89	14,667	
37. FarmSite Improvements	2	0.00	2,630	14	0.00	285,724	
38. FarmSite Total							
39. Road & Ditches	0	0.36	0	0	87.07	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	25	26.00	107,100	25	26.00	107,100	
32. HomeSite Improv Land	375	433.80	1,775,277	388	447.80	1,834,077	
33. HomeSite Improvements	363	357.95	18,620,329	374	369.95	19,496,417	600,375
34. HomeSite Total				399	473.80	21,437,594	
35. FarmSite UnImp Land	59	203.93	90,555	59	203.93	90,555	
36. FarmSite Improv Land	463	2,044.21	870,059	479	2,091.10	885,926	
37. FarmSite Improvements	519	0.00	11,201,224	535	0.00	11,489,578	0
38. FarmSite Total				594	2,295.03	12,466,059	
39. Road & Ditches	0	5,765.87	0	0	5,853.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				993	8,622.13	33,903,653	600,375

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	34,804.30	21.16%	44,897,587	21.44%	1,290.00
47. 2A1	32,083.82	19.51%	41,358,196	19.75%	1,289.07
48. 2A	12,135.62	7.38%	15,652,501	7.48%	1,289.80
49. 3A1	31,188.48	18.96%	40,229,160	19.21%	1,289.87
50. 3A	14,725.29	8.95%	18,256,254	8.72%	1,239.79
51. 4A1	26,923.53	16.37%	33,370,235	15.94%	1,239.45
52. 4A	12,614.26	7.67%	15,630,938	7.46%	1,239.15
53. Total	164,475.30	100.00%	209,394,871	100.00%	1,273.11
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,168.85	52.57%	25,041,058	56.56%	480.00
56. 2D1	14,453.67	14.57%	6,937,759	15.67%	480.00
57. 2D	7,564.31	7.62%	3,177,006	7.18%	420.00
58. 3D1	10,426.39	10.51%	4,379,086	9.89%	420.00
59. 3D	4,726.22	4.76%	1,772,393	4.00%	375.01
60. 4D1	7,115.17	7.17%	2,134,551	4.82%	300.00
61. 4D	2,774.57	2.80%	832,371	1.88%	300.00
62. Total	99,229.18	100.00%	44,274,224	100.00%	446.18
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,566.18	1.54%	1,052,027	1.54%	295.00
65. 2G1	3,658.53	1.58%	1,079,286	1.58%	295.01
66. 2G	11,198.86	4.82%	3,303,681	4.82%	295.00
67. 3G1	5,089.74	2.19%	1,501,481	2.19%	295.00
68. 3G	6,890.86	2.97%	2,032,819	2.97%	295.00
69. 4G1	43,395.49	18.70%	12,801,705	18.70%	295.00
70. 4G	158,317.16	68.21%	46,703,609	68.21%	295.00
71. Total	232,116.82	100.00%	68,474,608	100.00%	295.00
Irrigated Total					
Irrigated Total	164,475.30	33.08%	209,394,871	65.00%	1,273.11
Dry Total					
Dry Total	99,229.18	19.96%	44,274,224	13.74%	446.18
Grass Total					
Grass Total	232,116.82	46.68%	68,474,608	21.25%	295.00
Waste					
Waste	966.56	0.19%	14,501	0.00%	15.00
Other					
Other	425.91	0.09%	6,392	0.00%	15.01
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	497,213.77	100.00%	322,164,596	100.00%	647.94

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	4,666.32	37.90%	5,115,867	37.60%	1,096.34
47. 2A1	1,508.54	12.25%	1,705,604	12.53%	1,130.63
48. 2A	641.80	5.21%	726,630	5.34%	1,132.18
49. 3A1	1,695.87	13.78%	1,897,887	13.95%	1,119.12
50. 3A	538.02	4.37%	568,417	4.18%	1,056.50
51. 4A1	2,146.92	17.44%	2,383,363	17.52%	1,110.13
52. 4A	1,113.16	9.04%	1,209,247	8.89%	1,086.32
53. Total	12,310.63	100.00%	13,607,015	100.00%	1,105.31
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,020.50	36.22%	489,841	40.09%	480.00
56. 2D1	490.32	17.40%	235,352	19.26%	480.00
57. 2D	190.78	6.77%	80,129	6.56%	420.01
58. 3D1	521.05	18.49%	218,840	17.91%	420.00
59. 3D	255.88	9.08%	95,958	7.85%	375.01
60. 4D1	175.65	6.23%	52,695	4.31%	300.00
61. 4D	163.37	5.80%	49,011	4.01%	300.00
62. Total	2,817.55	100.00%	1,221,826	100.00%	433.65
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	96.07	1.13%	28,340	1.13%	294.99
65. 2G1	101.74	1.20%	30,013	1.20%	295.00
66. 2G	253.57	2.99%	74,807	2.99%	295.02
67. 3G1	295.04	3.47%	87,039	3.47%	295.01
68. 3G	236.69	2.79%	69,822	2.79%	294.99
69. 4G1	1,789.46	21.07%	527,895	21.07%	295.00
70. 4G	5,722.19	67.36%	1,688,046	67.36%	295.00
71. Total	8,494.76	100.00%	2,505,962	100.00%	295.00
Irrigated Total					
Irrigated Total	12,310.63	52.00%	13,607,015	78.49%	1,105.31
Dry Total					
Dry Total	2,817.55	11.90%	1,221,826	7.05%	433.65
Grass Total					
Grass Total	8,494.76	35.88%	2,505,962	14.46%	295.00
Waste					
Waste	35.31	0.15%	531	0.00%	15.04
Other					
Other	18.25	0.08%	274	0.00%	15.01
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	23,676.50	100.00%	17,335,608	100.00%	732.19

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,625.82	18.43%	3,947,544	17.09%	1,088.73
47. 2A1	2,723.05	13.84%	3,321,928	14.38%	1,219.93
48. 2A	1,592.40	8.10%	1,928,998	8.35%	1,211.38
49. 3A1	3,649.07	18.55%	4,391,800	19.01%	1,203.54
50. 3A	2,541.38	12.92%	3,037,070	13.15%	1,195.05
51. 4A1	3,385.96	17.21%	4,014,917	17.38%	1,185.75
52. 4A	2,152.49	10.94%	2,459,055	10.64%	1,142.42
53. Total	19,670.17	100.00%	23,101,312	100.00%	1,174.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,934.11	39.17%	928,376	43.79%	480.00
56. 2D1	674.59	13.66%	323,802	15.27%	480.00
57. 2D	347.35	7.04%	145,883	6.88%	419.99
58. 3D1	739.22	14.97%	310,469	14.64%	420.00
59. 3D	522.20	10.58%	195,828	9.24%	375.01
60. 4D1	460.07	9.32%	138,021	6.51%	300.00
61. 4D	259.73	5.26%	77,919	3.67%	300.00
62. Total	4,937.27	100.00%	2,120,298	100.00%	429.45
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	144.77	1.93%	42,705	1.93%	294.99
65. 2G1	124.10	1.66%	36,610	1.66%	295.00
66. 2G	391.63	5.23%	115,531	5.23%	295.00
67. 3G1	267.16	3.57%	78,814	3.57%	295.01
68. 3G	460.26	6.14%	135,779	6.14%	295.00
69. 4G1	1,609.93	21.49%	474,929	21.49%	295.00
70. 4G	4,493.66	59.98%	1,325,626	59.98%	295.00
71. Total	7,491.51	100.00%	2,209,994	100.00%	295.00
Irrigated Total					
Irrigated Total	19,670.17	61.18%	23,101,312	84.21%	1,174.43
Dry Total					
Dry Total	4,937.27	15.36%	2,120,298	7.73%	429.45
Grass Total					
Grass Total	7,491.51	23.30%	2,209,994	8.06%	295.00
Waste					
Waste	23.98	0.07%	360	0.00%	15.01
Other					
Other	27.62	0.09%	415	0.00%	15.03
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	32,150.55	100.00%	27,432,379	100.00%	853.25

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	27.68	35,561	4,662.20	5,932,058	191,766.22	240,135,579	196,456.10	246,103,198
77. Dry Land	69.19	32,830	937.31	425,409	105,977.50	47,158,109	106,984.00	47,616,348
78. Grass	104.80	30,917	1,326.30	391,261	246,671.99	72,768,386	248,103.09	73,190,564
79. Waste	0.00	0	20.36	306	1,005.49	15,086	1,025.85	15,392
80. Other	0.00	0	4.81	73	466.97	7,008	471.78	7,081
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	201.67	99,308	6,950.98	6,749,107	545,888.17	360,084,168	553,040.82	366,932,583

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	196,456.10	35.52%	246,103,198	67.07%	1,252.71
Dry Land	106,984.00	19.34%	47,616,348	12.98%	445.08
Grass	248,103.09	44.86%	73,190,564	19.95%	295.00
Waste	1,025.85	0.19%	15,392	0.00%	15.00
Other	471.78	0.09%	7,081	0.00%	15.01
Exempt	0.00	0.00%	0	0.00%	0.00
Total	553,040.82	100.00%	366,932,583	100.00%	663.48

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

15 Chase

	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	89,913,301	96,090,208	6,176,907	6.87%	735,803	6.05%
02. Recreational	658,696	1,367,567	708,871	107.62%	0	107.62%
03. Ag-Homesite Land, Ag-Res Dwelling	21,407,080	21,437,594	30,514	0.14%	600,375	-2.66%
04. Total Residential (sum lines 1-3)	111,979,077	118,895,369	6,916,292	6.18%	1,336,178	4.98%
05. Commercial	56,452,017	58,543,434	2,091,417	3.70%	1,630,098	0.82%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,694,687	12,466,059	771,372	6.60%	0	6.60%
08. Minerals	3,889,441	4,038,210	148,769	3.82	0	3.82
09. Total Commercial (sum lines 5-8)	72,036,145	75,047,703	3,011,558	4.18%	1,630,098	1.92%
10. Total Non-Agland Real Property	184,015,222	193,943,072	9,927,850	5.40%	2,966,276	3.78%
11. Irrigated	246,265,126	246,103,198	-161,928	-0.07%		
12. Dryland	42,173,427	47,616,348	5,442,921	12.91%		
13. Grassland	66,011,386	73,190,564	7,179,178	10.88%		
14. Wasteland	15,402	15,392	-10	-0.06%		
15. Other Agland	6,613	7,081	468	7.08%		
16. Total Agricultural Land	354,471,954	366,932,583	12,460,629	3.52%		
17. Total Value of all Real Property (Locally Assessed)	538,487,176	560,875,655	22,388,479	4.16%	2,966,276	3.61%

JUNE 15, 2009

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2010, 2011, AND 2012

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEB. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2009 has 4809 Records, a Total Value of \$538,919,773, and Total growth of \$2,251,647, as of March 19, 2009

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1691	35.16	16.73
Commercial	493	10.25	10.59
Recreational	29	.60	.12
Agricultural	2542	52.86	71.85
Mineral	54	1.12	.72

Chase County for the year 2009 has a total of 553,544.38 Acres, with a total value of \$354,398,818.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	196,204.77	34.45	69.39
Dry	107,424.31	19.41	11.96
Grassland	248,468.93	44.89	18.65
Waste	1,030.07	.19	
Other	416.30	.08	

Exempt Records for 2008 is 322

Personal Property Schedules filed for Commercial is 234 and for Ag is 391 for a total of 625 schedules for 2008.

Homestead Exemptions for the year 2008 totaled 170 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

- Assessment of Real Property and Personal Property Jan.1, 12:01 am to list and value. 77-1301 & 77-1201

- Permissive Exemption Recommendations. 77-202.01

- Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12

- Inspect and review a portion of the real property parcels in the county such

that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03

Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514

Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514

Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

Send Notice of Valuation Change to Taxpayers. 77-1315

Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to media and posts in assessor's office 77-1315

Personal Property Abstract filed with PA&T. 77-1514

Prepare Plan of Assessment for Next 3 assessment years, files with Board of equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02

Accept Application & Waiver for late permissive exemptions 77-202.01

County Board of Equalization & Protest Hearings. 77-1502

CBE equalizes overvalued, undervalued, and omitted real property 77-1504

Assessor approves or denies Special Value Application and notifies applicant On or before July 22. 77-1345.01

Homestead Applications to TC. 77-3517

Send Homestead Exemption rejection letters 77-3516

Apply Penalty's applicable to Personal Property Schedules not filed or filed Late -77-1233.04

Reject Homestead exemption claimants based on Owner/Occupancy through August 15. 77-3502

Make a review of the ownership and use of all cemetery real property and reports such to the County Board. 77-202.10

Certifies School District Taxable Report to PTA. 79-1016

Certifies Taxable Valuations to Political subdivisions & all school district valuations to Dept. of Education. 13-509 &13-518

Present annual inventory list to County Board. 23-347

Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02

Certify Trusts owning Agland to Secretary of State. 76-1517

Tax List to Treasurer for Real and Personal Property. 77-1616

Certificate of Taxes Levied Report to the Property Tax Commissioner.

77-1613.01

Certified Homestead Tax Loss to Tax Commissioner. 77-3523

Qualifications and duties of the Chase County Assessor

Job Descriptions and qualifications of Office Staff

521 Procedures and Sales verifications

Valuations and Definitions

Accelerations

Soil Conversion Table

Greenbelt 77-1345

CBE procedures for hearings 77-1502

Mineral Interests

County Policies to follow City Ordinances

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. The Assessor files abstract timely. (77-1514)

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: Chase County has completed all subdivisions urban, suburban, and rural residential properties to reflect Marshall & Swift cost tables for June 2005 for the Abstract in 2009. All data has been updated, complete with sketches and photo's attached to the Property Record Card. The reappraisal on all Residential Properties, Urban, Suburban, and Rural will begin in 2009 using Marshall & Swift cost tables for June 2008. New cost will begin for the 2010 Abstract. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass

Appraisal of Real Property”, by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor’s Office or a contracted Appraisal Company. All Residential Properties will be completed by the Abstract for 2012. New construction and additions will be picked up annually and added to the valuation for the following assessment year. We will maintain and study the market and Statistical Measures each year to stay in compliance. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization & Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The “findings of fact”, for Chase County Residential Class by the Tax Equalization and Review Commission for 2009 is as follows: Median indicated level of value is 97.00% of actual or fair market value. Coefficient of Dispersion (COD) is 14.32, and Price Related Differential is 108.16. The Median measure of Central tendency statistic indicates that the median is within the acceptable range set by the state law as determined to a reasonable degree of certainty relying upon generally accepted mass appraisal techniques. The level of value for each subclass is insufficient to provide a reliable statistical study of the subclass, or an adjustment by a percentage of value is not supported by clear and convincing evidence. The quality of assessment practices for the residential class of real property is appropriate as shown by the COD. The quality of assessment practices for the residential class of real property is not appropriate as shown by the PRD. The quality cannot be improved by a percentage adjustment to the level of value for the class nor can the quality of assessment practices within a subclass be improved by a percentage adjustment. An adjustment of a subclass might improve a measure of quality but an adjustment for that purpose is not warranted.

COMMERCIAL: All Commercial properties in 2009 have Marshall and Swift cost table June 2007. All the data information, photos, sketches, and valuation is completed on the electronic Record Card. We will maintain and study the market and Statistical Measures each year to stay in compliance. We will plan another Reappraisal to begin in 2011. All New Construction and additions are picked-up annually, valued, and added to the tax roll the following year. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for Chase County Commercial class of property. The “findings of fact”, for Chase County Commercial Class for 2009 is as follows: Median indicated level of value is 97.00% of actual or fair market value. Coefficient of Dispersion (COD) is 8.76%, and Price Related Differential is 99.91%. The statistical studies of the level of

value and the quality of assessments are reliable and representative of the level of value and the quality of assessments for the commercial class of real property. The qualitative measures are within the acceptable ranges and supports that the county has uniform and proportionate assessment practices for equalization within the County. A thorough review to verify each sale is used in Chase County.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We have completed the new 2007 soil survey with 2008 soil conversions, from old symbols to new numeric symbols. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Electronic Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values. We currently keep our daily records updated on our Cadasteral Maps. GIS Workshop has downloaded our Record Cards from Terra Scan on the Website in October 2007. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered well, and the soil layer on our GIS Chase County has been in the process of updating land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We have experienced several agricultural market stimulators in the past year due to the Republican River issues. We will continue to monitor very closely this water issue. As a part of the Equalization Process, Property Tax Administrator has filed a Statistical and Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Agland Class by The Tax Equalization and Review Commission for 2009 is as follows: Median indicated level of value is 72.00% of actual or fair market value. The coefficient of Dispersion (COD) is 16.81%. Price Related Differential (PRD) is 104.54. Based on the accomplishment of the county and the known assessment practices of the county assessor, it is believed the county has attained the level of value and proportionate assessment practices. Chase County has 91 unimproved qualified sales. Chase County has remained utilizing over 50% of the total qualified sales for statistic measures. This indicates that the measurements of the class were done as fairly as possible and

the county has not excessively trimmed the sample. We conduct a review process to ensure each sale is an arm's length transaction.

IMPROVEMENTS: The rural area improvements reappraisal will be completed in 2010. Inspection, measurement, sketches, and photos will be completed. New Electronic Property Record Cards will be in our TerraScan Administrative Camera System. We will then review all the data for accuracy, study and complete a new depreciation study from the market. Updated costing table from Marshall & Swift to June 2009 will be implemented. New values will be implemented for the Abstract for 2010. A strong effort will be made to do Statistical Measurements on Agricultural Homes, and Outbuildings, to assure the assessment of 100% and not 80% as allowed for unimproved Land. All new construction such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards are kept in plastic file folders and contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. New Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff. The Geographic Information Systems has the capability to create maps and updating is immediate when the 521 transfer is processed. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative

System. The Marshall and Swift cost tables for Residential and Outbuildings is June 2009. Residential cost tables will change to June 2009 as we begin our new cycle of reappraisal in Imperial for the abstract 2010. All Residential parcels in Chase County will be completed by 2012 with the 2009 cost table. Commercial cost table is June 2007. The cost table will be updated prior to a complete reappraisal for the Commercial Property to be completed by January 2013. Chase County will continue over the next three years to stay current with the Cost Tables.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are less than four years old. We have three laser printers, two brothers, and one Hewlett Packard. We have just purchased Konica Minolta bizhub with the capability to copy, print, fax, and scan. At this time we are using it for a printer that is networked to all of our PC's. We also have a separate Fax Machine for our office. Our digital camera is a Sony. We take all of our photos for our record cards. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the subdivisions in Residential, and Commercial, to determine the depreciation. Our vacant land in each subdivision is analyzed by the sales in Residential, Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, and Grass are studied individually using 80% majority land use.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County pick-up work. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year.

Sales Review

Timely filing of the 521's- Reg. 12-003, Auth. Directive 08-3

Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month following the month the deed was recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln,

NE 68509-4818. Assessor shall process the sales file electronically. The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. The Assessor makes physical inspection after the sale to confirm the data information. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to- date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

2010 Assessment Survey for Chase County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$128,500
7.	Adopted budget, or granted budget if different from above
	same as no. 6
8.	Amount of the total budget set aside for appraisal work
	\$2,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	No additional budget, although the County Board utilizes the general fund for some appraisal costs.
10.	Part of the budget that is dedicated to the computer system
	\$9,300 for the AS400 and Data Processing \$7,300 is dedicated to the GIS system
11.	Amount of the total budget set aside for education/workshops
	\$6,500
12.	Other miscellaneous funds
	0
13.	Was any of last year's budget not used:
	Yes, a very small amount

B. Computer, Automation Information and GIS

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

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	The City of Imperial and Wauneta. Champion, Enders and Lamar are under the Countywide zoning.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal Service and Pritchard and Abbott for producing mineral properties.
2.	Other services
	Terra Scan and GIS are contracted for services.

Certification

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

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

One copy by electronic transmission to the Chase County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts