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## 2010 Commission Summary

### 17 Cheyenne

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#### Residential Real Property - Current

Number of Sales	310	Median	95
Total Sales Price	\$34,416,831	Mean	93
Total Adj. Sales Price	\$34,416,831	Wgt. Mean	92
Total Assessed Value	\$31,670,219	Average Assessed Value of the Base	\$73,942
Avg. Adj. Sales Price	\$111,022	Avg. Assessed Value	\$102,162

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#### Confidence Interval - Current

95% Median C.I	93.91 to 96.00
95% Mean C.I	91.46 to 94.78
95% Wgt. Mean C.I	90.53 to 93.51

% of Value of the Class of all Real Property Value in the County	42.48
% of Records Sold in the Study Period	6.96
% of Value Sold in the Study Period	9.62

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#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	436	97	97
2008	451	99	99
2007	455	99	99
2006	445	99	99

## 2010 Commission Summary

### 17 Cheyenne

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#### Commercial Real Property - Current

Number of Sales	39	Median	98
Total Sales Price	\$10,004,110	Mean	100
Total Adj. Sales Price	\$9,494,110	Wgt. Mean	97
Total Assessed Value	\$9,165,116	Average Assessed Value of the Base	\$171,152
Avg. Adj. Sales Price	\$243,439	Avg. Assessed Value	\$235,003

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#### Confidence Interval - Current

95% Median C.I	95.04 to 98.96
95% Mean C.I	93.20 to 106.68
95% Wgt. Mean C.I	88.99 to 104.08

% of Value of the Class of all Real Property Value in the County	17.86
% of Records Sold in the Study Period	4.82
% of Value Sold in the Study Period	6.62

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#### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	47	96	96
2008	47	97	97
2007	64	98	98
2006	68	100	100



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Cheyenne County is 95% of market value. The quality of assessment for the class of residential real property in Cheyenne 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 Cheyenne County is 98% of market value. The quality of assessment for the class of commercial real property in Cheyenne 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 Cheyenne County is 72% of market value. The quality of assessment for the class of agricultural land in Cheyenne County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Cheyenne County**

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

#### **Residential**

Several of the homes in the newer subdivisions were protested last year, therefore as a result of county board of equalization adjustments all homes in the newer subdivisions (Cottonwood Addition, Fifteen Acre Development, Deer Run Park Addition, Deer Run Park 3rd Addition, and Leo Osborn Addition) were reviewed to better establish uniform and proportionate treatment, did the same to the 45 quality homes. Land sites were also reviewed in Bert Steele, Parkridge Addition, Sparks, and Brewer's Additions. Lot values were changed in the village of Lorenzo and Clarkson's 2<sup>nd</sup> Addition, Sidney Hills Estates, Windy Meadows and Alta Vista Addition.

All rural homes in Cheyenne County have now been physically inspected and reviewed and ready for the next step, which is to start re-valuing and developing depreciation models for 2011. The last complete residential reappraisal was completed in 2007.

For large acreages of residential property there was no change to the first acre, the second increment value (up to 9 acres) went to \$530/acre and the excess value went from \$100/acre to \$270/acre.

An issue with the computer vendor (TerraScan) has resulted in some minimal changes in the pricing of homes over 1 story. Prior to the change the CAMA system would do an internal percent calculation for each level from the sketch utilizing the base square foot, now the system is using the total square footage of the home to calculate the percent of style for each level. The impact of this correction will result in only slight changes in the valuation of homes over 1 story.

## 2010 Assessment Survey for Cheyenne County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Jerry Knoche and clerks.
2.	<b>List the valuation groupings used by the County:</b>
	Valuation Grouping 1 – Sidney Valuation Grouping 2 – Valley View, Sky View & Indian Hills Valuation Grouping 3 – Suburban (5 neighborhoods) & Acreages Valuation Grouping 4 – Dalton, Gurley, Lodgepole, Sunol, Potter, Lorenzo (small towns)
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Valuation Grouping 1: Sidney is the county seat and the main center for services Valuation Grouping 2: These are cookie cutter subdivisions that went up during the war years; they all look alike and sell differently than other residential subdivisions in Sidney. Valuation Grouping 3: these properties are out amongst the county, the suburban are small platted subdivisions – the lots being larger than those in town. The acreages are platted and even larger parcels. Valuation Grouping 4: is all the small towns scattered throughout the county, the market does not seem to be organized.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Primarily the cost approach.
4	<b>When was the last lot value study completed?</b>
	2007
a.	<b>What methodology was used to determine the residential lot values?</b>
	From the market a square foot cost was derived.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes – 2006 costing
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>
	The depreciation is built from the market.

a.	<b>How often does the County update depreciation tables?</b>
	Review annually, change when the market indicates.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Jerry Knoche and staff.
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	56% of the agricultural is done, 100% of the commercial is done, Sidney and the other towns are next.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes – the process is tracked on a map and with a pie chart.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Will only revalue the class as a whole.

**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:	310	<b>MEDIAN:</b>	<b>95</b>	COV:	16.04	95% Median C.I.:	93.91 to 96.00
TOTAL Sales Price:	34,416,831	WGT. MEAN:	92	STD:	14.93	95% Wgt. Mean C.I.:	90.53 to 93.51
TOTAL Adj.Sales Price:	34,416,831	MEAN:	93	AVG.ABS.DEV:	10.22	95% Mean C.I.:	91.46 to 94.78
TOTAL Assessed Value:	31,670,219						
AVG. Adj. Sales Price:	111,022	COD:	10.77	MAX Sales Ratio:	179.65		
AVG. Assessed Value:	102,162	PRD:	101.20	MIN Sales Ratio:	50.17		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	64	94.12	90.91	90.02	9.18	100.99	50.17	123.09	89.65 to 96.06	123,069	110,791
10/01/07 TO 12/31/07	47	94.80	94.38	92.71	12.55	101.80	57.41	176.74	90.44 to 98.01	107,753	99,903
01/01/08 TO 03/31/08	25	91.31	89.09	88.08	11.47	101.14	67.17	125.85	80.59 to 96.72	88,003	77,515
04/01/08 TO 06/30/08	52	94.54	94.89	93.80	10.07	101.16	65.95	138.53	89.63 to 98.46	108,549	101,822
07/01/08 TO 09/30/08	40	95.94	92.78	92.89	11.40	99.88	51.58	133.33	93.94 to 98.50	95,441	88,657
10/01/08 TO 12/31/08	36	93.31	89.20	89.98	9.75	99.12	60.10	106.46	86.34 to 97.34	111,794	100,596
01/01/09 TO 03/31/09	19	98.66	100.11	93.44	13.74	107.14	69.00	179.65	84.48 to 106.28	131,726	123,082
04/01/09 TO 06/30/09	27	100.03	97.30	95.70	8.61	101.67	79.55	115.26	88.86 to 103.55	121,714	116,485
<u>Study Years</u>											
07/01/07 TO 06/30/08	188	94.39	92.64	91.50	10.57	101.24	50.17	176.74	91.77 to 95.96	110,561	101,163
07/01/08 TO 06/30/09	122	95.99	93.86	92.81	10.94	101.13	51.58	179.65	93.94 to 97.41	111,732	103,700
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	153	94.54	92.05	91.80	10.66	100.27	51.58	138.53	91.51 to 96.00	102,528	94,120
<u>ALL</u>											
	310	94.90	93.12	92.02	10.77	101.20	50.17	179.65	93.91 to 96.00	111,022	102,162

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	225	94.90	92.74	92.86	9.60	99.87	50.17	176.74	93.50 to 96.04	121,509	112,831
02	13	94.43	94.46	93.41	9.10	101.12	69.09	117.10	88.38 to 103.59	45,769	42,753
03	28	94.62	89.71	87.40	13.33	102.64	61.06	125.54	79.67 to 99.08	157,669	137,804
04	44	95.62	96.84	90.38	15.50	107.14	51.58	179.65	91.51 to 99.65	46,988	42,470
<u>ALL</u>											
	310	94.90	93.12	92.02	10.77	101.20	50.17	179.65	93.91 to 96.00	111,022	102,162

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	293	94.56	92.83	92.03	10.92	100.87	50.17	179.65	93.50 to 96.04	115,760	106,535
2	16	96.00	98.47	91.11	8.30	108.09	73.35	133.33	95.96 to 102.94	22,571	20,564
3	1	91.56	91.56	91.56			91.56	91.56	N/A	138,000	126,354
<u>ALL</u>											
	310	94.90	93.12	92.02	10.77	101.20	50.17	179.65	93.91 to 96.00	111,022	102,162

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

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(!: Derived)

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AVG. Assessed Value:	102,162	PRD:	101.20	MIN Sales Ratio:	50.17		

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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	304	94.95	93.19	92.10	10.65	101.18	50.17	179.65	93.94 to 96.06	111,774	102,945
06											
07	6	85.66	89.50	85.69	16.83	104.45	65.95	125.85	65.95 to 125.85	72,900	62,466
<u>ALL</u>	<u>310</u>	<u>94.90</u>	<u>93.12</u>	<u>92.02</u>	<u>10.77</u>	<u>101.20</u>	<u>50.17</u>	<u>179.65</u>	<u>93.91 to 96.00</u>	<u>111,022</u>	<u>102,162</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	2	118.14	118.14	117.19	12.86	100.81	102.94	133.33	N/A	1,600	1,875
5000 TO 9999	8	95.08	94.19	94.92	7.27	99.23	81.71	112.35	81.71 to 112.35	6,906	6,555
<u>Total \$</u>											
1 TO 9999	10	95.99	98.98	96.14	10.38	102.95	81.71	133.33	81.71 to 112.35	5,845	5,619
10000 TO 29999	24	97.86	108.58	107.53	16.83	100.97	76.25	179.65	95.96 to 109.26	23,199	24,947
30000 TO 59999	53	96.00	92.11	91.58	13.25	100.58	54.44	125.54	89.18 to 98.24	45,005	41,213
60000 TO 99999	80	91.88	90.86	90.70	9.09	100.18	50.17	115.26	89.20 to 94.34	79,814	72,390
100000 TO 149999	64	93.57	90.66	90.65	10.67	100.01	51.58	118.27	87.01 to 95.89	122,612	111,151
150000 TO 249999	61	96.84	92.57	92.64	8.46	99.93	62.31	112.70	91.31 to 98.66	186,820	173,070
250000 TO 499999	17	96.06	92.53	92.08	6.99	100.49	69.00	108.83	83.16 to 98.09	308,111	283,698
500000 +	1	99.25	99.25	99.25			99.25	99.25	N/A	550,000	545,863
<u>ALL</u>	<u>310</u>	<u>94.90</u>	<u>93.12</u>	<u>92.02</u>	<u>10.77</u>	<u>101.20</u>	<u>50.17</u>	<u>179.65</u>	<u>93.91 to 96.00</u>	<u>111,022</u>	<u>102,162</u>



**2010 Correlation Section  
for Cheyenne County**

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**Residential Real Property**

**I. Correlation**

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

RESIDENTIAL:It is the opinion of the Division that the level of value for the residential class of property in Cheyenne County as evidenced by the calculated median from the statistical sample of 310 sales is 95%. The coefficient of dispersion and the price related differential are indicating that uniform and proportionate treatment exists within the residential class. The most work within the residential class consisted of equalizing several of the newer subdivisions in which the county board of equalization had made numerous adjustments to during protest hearings last July. Several subdivisions also saw changes in lot values.

The assessor has developed an adequate sales review process and utilizes as many sales as possible in the analysis of the residential class with no bias in the selection.

The assessor tries to stay on task with the three year plan of assessment and six year cycle of physical inspection and review.

There will be no non-binding recommendations made for the residential class of property.

**2010 Correlation Section  
for Cheyenne County**

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**II. Analysis of Sales Verification**

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

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

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

RESIDENTIAL: The sales verification process in Cheyenne County is handled by mailing a questionnaire out to the buyers of properties that exhibit an odd assessed value to sale price ratio. It is estimated that approximately eighty-percent of the questionnaires are returned, and for those that are not the assessor attempts to gather further information regarding the sale by other means (taxpayer information, realtors, on-site reviews and so on). The questionnaires then form part of a sales verification book that is kept on file in the assessor's office.

All residential and commercial sales with an assessed value to sale price ratio above 50% or below 50% will be physically inspected or looked at with a drive-by to verify that the information on the property record card is accurate.

After a review of the qualified and non-qualified sales it was discovered that most non arm's length transactions were for foreclosures, family sales, new construction after sale, tax sale, and partial interests. It appears no bias exists in the selection of qualified sales and the assessor is using as many sales as possible in the analysis of the residential class.

**2010 Correlation Section  
for Cheyenne County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95</b>	<b>92</b>	<b>93</b>

**2010 Correlation Section  
for Cheyenne County**

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**IV. Analysis of Quality of Assessment**

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Cheyenne County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.77</b>	<b>101.20</b>

RESIDENTIAL: Both qualitative measures, the coefficient of dispersion and the price related differential, are within the acceptable standards. The consistent and conscientious assessment practices of the assessor continue to demonstrate uniform and proportionate treatment within the residential class of real property.



## **2010 Assessment Actions for Cheyenne County**

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

### **Commercial**

All commercial properties were reviewed and revalued in 2009. For 2010 new construction, additions/deletions, remodeling and so on, and vacant land sales will be measured and analyzed, an income and cost approach will be done on the low-income housing properties, and the pickup work will be completed.

## 2010 Assessment Survey for Cheyenne County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Jerry Knoche and occasionally staff.
2.	<b>List the valuation groupings used by the County:</b>
	Valuation Group 1 – Sidney & Rural Valuation Group 2 – Sioux Meadows Valuation Group 3 – Small Towns
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Group 1 – the primary commercial areas for Cheyenne County Group 2 – A unique grouping of property - the old army buildings, some have been updated and others have seen no change. There is also a railroad track that runs across these lots and each lot is assessed for the track depending on how much and what type of track crosses it. Group 3 – lesser commercial market and the market is not organized
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Primarily the cost and income approach will carry the most weight.
4	<b>When was the last lot value study completed?</b>
	2009
a.	<b>What methodology was used to determine the commercial lot values?</b>
	From the market a square foot cost was derived.
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>
	Jerry Knoche develops the depreciation from the market.
a.	<b>How often does the County update the depreciation tables?</b>
	There is an annual review, but normally the depreciation is not changed until new costing is applied.
7.	<b>Pickup work:</b>

a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Jerry Knoche
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	56% of the agricultural is done, 100% of the commercial is done, Sidney and the other towns are next.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes – the process is tracked on a map and with a pie chart.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Will only revalue the class as a whole.

**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:	39	<b>MEDIAN:</b>	<b>98</b>	COV:	21.50	95% Median C.I.:	95.04 to 98.96	(! : Derived)
TOTAL Sales Price:	10,004,110	WGT. MEAN:	97	STD:	21.48	95% Wgt. Mean C.I.:	88.99 to 104.08	
TOTAL Adj.Sales Price:	9,494,110	MEAN:	100	AVG.ABS.DEV:	8.83	95% Mean C.I.:	93.20 to 106.68	
TOTAL Assessed Value:	9,165,116							
AVG. Adj. Sales Price:	243,438	COD:	9.04	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	235,002	PRD:	103.53	MIN Sales Ratio:	68.76			

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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	109.06	109.06	109.06			109.06	109.06	N/A	20,000	21,812
10/01/06 TO 12/31/06	2	91.96	91.96	87.17	6.73	105.49	85.77	98.14	N/A	31,000	27,022
01/01/07 TO 03/31/07	2	100.39	100.39	105.70	5.76	94.98	94.61	106.17	N/A	594,000	627,850
04/01/07 TO 06/30/07	2	146.09	146.09	157.53	36.31	92.74	93.04	199.13	N/A	143,955	226,765
07/01/07 TO 09/30/07	5	99.32	97.89	97.66	1.93	100.23	94.71	100.18	N/A	59,400	58,010
10/01/07 TO 12/31/07	5	96.02	89.48	95.22	7.41	93.97	68.76	97.38	N/A	324,400	308,893
01/01/08 TO 03/31/08	3	97.68	97.23	98.95	1.71	98.27	94.51	99.51	N/A	58,666	58,050
04/01/08 TO 06/30/08	11	97.33	100.25	95.91	11.85	104.53	75.56	170.29	87.12 to 100.06	169,427	162,491
07/01/08 TO 09/30/08	2	97.82	97.82	97.89	0.75	99.92	97.08	98.55	N/A	36,250	35,485
10/01/08 TO 12/31/08	4	98.83	98.96	99.08	0.52	99.88	98.19	99.99	N/A	27,500	27,247
01/01/09 TO 03/31/09	2	94.46	94.46	89.70	6.38	105.31	88.43	100.49	N/A	1,897,500	1,701,996
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	7	98.14	112.27	114.58	20.52	97.99	85.77	199.13	85.77 to 199.13	222,558	255,012
07/01/07 TO 06/30/08	24	96.71	97.14	95.89	7.89	101.30	68.76	170.29	94.51 to 99.32	164,945	158,169
07/01/08 TO 06/30/09	8	98.63	97.55	90.11	2.02	108.26	88.43	100.49	88.43 to 100.49	497,187	447,994
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	14	96.06	102.13	104.38	12.35	97.84	68.76	199.13	93.04 to 100.18	242,493	253,124
01/01/08 TO 12/31/08	20	97.97	99.29	96.37	7.06	103.04	75.56	170.29	95.04 to 98.96	111,110	107,075
<u>ALL</u>											
	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	31	97.92	99.28	95.74	7.74	103.70	75.56	199.13	95.04 to 99.51	294,306	281,757
02	1	170.29	170.29	170.29			170.29	170.29	N/A	102,600	174,715
03	7	97.38	92.82	95.50	5.34	97.19	68.76	98.55	68.76 to 98.55	38,285	36,562
<u>ALL</u>											
	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002

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	27	97.38	97.86	94.47	7.83	103.59	68.76	170.29	94.51 to 98.96	258,096	243,826
2	12	97.97	104.61	102.23	11.72	102.33	87.12	199.13	95.04 to 99.99	210,458	215,151
<u>ALL</u>											
	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	9,165,116							
AVG. Adj. Sales Price:	243,438	COD:	9.04	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	235,002	PRD:	103.53	MIN Sales Ratio:	68.76			

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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	1	89.15	89.15	89.15			89.15	89.15	N/A	169,000	150,665
03	36	97.85	100.65	96.68	9.23	104.10	68.76	199.13	95.57 to 99.32	258,197	249,630
04	2	92.52	92.52	92.52	5.84	100.00	87.12	97.92	N/A	15,000	13,878
ALL	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002

**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	98.71	98.90	98.90	0.58	100.01	98.14	99.86	N/A	7,333	7,252
Total \$											
1 TO 9999	3	98.71	98.90	98.90	0.58	100.01	98.14	99.86	N/A	7,333	7,252
10000 TO 29999	8	97.80	94.11	96.21	7.25	97.82	68.76	109.06	68.76 to 109.06	16,937	16,296
30000 TO 59999	9	97.08	96.07	95.68	2.69	100.41	85.77	99.99	94.61 to 98.96	44,222	42,311
60000 TO 99999	3	99.32	98.07	97.82	1.84	100.26	94.71	100.18	N/A	74,166	72,548
100000 TO 149999	3	97.38	120.24	119.54	26.44	100.59	93.04	170.29	N/A	105,170	125,715
150000 TO 249999	6	97.28	109.74	108.68	23.81	100.98	75.56	199.13	75.56 to 199.13	175,833	191,093
250000 TO 499999	4	95.86	94.83	94.68	4.25	100.16	87.12	100.49	N/A	377,650	357,571
500000 +	3	96.02	96.87	93.58	6.16	103.52	88.43	106.17	N/A	1,945,000	1,820,182
ALL	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	99.69	109.80	110.54	15.80	99.33	87.12	199.13	95.04 to 109.06	124,185	137,280
326	1	98.02	98.02	98.02			98.02	98.02	N/A	52,500	51,461
343	2	92.22	92.22	90.53	4.11	101.88	88.43	96.02	N/A	2,347,500	2,125,131
344	3	97.33	98.85	103.46	4.50	95.54	93.04	106.17	N/A	520,970	539,019
352	1	89.15	89.15	89.15			89.15	89.15	N/A	169,000	150,665
353	1	99.66	99.66	99.66			99.66	99.66	N/A	29,500	29,400
384	1	98.14	98.14	98.14			98.14	98.14	N/A	7,000	6,870
386	1	75.56	75.56	75.56			75.56	75.56	N/A	225,000	170,003
406	8	97.23	93.65	95.36	5.11	98.21	68.76	100.18	68.76 to 100.18	81,825	78,026
442	3	98.55	97.53	97.15	1.56	100.39	94.71	99.32	N/A	65,000	63,147
528	3	94.61	92.69	90.58	4.20	102.32	85.77	97.68	N/A	37,666	34,119
529	1	98.96	98.96	98.96			98.96	98.96	N/A	52,000	51,458
ALL	39	97.68	99.94	96.53	9.04	103.53	68.76	199.13	95.04 to 98.96	243,438	235,002



**2010 Correlation Section  
for Cheyenne County**

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**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Cheyenne County, as determined by the PTA is 98%. The mathematically calculated median is 98%.

COMMERCIAL:It is the opinion of the Division that the level of value for the commercial class of property in Cheyenne County as evidenced by the calculated median from the statistical sample of 39 sales is 98%. The coefficient of dispersion and the price related differential are indicating that uniform and proportionate treatment exists within the commercial class. The efforts from a review and revaluation of the commercial properties that was done in 2009 hold constant for 2010 and there has not been a need for further change.

The assessor has developed an adequate sales review process and utilizes as many sales as possible in the analysis of the commercial class with no bias in the selection.

The assessor tries to stay on task with the three year plan of assessment and six year cycle of physical inspection and review.

There will be no non-binding recommendations made for the commercial class of property.

**2010 Correlation Section  
for Cheyenne County**

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**II. Analysis of Sales Verification**

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

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

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

COMMERCIAL: The sales verification process in Cheyenne County for the commercial and agricultural is different from the residential in that all buyers are sent a questionnaire. Again there is an approximate eighty-percent return on these questionnaires and this coupled with additional taxpayer information contributes to the commercial and agricultural sales qualification process, and for those that are not returned the assessor attempts to gather further information regarding the sale by other means (taxpayer information, realtors, on-site reviews and so on). The questionnaires then form part of a sales verification book that is kept on file in the assessors office. Commercial sales 50% above or 50% below the sale price will be physically inspected or looked at with a drive-by to verify that the information on the property record card is accurate.

After a review of the qualified and non-qualified sales it was discovered that most non arms length transactions were for foreclosures, corporate name changes, and land splits. It appears no bias exists in the selection of qualified sales and the assessor is using as many sales as possible in the analysis of the commercial class.

**2010 Correlation Section  
for Cheyenne County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98</b>	<b>97</b>	<b>100</b>

**2010 Correlation Section  
for Cheyenne County**

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**IV. Analysis of Quality of Assessment**

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Cheyenne County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>9.04</b>	<b>103.53</b>

COMMERCIAL: All commercial properties were reviewed and revalued in 2009 and the results of that work appear to be holding steady. The coefficient of dispersion is within the acceptable range however, the price related differential is above the recommended standard. This would not be uncommon for commercial properties considering unorganized markets and the diversity and disparity within the commercial class. It is believed the assessment practices within the commercial class of property continue to maintain uniform and proportionate treatment.

**Agricultural or Special  
Valuation Reports**

## **2010 Assessment Actions for Cheyenne County**

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

#### **Agricultural**

All five market areas were looked at for possible boundary changes, valuation adjustments within the irrigated, grass and dry land, and CRP subclasses, as well as any use changes.

After much thought and discussion the assessor decided to leave the market areas as they were for 2010. The assessor would like to continue with research and discussion with more farmers and soil scientists on the possibility of combining market areas.

Most all of the subclasses within four of the market areas experienced increases; the exception would be to some of the sub classifications of grass and dry.

Letters were sent out to the agricultural land owners to check for CRP expirations and new contracts.

## 2010 Assessment Survey for Cheyenne County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Jerry Knoche and staff.
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	Yes
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Such things as soil type, rainfall, irrigation potential, land use and topography were all determining factors in the creation of these market areas. Each year the assessor will plot sales on a map to monitor differences in these market areas.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	<p>Market Area 1 – the soil is thin and rocky with an abundance of hills and less rainfall than the rest of the county. The majority of the land is grass or in CRP.</p> <p>Market Area 2 – South of Lodgepole Creek and an extension of the Colorado high plains. The area is about 50% grassland.</p> <p>Market Area 3 – Mixture of soils – some rich, other marginal found between Market Areas 2 and 4. Deep well irrigation.</p> <p>Market Area 4 – Deep rich soil, better lying ground, more rainfall, some grassland.</p> <p>Market Area 5 – within the city limits of Sidney. When annexed into the city the zoning was left as agricultural, however when a tract is sold it will more often than not sell for residential living.</p>
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	<p>By statute and policy as documented by the assessor and shown as follows:</p> <p>SECTION 77-1359</p> <p>AGRICULTURAL AND HORTICULTURAL LAND; terms, defined</p>

The Legislature finds and declares that agricultural land and horticultural land shall be a separate and distinct class of real property for purposes of assessment. The assessed value of agricultural land and horticultural land shall not be uniform and proportionate with all other real property, but the assessed value shall be uniform and proportionate within the class of agricultural land and horticultural land.

For purposes of sections 77-1359 and 77-1363:

- (1) Agricultural land and horticultural land means a parcel of land which is primarily used for agricultural or horticultural purposes, including wasteland lying in or adjacent to and in common ownership or management with other agricultural land and horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structure;
- (2) Agricultural or horticultural purposes means used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture, or horticulture. Agricultural or horticultural purposes includes the following uses of land:
  - (a) Land retained and protected for future agricultural or horticultural purposes under a conservation easement as provided in the Conservation and Preservation Easements Act except when the parcel or a portion thereof is being used for purposes other than agricultural or horticultural purposes; and
  - (b) Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production;
- (3) Farm home site means not more than one acre of land contiguous to a farm site which includes an inhabitable residence and improvements used for residential purposes, and such improvements include utility connections, water and sewer systems, and improved access to a public road; and
- (4) Farm site means the portion of land contiguous to land actively devoted to agriculture which includes improvements that are agricultural or horticultural in nature, including any uninhabitable or unimproved farm home site.

#### Section 77-1363

Agricultural and horticultural land; classes and subclasses.

Agricultural land and horticultural land shall be divided into classes and subclasses of real property under section 77-103.01, including, but not limited to, irrigated cropland, dry land cropland, grassland, wasteland, nurseries, feedlots and orchards, so that the categories reflect uses appropriate for the valuation of such land according to law. Classes shall be inventoried by the subclasses of real property based on soil classification standards developed by the Natural Resources Conservation Service of the United States Department of Agriculture as converted into land capability groups by the Property Tax Administrator. County assessors shall utilize and implement soil surveys in the assessment year after the soil survey

	<p>maps become available from the Natural Resources Conservation Service of the United States of Department of Agriculture. Nothing in this section shall be construed to limit the classes and subclasses of real property that may be used by county assessors or the Tax Equalization and Review Commission to achieve more uniform and proportionate valuations.</p> <p>Cheyenne County is zoned and all acreages and subdivisions less than 40 acres will be classified as rural residential, recreational or commercial, and will be valued at 92% to 100% of market value. Exceptions may include contiguous land to your commercial farming operation.</p> <p>Rural land and acreages over 40 acres in Cheyenne County will be reviewed for agricultural commercial production. Commercial production shall mean agricultural or horticultural products produced for the primary purpose of obtaining a monetary profit. If no commercial production is evident, the land will be valued at 92% to 100% if market value.</p> <p>Indicators [that] land is not primarily used as agricultural land [are]:  1) Farm income is not generated; 2) No participation in FSA programs; 3) No farm insurance program; 4) Majority of land use is for wildlife habitat; 5) Little or no specialized agricultural equipment on personal property schedule; 6) Surveyed and platted for rural residential resale.</p> <p>Documents to be provided for proof are:  1) 1040F form; 2) FSA compliance; 3) Insurance policy; 4) Personal Property Tax Schedule; 5) Livestock inventory on land &amp; duration of time on land; 6) Lease agreement.</p> <p>Market areas have been established for the purpose of valuing rural residential acreages and farm ground.</p>
b.	<p><b>When is it agricultural land, when is it residential, when is it is recreational?</b></p>
	<p>Zoning states all acreages and subdivisions less than 40 acres will be classified as rural residential, recreational or commercial. Rural land and acreages over 40 acres will be reviewed for agricultural commercial production.</p>
c.	<p><b>Are these definitions in writing?</b></p>
	<p>Yes</p>
d.	<p><b>What are the recognized differences?</b></p>
	<p>Size and use of the parcel.</p>
e.	<p><b>How are rural homes sites valued?</b></p>

	Vacant land sold for rural residential homes are used to value the sites.
f.	<b>Are rural farm home sites valued the same as rural residential home sites? If no, explain:</b>
	Yes
g.	<b>Are all rural farm home sites valued the same or are market differences recognized?</b>
	Market differences are recognized and valued accordingly.
h.	<b>What are the recognized differences?</b>
	Within a half-mile east and south of Sidney, the first acre is \$5,000. Windy Meadows S/D (rural), the first acre is \$30,000 as the S/D is the part of the Sidney water system, for the rest of the three mile zoned area, the first acre is \$25,000. Within ten miles the first acre is \$16,000, and the twelve and fifteen mile perimeters from Sidney are \$15,000 for the first acre.
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	The soil conversion will be in place for 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Assessed value is determined from the market and land use which includes the LCG groupings of soil inventory that was identified by the soil scientists of the Natural Resource Conservation Service. (NRCS).
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	Letters requesting identification of new CRP acres and maps from the Farm Service Agency (FSA) office.
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	The Web Soil Survey has been very helpful along with information from the Natural Resource District (NRD) office.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	None has been identified at this time.
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	Not applicable.
b.	<b>Has the County received applications for special valuation?</b>
	No

c.	<b>Describe special value methodology</b>
	Not applicable.
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Jerry Knoche and staff.
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	56% of the agricultural is done, 100% of the commercial is done, and Sidney and the other towns are next.
a.	<b>Does the County maintain a tracking process?</b>
	Yes – the process is tracked on a map and with a pie chart.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Will only revalue the class as a whole.



## Cheyenne County 17

### 2010 Analysis of Agricultural Land

#### Proportionality Among Study Years

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

**Preliminary Results:**

Study Year	County	Area 1	Area 2	Area 3	Area 4
07/01/06 - 06/30/07	40	4	7	16	13
07/01/07 - 06/30/08	40	3	10	20	7
07/01/08 - 06/30/09	15	4	4	5	2
Totals	95	11	21	41	22

**Added Sales:**

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

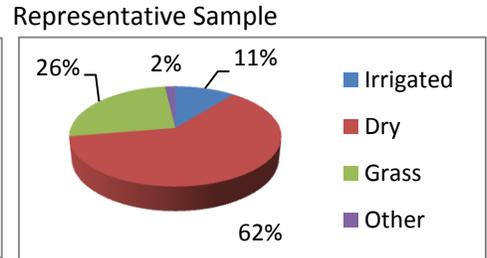
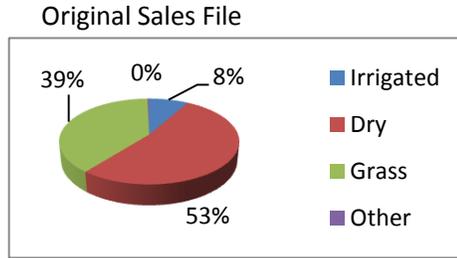
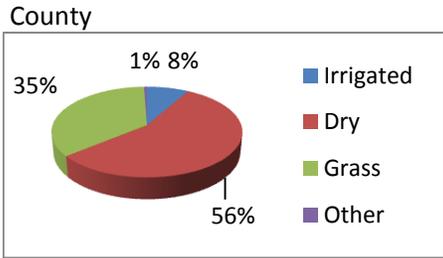
**Final Results:**

Study Year	County	Area 1	Area 2	Area 3	Area 4
07/01/06 - 06/30/07	33	4	7	15	7
07/01/07 - 06/30/08	34	3	7	17	7
07/01/08 - 06/30/09	21	5	5	9	2
Totals	88	12	19	41	16

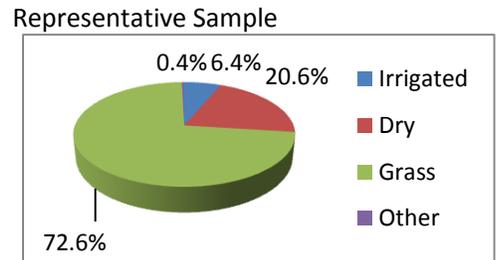
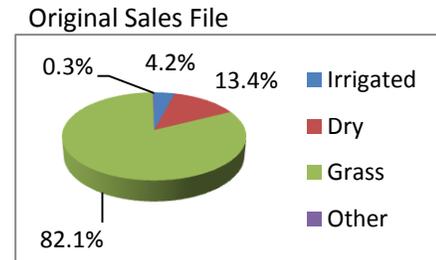
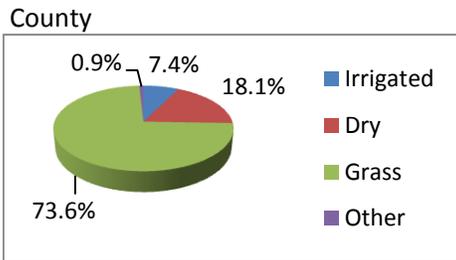
# Representativeness by Majority Land Use

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

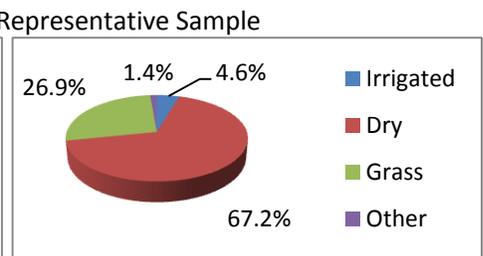
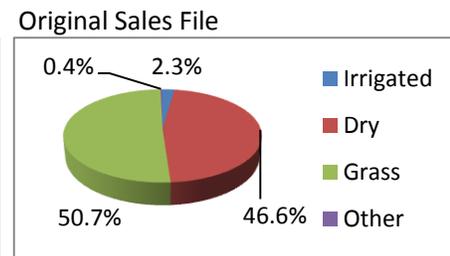
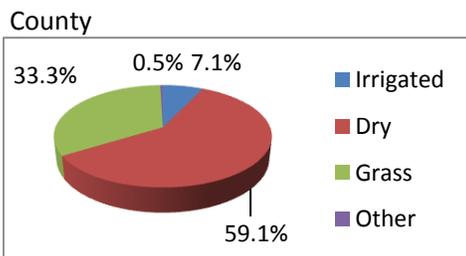
	Entire County		
	county	sales file	Sample
Irrigated	8%	8%	11%
Dry	56%	53%	62%
Grass	35%	39%	26%
Other	1%	0%	2%



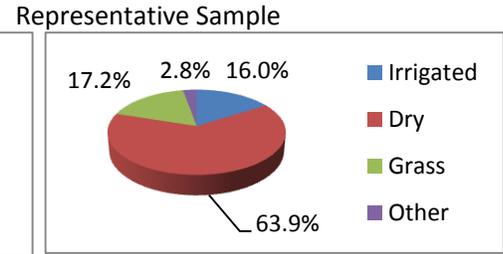
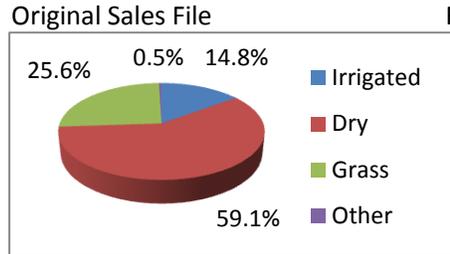
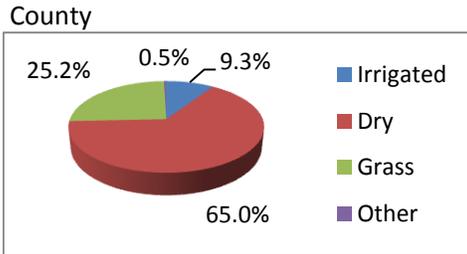
	Mkt Area 1		
	county	sales file	sample
Irrigated	7%	4%	6%
Dry	18%	13%	21%
Grass	74%	82%	73%
Other	1%	0%	0%



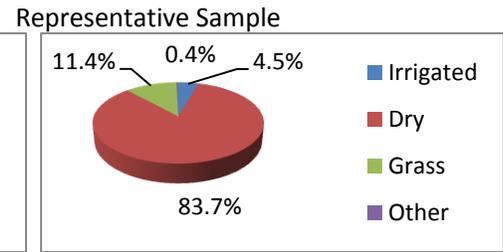
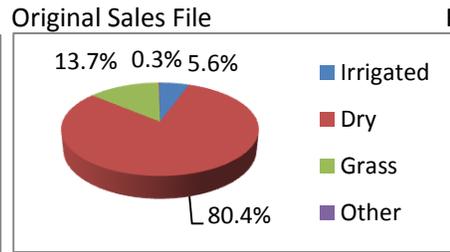
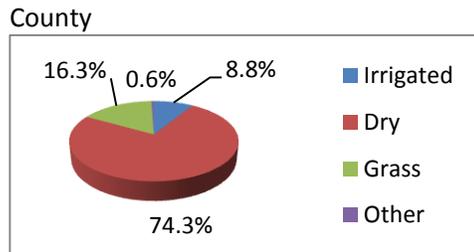
	Mkt Area 2		
	county	sales file	sample
Irrigated	7%	2%	5%
Dry	59%	47%	67%
Grass	33%	51%	27%
Other	0%	0%	1%



	Mkt Area 3		
	county	sales file	sample
Irrigated	9%	15%	16%
Dry	65%	59%	64%
Grass	25%	26%	17%
Other	0%	0%	3%



	Mkt Area 4		
	county	sales file	sample
Irrigated	9%	6%	4%
Dry	74%	80%	84%
Grass	16%	14%	11%
Other	1%	0%	0%



### Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3	Mrkt Area 4
Number of Sales - Original Sales File	95	11	21	41	22
Number of Sales - Expanded Sample	88	12	19	41	16
Total Number of Acres Added	-1605	405	-637	53	-1426

# Ratio Study

## Final Statistics

## Preliminary Statistics

County # sales	88	Median	72%	AAD	11.05%
		Mean	72%	COD	15.27%
		W. Mean	69%	PRD	103.40%

Median	65%	AAD	10.13%
Mean	65%	COD	15.65%
W. Mean	62%	PRD	103.79%

Market Area 1 # sales	12	Median	71%	AAD	11.59%
		Mean	72%	COD	16.32%
		W. Mean	67%	PRD	106.57%

Median	62%	AAD	10.28%
Mean	66%	COD	16.66%
W. Mean	61%	PRD	108.68%

Market Area 2 # sales	19	Median	71%	AAD	13.97%
		Mean	73%	COD	19.67%
		W. Mean	72%	PRD	101.71%

Median	60%	AAD	12.22%
Mean	63%	COD	20.25%
W. Mean	59%	PRD	106.25%

Market Area 3 # sales	41	Median	74%	AAD	10.76%
		Mean	72%	COD	14.44%
		W. Mean	70%	PRD	102.47%

Median	65%	AAD	9.58%
Mean	65%	COD	14.76%
W. Mean	65%	PRD	99.99%

Market Area 4 # sales	16	Median	73%	AAD	7.93%
		Mean	69%	COD	10.88%
		W. Mean	63%	PRD	108.04%

Median	72%	AAD	8.92%
Mean	67%	COD	12.39%
W. Mean	62%	PRD	108.46%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	43	73.44%	7	65.67%
Mkt Area 1	0	N/A	1	58.82%	2	73.65%
Mkt Area 2	0	N/A	8	72.49%	2	50.13%
Mkt Area 3	0	N/A	24	73.96%	3	69.50%
Mkt Area 4	0	N/A	10	72.88%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	4	61.22%	48	72.91%	8	61.20%
Mkt Area 1	1	73.34%	1	58.82%	2	73.65%
Mkt Area 2	0	N/A	10	71.09%	2	50.13%
Mkt Area 3	2	56.19%	25	73.44%	3	69.50%
Mkt Area 4	1	65.19%	12	73.62%	1	56.73%

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Cheyenne County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Cheyenne County, as determined by the PTA is 72%. The mathematically calculated median is 72%.

##### AGRICULTURAL LAND:

A review of the agricultural sales in Cheyenne County from 7/1/06 to 6/30/09 revealed a total of 95 sales, further broke down by 11 sales in market area one, 21 sales in market area two, 41 sales in market area three and 22 sales in market area four. It is possible that by the way these sales are distributed across the sales file study years with a rapidly appreciating market the statistic could demonstrate a time bias when used to compare to counties with a balanced distribution across the time period.

A review of the breakdown of the sales revealed that in market area 1 the sales were evenly distributed over the study period, taking away any bias in the time frame and that the makeup of the land use in the sample adequately represented the land use of the total market area. In market area two there are 7 sales in the first year and 4 in the third year. The grassland is under-represented in comparison to the total land use of this market area. In market area 3 the third year is under-represented in comparison to the first and second years, even though a time bias existed in this market area the sales were a reasonable representation of the population. In market area 4 the second and third years were under-represented in comparison to the first year, and even though a time bias exists the sample was a good representation of the population.

The ability of Cheyenne County to locate comparable sales is somewhat hindered by its location, even though five counties abut it. Being located in the panhandle of Nebraska and bordering the State of Colorado on the south narrows the field, and is further effected by the fact that it is located within Major Land Resource Area 72 (Central High Tableland) which comprises 54% in Kansas, 25% in Nebraska, 21% in Colorado and part of Wyoming. Land use is predominantly cropland, and approximately only a third grass. Slopes are generally level to gently rolling on this smooth tableland; steep slopes border the major valleys. Interstate 80 goes across this county and highways 30 and 385 are major roads as well. Average annual precipitation in this area is 14-25 inches.

In contrast the bordering county of Morrill to the north is in Major Land Resource Area 67A (Central High Plains, Northern Part) which comprises 68% in Wyoming, 29% in Nebraska and 3% in Colorado. Land use is predominantly grass, and approximately a third cropland. Higher parts of the tableland are nearly level to moderately sloping, but steeper areas are on the sides of ridges and drainage ways. Average annual precipitation in this area is 12-19 inches.

Adjoining counties, Kimball and Deuel, are also a part of Major Land Resource Area 72. There is a concern of the land makeup or inventory of land in Kimball County which appears to be

## 2010 Correlation Section

### For Cheyenne County

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heavily weighted with more acres in the upper end of the land capability groups when compared to Cheyenne County.

The assessor analyzed all data available to her from the surrounding counties. The data was sorted according to sale date, usage, soils, topography, proximity, and market. These selection criteria coupled with the aforementioned discussion of major land resource areas left few sales available for inclusion in the analysis in Cheyenne County. After all resources and options had been exhausted in an effort to obtain a balanced and proportionate sample for each market area sales were selected at random and hypothetically removed from the analysis of areas two, three and four. The resulting endeavor was not ideal but did mitigate the time bias that had previously existed and improved or retained the makeup of the sales file in comparison to the composition of each market area.

Cheyenne County has achieved good equalization of the agricultural land and has a level of value of 72% of market as well as a calculated median of 72%. Market areas two, three and four are predominantly dry cropland, market area one is mostly grass, they will reflect somewhat of a similar level of value.

There will be no non-binding recommendations made for the agricultural class of property.

## 2010 Correlation Section

### For Cheyenne County

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#### II. Analysis of Sales Verification

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

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

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

#### AGRICULTURAL LAND:

The sales verification process in Cheyenne County is handled by mailing a questionnaire out to the buyers of properties that exhibit an odd assessed value to sale price ratio. It is estimated that approximately eighty-percent of the questionnaires are returned, and for those that are not the assessor attempts to gather further information regarding the sale by other means (taxpayer information, realtors, on-site reviews and so on). The questionnaires then form part of a sales verification book that is kept on file in the assessor's office.

The commercial and agricultural sales review process is different from the residential in that all buyers are sent a questionnaire. Again there is an approximate eighty-percent return on these questionnaires and this coupled with additional taxpayer information contributes to the commercial and agricultural sales qualification process.

After a review of the sales file and the sales deemed to be non-qualified it was determined that the assessor is using as many sales as possible in the analysis of the agricultural land. Those disqualified included, but not limited to; splits, exchanges, family, estate settlement, partial interests, use change, and change in name (title correction).

## 2010 Correlation Section

### For Cheyenne County

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#### III. Measures of Central Tendency

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

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

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

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

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

	<b>Median</b>	<b>Wgt.Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72</b>	<b>69</b>	<b>72</b>

## 2010 Correlation Section

### For Cheyenne County

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#### IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

## 2010 Correlation Section

### For Cheyenne County

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>15.27</b>	<b>103.40</b>

#### AGRICULTURAL LAND:

Sales were not only examined in Cheyenne County but also those in surrounding counties, to develop values based on all available information. The COD and PRD have both met the acceptable standards. Through a thorough sales review process and market analysis the assessor has achieved uniform and proportionate assessment, when rounded, within the agricultural land class.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,310</b>	<b>Value : 775,146,465</b>	<b>Growth 3,831,544</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	585	4,754,487	28	187,417	127	1,672,120	740	6,614,024	
<b>02. Res Improve Land</b>	3,024	25,838,991	75	1,568,480	429	7,386,162	3,528	34,793,633	
<b>03. Res Improvements</b>	3,146	237,714,908	78	9,491,044	488	40,412,162	3,712	287,618,114	
<b>04. Res Total</b>	3,731	268,308,386	106	11,246,941	615	49,470,444	4,452	329,025,771	2,913,492
<b>% of Res Total</b>	83.81	81.55	2.38	3.42	13.81	15.04	47.82	42.45	76.04
<b>05. Com UnImp Land</b>	153	5,121,324	8	146,477	31	618,511	192	5,886,312	
<b>06. Com Improve Land</b>	441	19,083,337	20	250,883	43	921,210	504	20,255,430	
<b>07. Com Improvements</b>	467	92,826,319	20	1,606,912	49	6,415,291	536	100,848,522	
<b>08. Com Total</b>	620	117,030,980	28	2,004,272	80	7,955,012	728	126,990,264	323,986
<b>% of Com Total</b>	85.16	92.16	3.85	1.58	10.99	6.26	7.82	16.38	8.46
<b>09. Ind UnImp Land</b>	2	58,350	0	0	34	543,664	36	602,014	
<b>10. Ind Improve Land</b>	4	247,038	0	0	39	1,273,837	43	1,520,875	
<b>11. Ind Improvements</b>	4	415,584	0	0	41	8,933,347	45	9,348,931	
<b>12. Ind Total</b>	6	720,972	0	0	75	10,750,848	81	11,471,820	11,077
<b>% of Ind Total</b>	7.41	6.28	0.00	0.00	92.59	93.72	0.87	1.48	0.29
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	1	56,025	1	56,025	
<b>15. Rec Improvements</b>	0	0	0	0	1	179,828	1	179,828	
<b>16. Rec Total</b>	0	0	0	0	1	235,853	1	235,853	8,942
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.03	0.23
<b>Res &amp; Rec Total</b>	3,731	268,308,386	106	11,246,941	616	49,706,297	4,453	329,261,624	2,922,434
<b>% of Res &amp; Rec Total</b>	83.79	81.49	2.38	3.42	13.83	15.10	47.83	42.48	76.27
<b>Com &amp; Ind Total</b>	626	117,751,952	28	2,004,272	155	18,705,860	809	138,462,084	335,063
<b>% of Com &amp; Ind Total</b>	77.38	85.04	3.46	1.45	19.16	13.51	8.69	17.86	8.74
<b>17. Taxable Total</b>	4,357	386,060,338	134	13,251,213	771	68,412,157	5,262	467,723,708	3,257,497
<b>% of Taxable Total</b>	82.80	82.54	2.55	2.83	14.65	14.63	56.52	60.34	85.02

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	128	1,281,678	7,095,229	0	0	0
19. Commercial	24	11,887,664	5,736,703	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	128	1,281,678	7,095,229
19. Commercial	0	0	0	24	11,887,664	5,736,703
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				152	13,169,342	12,831,932

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	379	13,956,080	379	13,956,080	19,250
24. Non-Producing	0	0	0	0	319	152,192	319	152,192	16,051
25. Total	0	0	0	0	698	14,108,272	698	14,108,272	35,301

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	368	62	358	788

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	454,664	3	29,074	2,533	181,225,501	2,544	181,709,239
28. Ag-Improved Land	3	424,845	3	256,366	733	71,831,311	739	72,512,522
29. Ag Improvements	3	15,396	3	204,208	800	38,873,120	806	39,092,724
30. Ag Total							3,350	293,314,485

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	1	1.00	16,000	3	4.00	79,500	
33. HomeSite Improvements	0	0.00	0	3	4.00	162,594	
34. HomeSite Total							
35. FarmSite UnImp Land	1	36.08	31,498	0	0.00	0	
36. FarmSite Improv Land	2	5.00	1,350	2	4.01	2,125	
37. FarmSite Improvements	3	0.00	15,396	2	0.00	41,614	
38. FarmSite Total							
39. Road & Ditches	0	5.46	0	0	6.48	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	18	18.00	277,000	18	18.00	277,000	
32. HomeSite Improv Land	431	475.00	6,912,705	435	480.00	7,008,205	
33. HomeSite Improvements	437	463.00	29,860,209	440	467.00	30,022,803	538,746
34. HomeSite Total				<b>458</b>	<b>498.00</b>	<b>37,308,008</b>	
35. FarmSite UnImp Land	173	376.03	221,260	174	412.11	252,758	
36. FarmSite Improv Land	723	3,060.72	1,245,304	727	3,069.73	1,248,779	
37. FarmSite Improvements	754	0.00	9,012,911	759	0.00	9,069,921	0
38. FarmSite Total				<b>933</b>	<b>3,481.84</b>	<b>10,571,458</b>	
39. Road & Ditches	0	9,087.59	0	0	9,099.53	0	
40. Other- Non Ag Use	0	48.49	0	0	48.49	0	
41. Total Section VI				<b>1,391</b>	<b>13,127.86</b>	<b>47,879,466</b>	<b>538,746</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	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	936.33	8.21%	814,605	9.22%	870.00
47. 2A1	4,898.14	42.94%	4,212,401	47.66%	860.00
48. 2A	3,419.40	29.98%	2,564,568	29.02%	750.01
49. 3A1	120.87	1.06%	84,609	0.96%	700.00
50. 3A	1,118.18	9.80%	726,825	8.22%	650.01
51. 4A1	696.28	6.10%	334,218	3.78%	480.01
52. 4A	218.02	1.91%	100,289	1.13%	460.00
<b>53. Total</b>	<b>11,407.22</b>	<b>100.00%</b>	<b>8,837,515</b>	<b>100.00%</b>	<b>774.73</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,137.80	19.12%	1,700,731	26.38%	331.02
56. 2D1	6,948.23	25.86%	1,806,541	28.02%	260.00
57. 2D	8,235.32	30.65%	1,688,282	26.18%	205.01
58. 3D1	423.75	1.58%	82,635	1.28%	195.01
59. 3D	2,118.94	7.89%	413,219	6.41%	195.01
60. 4D1	3,225.59	12.01%	612,869	9.50%	190.00
61. 4D	776.44	2.89%	143,664	2.23%	185.03
<b>62. Total</b>	<b>26,866.07</b>	<b>100.00%</b>	<b>6,447,941</b>	<b>100.00%</b>	<b>240.00</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	6,487.30	5.75%	1,723,971	9.13%	265.75
65. 2G1	6,593.24	5.84%	1,746,594	9.25%	264.91
66. 2G	20,555.18	18.21%	4,742,858	25.11%	230.74
67. 3G1	1,320.75	1.17%	306,209	1.62%	231.84
68. 3G	8,478.21	7.51%	1,872,532	9.91%	220.86
69. 4G1	18,577.51	16.46%	3,664,734	19.40%	197.27
70. 4G	50,838.29	45.05%	4,834,637	25.59%	95.10
<b>71. Total</b>	<b>112,850.48</b>	<b>100.00%</b>	<b>18,891,535</b>	<b>100.00%</b>	<b>167.40</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>11,407.22</b>	<b>7.48%</b>	<b>8,837,515</b>	<b>25.81%</b>	<b>774.73</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>26,866.07</b>	<b>17.63%</b>	<b>6,447,941</b>	<b>18.83%</b>	<b>240.00</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>112,850.48</b>	<b>74.04%</b>	<b>18,891,535</b>	<b>55.17%</b>	<b>167.40</b>
<b>Waste</b>	<b>508.99</b>	<b>0.33%</b>	<b>25,287</b>	<b>0.07%</b>	<b>49.68</b>
<b>Other</b>	<b>778.91</b>	<b>0.51%</b>	<b>38,899</b>	<b>0.11%</b>	<b>49.94</b>
<b>Exempt</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>152,411.67</b>	<b>100.00%</b>	<b>34,241,177</b>	<b>100.00%</b>	<b>224.66</b>

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	6,375.38	48.84%	6,343,536	50.78%	995.01
47. 2A1	1,429.21	10.95%	1,383,095	11.07%	967.73
48. 2A	3,077.54	23.58%	2,952,604	23.64%	959.40
49. 3A1	178.69	1.37%	157,247	1.26%	880.00
50. 3A	993.05	7.61%	863,953	6.92%	870.00
51. 4A1	857.28	6.57%	681,547	5.46%	795.01
52. 4A	142.23	1.09%	109,518	0.88%	770.01
53. Total	13,053.38	100.00%	12,491,500	100.00%	956.96
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	75,068.57	68.56%	26,274,198	70.88%	350.00
56. 2D1	3,783.91	3.46%	1,305,494	3.52%	345.01
57. 2D	11,600.16	10.60%	3,944,056	10.64%	340.00
58. 3D1	2,762.53	2.52%	925,491	2.50%	335.02
59. 3D	6,005.43	5.49%	1,951,871	5.27%	325.02
60. 4D1	9,638.34	8.80%	2,505,968	6.76%	260.00
61. 4D	626.44	0.57%	159,767	0.43%	255.04
62. Total	109,485.38	100.00%	37,066,845	100.00%	338.56
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,852.82	15.92%	2,302,620	20.53%	233.70
65. 2G1	1,235.15	2.00%	292,386	2.61%	236.72
66. 2G	8,888.34	14.36%	1,727,484	15.40%	194.35
67. 3G1	1,356.45	2.19%	275,401	2.46%	203.03
68. 3G	11,226.42	18.14%	2,024,213	18.05%	180.31
69. 4G1	7,711.40	12.46%	1,431,454	12.76%	185.63
70. 4G	21,625.90	34.94%	3,161,086	28.19%	146.17
71. Total	61,896.48	100.00%	11,214,644	100.00%	181.18
<b>Irrigated Total</b>					
Irrigated Total	13,053.38	7.04%	12,491,500	20.54%	956.96
<b>Dry Total</b>					
Dry Total	109,485.38	59.08%	37,066,845	60.95%	338.56
<b>Grass Total</b>					
Grass Total	61,896.48	33.40%	11,214,644	18.44%	181.18
<b>Waste</b>					
Waste	754.67	0.41%	37,256	0.06%	49.37
<b>Other</b>					
Other	113.67	0.06%	5,474	0.01%	48.16
<b>Exempt</b>					
Exempt	0.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	185,303.58	100.00%	60,815,719	100.00%	328.20

## 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	14,581.51	70.21%	14,187,157	72.43%	972.96
47. 2A1	691.27	3.33%	656,711	3.35%	950.01
48. 2A	2,056.19	9.90%	1,928,300	9.84%	937.80
49. 3A1	766.04	3.69%	656,813	3.35%	857.41
50. 3A	1,212.36	5.84%	1,030,422	5.26%	849.93
51. 4A1	1,325.34	6.38%	1,026,436	5.24%	774.47
52. 4A	136.96	0.66%	101,281	0.52%	739.49
53. Total	20,769.67	100.00%	19,587,120	100.00%	943.06
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	104,658.33	72.00%	38,200,949	74.33%	365.01
56. 2D1	3,107.46	2.14%	1,118,688	2.18%	360.00
57. 2D	14,093.62	9.70%	4,932,830	9.60%	350.00
58. 3D1	2,494.75	1.72%	873,177	1.70%	350.01
59. 3D	5,722.42	3.94%	1,917,109	3.73%	335.02
60. 4D1	14,284.79	9.83%	4,071,301	7.92%	285.01
61. 4D	992.00	0.68%	277,760	0.54%	280.00
62. Total	145,353.37	100.00%	51,391,814	100.00%	353.56
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	16,379.07	28.93%	4,870,883	37.31%	297.38
65. 2G1	1,348.18	2.38%	344,713	2.64%	255.69
66. 2G	5,610.91	9.91%	1,541,405	11.81%	274.72
67. 3G1	826.33	1.46%	235,733	1.81%	285.28
68. 3G	4,292.55	7.58%	989,729	7.58%	230.57
69. 4G1	10,555.30	18.64%	2,664,654	20.41%	252.45
70. 4G	17,606.49	31.10%	2,408,119	18.45%	136.77
71. Total	56,618.83	100.00%	13,055,236	100.00%	230.58
<b>Irrigated Total</b>					
Irrigated Total	20,769.67	9.28%	19,587,120	23.29%	943.06
<b>Dry Total</b>					
Dry Total	145,353.37	64.93%	51,391,814	61.12%	353.56
<b>Grass Total</b>					
Grass Total	56,618.83	25.29%	13,055,236	15.53%	230.58
<b>Waste</b>					
Waste	1,053.18	0.47%	52,606	0.06%	49.95
<b>Other</b>					
Other	69.41	0.03%	3,471	0.00%	50.01
<b>Exempt</b>					
Exempt	0.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	223,864.46	100.00%	84,090,247	100.00%	375.63

## 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	11,433.81	77.56%	11,148,021	80.09%	975.00
47. 2A1	433.14	2.94%	420,147	3.02%	970.00
48. 2A	969.82	6.58%	872,838	6.27%	900.00
49. 3A1	292.90	1.99%	246,036	1.77%	840.00
50. 3A	642.44	4.36%	513,955	3.69%	800.00
51. 4A1	801.06	5.43%	600,800	4.32%	750.01
52. 4A	168.25	1.14%	117,775	0.85%	700.00
53. Total	14,741.42	100.00%	13,919,572	100.00%	944.25
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	97,949.68	79.14%	37,220,896	80.48%	380.00
56. 2D1	2,988.45	2.41%	1,120,710	2.42%	375.01
57. 2D	10,392.85	8.40%	3,897,475	8.43%	375.02
58. 3D1	1,534.75	1.24%	560,216	1.21%	365.02
59. 3D	4,171.80	3.37%	1,481,062	3.20%	355.02
60. 4D1	5,948.81	4.81%	1,745,887	3.77%	293.49
61. 4D	786.42	0.64%	224,145	0.48%	285.02
62. Total	123,772.76	100.00%	46,250,391	100.00%	373.67
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,640.13	16.73%	1,311,430	28.26%	282.63
65. 2G1	133.73	0.48%	39,899	0.86%	298.35
66. 2G	1,860.48	6.71%	447,434	9.64%	240.49
67. 3G1	30.39	0.11%	6,208	0.13%	204.28
68. 3G	1,736.78	6.26%	410,490	8.85%	236.35
69. 4G1	3,156.27	11.38%	689,252	14.85%	218.38
70. 4G	16,180.55	58.33%	1,735,841	37.41%	107.28
71. Total	27,738.33	100.00%	4,640,554	100.00%	167.30
<b>Irrigated Total</b>					
Irrigated Total	14,741.42	8.81%	13,919,572	21.46%	944.25
<b>Dry Total</b>					
Dry Total	123,772.76	74.01%	46,250,391	71.31%	373.67
<b>Grass Total</b>					
Grass Total	27,738.33	16.59%	4,640,554	7.15%	167.30
<b>Waste</b>					
Waste	371.86	0.22%	18,613	0.03%	50.05
<b>Other</b>					
Other	624.54	0.37%	31,228	0.05%	50.00
<b>Exempt</b>					
Exempt	0.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	167,248.91	100.00%	64,860,358	100.00%	387.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	7.00	2.47%	17,290	3.29%	2,470.00
47. 2A1	96.30	33.98%	218,602	41.59%	2,270.01
48. 2A	110.91	39.13%	246,777	46.95%	2,225.02
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.41	16.02%	31,333	5.96%	690.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	23.80	8.40%	11,662	2.22%	490.00
<b>53. Total</b>	<b>283.42</b>	<b>100.00%</b>	<b>525,664</b>	<b>100.00%</b>	<b>1,854.72</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	108.79	42.25%	107,159	54.48%	985.01
56. 2D1	6.80	2.64%	6,018	3.06%	885.00
57. 2D	77.46	30.08%	64,681	32.89%	835.02
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	2.66	1.03%	1,037	0.53%	389.85
60. 4D1	60.40	23.46%	17,516	8.91%	290.00
61. 4D	1.40	0.54%	266	0.14%	190.00
<b>62. Total</b>	<b>257.51</b>	<b>100.00%</b>	<b>196,677</b>	<b>100.00%</b>	<b>763.76</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	44.01	4.40%	34,330	4.87%	780.05
65. 2G1	32.28	3.23%	25,018	3.55%	775.03
66. 2G	95.58	9.56%	69,170	9.82%	723.69
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	246.62	24.67%	151,236	21.46%	613.23
69. 4G1	83.96	8.40%	62,972	8.94%	750.02
70. 4G	497.06	49.73%	361,987	51.37%	728.26
<b>71. Total</b>	<b>999.51</b>	<b>100.00%</b>	<b>704,713</b>	<b>100.00%</b>	<b>705.06</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>283.42</b>	<b>17.88%</b>	<b>525,664</b>	<b>36.82%</b>	<b>1,854.72</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>257.51</b>	<b>16.25%</b>	<b>196,677</b>	<b>13.78%</b>	<b>763.76</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>999.51</b>	<b>63.07%</b>	<b>704,713</b>	<b>49.37%</b>	<b>705.06</b>
<b>Waste</b>	<b>4.03</b>	<b>0.25%</b>	<b>101</b>	<b>0.01%</b>	<b>25.06</b>
<b>Other</b>	<b>40.34</b>	<b>2.55%</b>	<b>363</b>	<b>0.03%</b>	<b>9.00</b>
<b>Exempt</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>1,584.81</b>	<b>100.00%</b>	<b>1,427,518</b>	<b>100.00%</b>	<b>900.75</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	309.64	543,415	191.06	157,044	59,754.41	54,660,912	60,255.11	55,361,371
<b>77. Dry Land</b>	44.12	28,394	40.63	8,212	405,650.34	141,317,062	405,735.09	141,353,668
<b>78. Grass</b>	386.57	258,525	217.10	38,115	259,499.96	48,210,042	260,103.63	48,506,682
<b>79. Waste</b>	5.00	250	8.88	444	2,678.85	133,169	2,692.73	133,863
<b>80. Other</b>	15.30	77	0.00	0	1,611.57	79,358	1,626.87	79,435
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>760.63</b>	<b>830,661</b>	<b>457.67</b>	<b>203,815</b>	<b>729,195.13</b>	<b>244,400,543</b>	<b>730,413.43</b>	<b>245,435,019</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	60,255.11	8.25%	55,361,371	22.56%	918.78
<b>Dry Land</b>	405,735.09	55.55%	141,353,668	57.59%	348.39
<b>Grass</b>	260,103.63	35.61%	48,506,682	19.76%	186.49
<b>Waste</b>	2,692.73	0.37%	133,863	0.05%	49.71
<b>Other</b>	1,626.87	0.22%	79,435	0.03%	48.83
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>730,413.43</b>	<b>100.00%</b>	<b>245,435,019</b>	<b>100.00%</b>	<b>336.02</b>

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

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	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	324,058,419	329,025,771	4,967,352	1.53%	2,913,492	0.63%
02. Recreational	294,027	235,853	-58,174	-19.79%	8,942	-22.83%
03. Ag-Homesite Land, Ag-Res Dwelling	37,136,807	37,308,008	171,201	0.46%	538,746	-0.99%
<b>04. Total Residential (sum lines 1-3)</b>	<b>361,489,253</b>	<b>366,569,632</b>	<b>5,080,379</b>	<b>1.41%</b>	<b>3,461,180</b>	<b>0.45%</b>
05. Commercial	127,043,966	126,990,264	-53,702	-0.04%	323,986	-0.30%
06. Industrial	11,129,116	11,471,820	342,704	3.08%	11,077	2.98%
07. Ag-Farmsite Land, Outbuildings	10,122,213	10,571,458	449,245	4.44%	0	4.44%
08. Minerals	17,295,981	14,108,272	-3,187,709	-18.43	35,301	-18.63
<b>09. Total Commercial (sum lines 5-8)</b>	<b>165,591,276</b>	<b>163,141,814</b>	<b>-2,449,462</b>	<b>-1.48%</b>	<b>370,364</b>	<b>-1.70%</b>
<b>10. Total Non-Agland Real Property</b>	<b>527,080,529</b>	<b>529,711,446</b>	<b>2,630,917</b>	<b>0.50%</b>	<b>3,831,544</b>	<b>-0.23%</b>
11. Irrigated	47,423,902	55,361,371	7,937,469	16.74%		
12. Dryland	132,015,377	141,353,668	9,338,291	7.07%		
13. Grassland	43,422,186	48,506,682	5,084,496	11.71%		
14. Wasteland	85,209	133,863	48,654	57.10%		
15. Other Agland	37,031	79,435	42,404	114.51%		
<b>16. Total Agricultural Land</b>	<b>222,983,705</b>	<b>245,435,019</b>	<b>22,451,314</b>	<b>10.07%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>750,064,234</b>	<b>775,146,465</b>	<b>25,082,231</b>	<b>3.34%</b>	<b>3,831,544</b>	<b>2.83%</b>

**2009 Plan of Assessment for Cheyenne County, Nebraska**  
**Assessment Years 2010, 2011, and 2012**  
**Date: June 15, 2009**

**Plan of Assessment Requirements**

Pursuant to Neb.Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessments practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Nebraska Department of Revenue on or before October 31 each year.

**Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev.Stat. 77-201 (R.S. Supp 2004).

**General Description of Real Property in Cheyenne County:**

Per the 2008 County Abstract, Cheyenne County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	4481	48.61	43.07%
Commercial	734	7.96	17.20%
Industrial	79	00.86	1.49%

Agricultural	3339	36.22	35.90%
Mineral	584	06.33	02.30%
Recreational	2	00.02	00.04%

Agricultural land-taxable acres 730,247.30

Irrigation	Dry land	Grassland	Waste	Other
8.27%	55.73%	35.43%	.35%	.22%

Other pertinent facts-36,453.12 acres or 4.76% of Cheyenne County is residential, commercial and or industrial.

New Property: For assessment year 2009, 732 building and/or information statements were filed for new property construction/additions in the city and county, changes in CRP and new EQUIP programs and general information to update parcels.

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

**Current Resources**

- A. **Staff**-1 Deputy Assessor and 3 Clerks
- B. **Budget**-\$184,400
- C. **Training**-Workshops and required continuing education for certification for assessor & deputy.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991.
- E. **Property Record cards**-On file in the assessor’s office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. We have also used the income and cost approach for some of our low-income housing. Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor’s office has a contract with Terra Scan through the Property Assessment Division, Department of Revenue, for support. The data used for cost calculations is supplied by Marshall & Swift. The Assessor’s office has contracted with GIS Workshop in Lincoln, NE to implement a GIS system.

G. **Web-based**-No real property is currently on the Internet.

### **Current Assessment Procedures for Real Property**

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, and cadastral map. The transfer is reviewed by the assessor and deputy to ascertain if it is a good sale. If the property is a commercial or agricultural parcel, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. Building permits for Sidney and the County are handled through the City of Sidney and are received in the assessor's office at month's end. Potter, Lodgepole, Dalton and Gurley provide the office with new building permits as they occur. We also go out physically to review areas of the county as well as the towns to pick up additional building projects that owners failed to apply for permits.
- B. **Data Collection**-For 2009, our appraiser, Jerry Knoche, physically measured and reviewed all new residential, commercial and agricultural improvements. Mr. Knoche also reviewed all commercial property, sales and depreciations and implemented a new cost index for commercial and industrial properties for 2009.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies are done on all classes of property. The assessor's office contacts either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. A new soil conversion was implemented for the agricultural parcels and ratios were rerun to check values. Ratio studies on all residential parcels were done to double check the median, aggregate mean and weighted mean, price related differential, the coefficient of dispersion and standard deviation. These studies included Sidney and the rural residential as well as Potter, Dalton, Lodgepole, and Gurley. All sales were analyzed to make sure Cheyenne County was in compliance with respect to equalization procedures. A new 2006 cost index was implemented for all residential homes in the county in 2007. All residential homes in Cheyenne County have been physically inspected in the last 3 years. Commercial parcels were physically reviewed, analyzed and ratios and depreciations were run. All pickup work and new construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.

#### **D. Approaches to value**

- 1.) **Market Value-** For 2009, depreciation studies and statistics were reviewed to make sure our values were still within the 92% to 100% of market values for residential and commercial properties. We tested new home site values for agricultural residential in areas 450, 451, 452, 453, 454 and agricultural improved areas 1, 2,3 & 4 to make sure that those areas were not too high or too low. We analyzed our agricultural sales and either moved up or moved down some values on the three classes of land (irrigation, dry land and grassland) so that we were within the 69-75% of market value.
- 2.) **Cost Approach-**The cost manual used for 2009 for residential and rural properties was 2006. Depreciation studies were done with the duplicate sales and a new depreciation was used for 2007. Matched pair studies were also used to track the depreciation. Commercial properties were put in a new 2008 cost index.
- 3.) **Income Approach-**The income approach was used for low income housing parcels and apartment rental properties. Information timely provided by management for the low income housing was used.
- 4.) **Land Valuation-**Studies were done in each market area as a whole as well as each individual market. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value.

**E. Reconciliation of final value and documentation-**Each parcel shows how we arrived at the value using the Marshall and Swift costs for the index we used for 2009. New agricultural values are shown on the agricultural record as well as the soil type with the final value.

**F. Review assessment sales ratio studies after assessment actions-**Ratios were run for each residential and commercial city and town as well as all rural residential and commercial parcels to check to see if we were within market value. Commercial properties were reviewed and put in a new 2008 cost index with a new depreciation. Ratios were run in each agricultural area as well as for each land class to check our new values.

**G. Notices and public relations-**Valuation notices were sent out May 29, 2009. Along with the notice was a letter explaining why valuations changed along with the agricultural, residential and commercial sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph. By June 6 of each year, the assessor mailed assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and posted the level of value, etc in the assessor's office.

**Level of Value, Quality and Uniformity for assessment year 2008:**

Property Class	Median	COD	PRD
Residential	97.00	9.19	100.96
Commercial	96.00	7.46	98.11
Agricultural	73.00	13.22	103.22

(COD means coefficient of dispersion and PRD means price related differential.)

For more information regarding statistical measures see 2009 Reports and Opinions.

**Assessment actions planned for Assessment Year 2010**

**Residential**-We will do statistics on all the residential homes in Sidney, Dalton, Potter, Gurley, Lodgepole and agricultural residential. If it indicates that we need to do a new depreciation and put in a new cost index, it will be done. We are already in the process of reviewing the sales and their depreciation for the last 2 years. An excel sheet has been set up with the sale dates, RCN's, land values, % of depreciation, etc. Statistics that have been run show that agricultural residential area 451 for the year 2010 is sitting at 79% of market value. Two sales in 452 are sitting at 44% of market value, 453 is sitting at 97% of market value and 454 is sitting at 90% of market value. All residential will need to be reviewed again as sales are showing that the median is fine, but the mean and aggregate mean and PRD are out of compliance. All new residential homes, additions, etc will be physically measured and inspected and put on the tax rolls. All sales 50% above or 50% below the sale price will be physically inspected or looked at with a drive by to check our current record card to make sure all information is correct. All permits will be inspected. Duplicate sales and matched pairs and multiple regression and model building will be utilized to monitor the market as well as running statistics for all residential property and subclasses. Review residential sale rosters for any changes or corrections. We will start reviewing all residential homes inside Sidney and the surrounding villages and the country.

**Commercial**-Commercial properties were reviewed and put in a new cost index for 2009. Right now, the median, mean and aggregate mean and PRD are all in compliance. New construction and vacant land sales will be measured and evaluated. We will review low-income housing and do an income and cost approach. All permits and pickup work will be appraised. All sales 50% above and 50% below the sales price will be physically checked to verify our records. Commercial sale rosters will be reviewed for any changes or corrections. Statistics will be run to show the level of value.

**Agricultural**-All five market areas will be looked at for changes in value for dry land, irrigation and grass as well as any use changes. We have 82 sales with a median of 66%. We need to be between 69% & 75 % of market value. Changes will be made in agricultural land values for 2010. We will try to contact either the buyer or seller to determine whether the sale is an arms length sale or not and if there are any adjustments to the sale price because of personal property or any other indication pertinent to the sale. Physically inspect different areas of agricultural land for any land change uses and contact agricultural owners for any updates. Agricultural sale rosters will be reviewed for any changes or corrections. Develop criteria to be used in making the determination of primary use of a parcel of land including a field review of the property. The criteria will be used to determine if the parcel is eligible for assessment as agricultural or

horticultural land. We will send out letters to agricultural land owners to check for CRP expirations and new contracts.

### **Assessment Actions Planned For Assessment Year 2011**

**Residential**-Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. If the statistics show that we are overvalued or under valued, we will take steps to rectify the valuations. Physically review mobile homes and rural residential properties. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work to be reviewed and put on the assessment rolls. Again, use duplicate sales, multiple regressions and matched pair studies to monitor the market and refine depreciation schedules. Residential sale rosters will be reviewed and corrected. Finish reviewing all residential homes.

**Commercial**-Commercial parcels will be evaluated and statistics will be run to make sure we are still within the 92% to 100 % of market value. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected.

**Agricultural Land**- Letters will be sent out to all agricultural owners about their expired CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes.

### **Assessment Actions Planned for Assessment Year 2012**

**Residential**-Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Mobile homes and rural residential will be checked for any significant changes. Matched pair studies, duplicate sales and multiple regression and market models will be utilized. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc. Finish reviewing all residential properties and put in a new cost index.

**Commercial**-Review all sales and statistics for compliance. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected.

**Agriculture**-Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected.

**Other functions performed by the assessor's office, but not limited to:**

1. The assessor's office maintains over 9,200 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation on what we did that valuation year with that parcel. We continually update our cadastral and aerial maps with split outs and new ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. **Abstracts (Real & Personal)**-This is a summary of all the agricultural residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The personal property abstract is a summary of all commercial and agricultural personal property and their value. The real estate abstract is due on or before March 19 of each year and the personal property abstract is due on or before June 15 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
  - b. **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
  - c. **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Electronic rosters of all sales are reviewed and checked on the Assessor Assistant and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
  - d. **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
  - e. **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
  - f. **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.

- g. **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
  - h. **Report of current values for properties owned by Board of Educational Lands & Funds**-Section 72-258.03 requires the Property Tax Administrator to determine "adjusted values" for each of these parcels. So that she or he may determine these values, the assessor sends the assessed value and school district information to PAT on or before December 1 of that year.
  - i. **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
3. **Personal Property**-Approximately 1900 personal property schedules are processed each year. We mail all of out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. After July 31, a penalty of 25% is attached to each schedule not filed and a notice of failure to file is again sent out.
  4. **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
  5. **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
  6. **Homestead exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients on February 1 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the

application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.

7. **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
8. **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney has six (5) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney for new valuations on TIF projects.
9. **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.
10. **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
11. **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
12. **County Board of Equalization**-The county assessor attends all county board equalization meetings for valuation protests and assembles and provides

information for the board so that they may make an informed decision about the protest.

13. **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
14. **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.
15. **Education**-The assessor and his/her deputy beginning January 1, 2007 through December 31, 2010 must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

**Conclusion:**

The 2009-2010 budget request for the assessor's office is \$190,827. This figure includes raises for the staff. The assessor and deputy assessor will be attending several classes during the year to keep up with continuing education requirements. The budget request for the appraisal budget out of the Inheritance Fund is \$60,000. Jerry Knoche is the appraiser for Cheyenne County and Pritchard and Abbott will do the minerals and GIS Workshop our GIS maps.

Respectfully submitted,

Assessor signature \_\_\_\_\_ Date: June 15, 2009

## 2010 Assessment Survey for Cheyenne County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	3
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$198,827
7.	<b>Adopted budget, or granted budget if different from above</b>
	Same
8.	<b>Amount of the total budget set aside for appraisal work</b>
	0
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$60,000 – from inheritance fund
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$2,500
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$4,500
12.	<b>Other miscellaneous funds</b>
	Other computer equipment will come out of general.
13.	<b>Was any of last year's budget not used:</b>
	Yes - \$4,783 office budget, \$6,822 appraisal budget

## B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	TerraScan
2.	<b>CAMA software</b>
	TerraScan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Deputy
5.	<b>Does the county have GIS software?</b>
	Yes, through GIS Workshop
6.	<b>Who maintains the GIS software and maps?</b>
	Deputy and clerks.
7.	<b>Personal Property software:</b>
	TerraScan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Lodgepole – Potter – Sidney
4.	<b>When was zoning implemented?</b>
	1980

### D. Contracted Services

1.	<b>Appraisal Services</b>
	Knoche Appraisal and Consulting for real property appraisal, and Pritchard and Abbott for oil and gas appraisals.
2.	<b>Other services</b>
	None



# Certification

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

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

One copy by electronic transmission to the Cheyenne County Assessor.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts