

Table of Contents

2010 Commission Summary

2010 Opinions of the Property Tax Administrator

Residential Reports

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

Residential Correlation

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

Commercial Reports

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

Commercial Correlation

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

Agricultural or Special Valuation Reports

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

Agricultural or Special Valuation Correlation

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

County Reports

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

Certification**Maps**

Market Areas
Registered Wells > 500 GPM
Geo Codes
Soil Classes

Valuation History Charts

2010 Commission Summary

26 Dixon

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 91 | Median | 98 |
| Total Sales Price | \$5,711,360 | Mean | 98 |
| Total Adj. Sales Price | \$5,751,305 | Wgt. Mean | 94 |
| Total Assessed Value | \$5,383,360 | Average Assessed Value of the Base | \$50,159 |
| Avg. Adj. Sales Price | \$63,201 | Avg. Assessed Value | \$59,158 |

Confidence Interval - Current

| | |
|-------------------|-----------------|
| 95% Median C.I | 94.86 to 99.75 |
| 95% Mean C.I | 93.97 to 102.27 |
| 95% Wgt. Mean C.I | 88.82 to 98.39 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 17.64 |
| % of Records Sold in the Study Period | 4.04 |
| % of Value Sold in the Study Period | 4.76 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2009 | 101 | 97 | 97 |
| 2008 | 118 | 96 | 96 |
| 2007 | 157 | 96 | 96 |
| 2006 | 193 | 96 | 96 |

2010 Commission Summary

26 Dixon

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 38 | Median | 95 |
| Total Sales Price | \$1,348,722 | Mean | 97 |
| Total Adj. Sales Price | \$1,348,722 | Wgt. Mean | 94 |
| Total Assessed Value | \$1,270,895 | Average Assessed Value of the Base | \$116,643 |
| Avg. Adj. Sales Price | \$35,493 | Avg. Assessed Value | \$33,445 |

Confidence Interval - Current

| | |
|-------------------|-----------------|
| 95% Median C.I | 86.80 to 99.47 |
| 95% Mean C.I | 86.97 to 106.18 |
| 95% Wgt. Mean C.I | 86.82 to 101.64 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 6.23 |
| % of Records Sold in the Study Period | 11.11 |
| % of Value Sold in the Study Period | 3.19 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2009 | 43 | 96 | 96 |
| 2008 | 45 | 97 | 97 |
| 2007 | 35 | 96 | 96 |
| 2006 | 22 | 97 | 94 |

2010 Opinions of the Property Tax Administrator for Dixon County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Dixon County is 98% of market value. The quality of assessment for the class of residential real property in Dixon 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 Dixon County is 95% of market value. The quality of assessment for the class of commercial real property in Dixon 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 Dixon County is 73% of market value. The quality of assessment for the class of agricultural land in Dixon County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Dixon County

taken to address the following property classes/subclasses:

Residential

We will be looking at rural residences in township which are located in ag market areas 1 & 2 for 2010. We are getting flights from GIS, and this should assist us in updating our records for our rural parcels. As the deputy and I do all the pickup work, we are out in the rural areas a great deal of the time and are very familiar with what is taking place in the country. Our county does not have zoning and a great majority of people do not file building permits until after the improvement is completed. All other properties will continue to be monitored and adjusted as the local markets warrant.

2010 Assessment Survey for Dixon County

Residential Appraisal Information

| | |
|----|---|
| 1. | Valuation data collection done by: |
| | Deputy and Assessor |
| 2. | List the valuation groupings used by the County: |
| | Valuation Group1 - Ponca Group 5 - Wakefield Group 10 - Emerson Group 15 - Allen Group 20 - Newcastle Group 25 - Concord, Dixon, Maskell, Martinsburg, Waterbury, Group 30 - Rural |
| a. | Describe the specific characteristics of the valuation groupings that make them unique. |
| | Group 1 - Ponca is the county seat. Ponca and Wakefield both about the same size and many of the same amenities i.e.: grocery store, gas station, post office, small business. Group 2 – Wakefield also has a large industrial business, which none of the other towns have. Group 10 -Emerson sits in three counties with Dixon County being in the western part of the village, active businesses Group 15 - Allen is located between Ponca and Wakefield and has to use other sources for food and gas. Group 20 - Newcastle is in the northwestern part of the county and close to the Vermillion South Dakota bridge. It however, has little in the way of food, gas and other amenities. Group 25 consists of towns that have populations of around 100. These villages do not have many amenities other than a bar or post office. Group 30 - Rural, all rural residential property outside the village limits |
| 3. | What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe. |
| | Cost and depreciation as related to market |
| 4 | When was the last lot value study completed? |
| | Each town's lot values were done at the time the houses were revalued. |
| a. | What methodology was used to determine the residential lot values? |
| | Cost approach from the market study. |
| 5. | Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences? |
| | Costs are 2005 for rural and 2006 for the rest of the residential. |
| 6. | Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender? |
| | CAMA tables are used for the physical depreciation and local market information |

| | |
|----|--|
| | for the economic depreciation. |
| a. | How often does the County update depreciation tables? |
| | When properties are revalued using an updated costing |
| 7. | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes, however we do not have zoning. We are not always aware of new construction and will pick those parcel up as omitted property as soon as we become aware. |
| b. | By Whom? |
| | Deputy and Assessor |
| c. | Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group? |
| | Yes |
| 8. | What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03) |
| | We are current with our 6-year plan |
| a. | Does the County maintain a tracking process? If yes describe. |
| | Yes with reporting on the 3 year plan |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | Application is applied uniformly to inspected and un-inspected properties in similar valuation groups. |

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

| | | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 91 | MEDIAN: | 98 | COV: | 20.60 | 95% Median C.I.: | 94.86 to 99.75 | (! : Derived) |
| TOTAL Sales Price: | 5,711,360 | WGT. MEAN: | 94 | STD: | 20.21 | 95% Wgt. Mean C.I.: | 88.82 to 98.39 | |
| TOTAL Adj.Sales Price: | 5,751,305 | MEAN: | 98 | AVG.ABS.DEV: | 13.95 | 95% Mean C.I.: | 93.97 to 102.27 | |
| TOTAL Assessed Value: | 5,383,360 | | | | | | | |
| AVG. Adj. Sales Price: | 63,201 | COD: | 14.23 | MAX Sales Ratio: | 163.00 | | | |
| AVG. Assessed Value: | 59,157 | PRD: | 104.83 | MIN Sales Ratio: | 45.70 | | | |

Printed: 03/24/2010 14:13:36

| 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 | 14 | 94.38 | 89.82 | 85.17 | 12.66 | 105.45 | 55.46 | 116.60 | 75.80 to 99.75 | 71,442 | 60,850 |
| 10/01/07 TO 12/31/07 | 7 | 82.50 | 85.06 | 78.01 | 18.14 | 109.04 | 57.00 | 110.00 | 57.00 to 110.00 | 61,528 | 47,998 |
| 01/01/08 TO 03/31/08 | 12 | 98.02 | 100.83 | 100.61 | 4.84 | 100.21 | 91.34 | 119.90 | 96.92 to 105.59 | 42,891 | 43,155 |
| 04/01/08 TO 06/30/08 | 13 | 103.89 | 102.13 | 104.26 | 13.50 | 97.96 | 62.64 | 132.31 | 80.11 to 119.93 | 52,023 | 54,240 |
| 07/01/08 TO 09/30/08 | 17 | 96.74 | 98.37 | 90.03 | 17.61 | 109.25 | 45.70 | 159.17 | 84.45 to 114.33 | 76,100 | 68,516 |
| 10/01/08 TO 12/31/08 | 10 | 97.18 | 101.94 | 101.04 | 9.79 | 100.89 | 87.00 | 138.93 | 91.70 to 111.78 | 52,170 | 52,714 |
| 01/01/09 TO 03/31/09 | 4 | 98.81 | 105.57 | 102.23 | 9.67 | 103.27 | 93.29 | 131.37 | N/A | 85,500 | 87,406 |
| 04/01/09 TO 06/30/09 | 14 | 99.26 | 101.74 | 95.77 | 19.74 | 106.23 | 63.75 | 163.00 | 78.44 to 117.65 | 69,428 | 66,494 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/07 TO 06/30/08 | 46 | 97.80 | 95.45 | 91.95 | 12.62 | 103.80 | 55.46 | 132.31 | 94.67 to 101.20 | 56,997 | 52,410 |
| 07/01/08 TO 06/30/09 | 45 | 98.75 | 100.85 | 94.99 | 15.78 | 106.18 | 45.70 | 163.00 | 92.54 to 101.11 | 69,542 | 66,054 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/08 TO 12/31/08 | 52 | 98.59 | 100.57 | 96.96 | 12.65 | 103.72 | 45.70 | 159.17 | 96.74 to 102.35 | 57,815 | 56,056 |
| <u>ALL</u> | | | | | | | | | | | |
| | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |

| VALUATION GROUP | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 18 | 98.95 | 99.12 | 98.06 | 13.39 | 101.08 | 62.64 | 163.00 | 97.53 to 104.48 | 82,666 | 81,062 |
| 05 | 24 | 100.65 | 101.66 | 97.25 | 15.84 | 104.54 | 68.02 | 145.74 | 87.00 to 114.33 | 53,833 | 52,351 |
| 10 | 8 | 105.86 | 107.58 | 101.81 | 18.25 | 105.67 | 77.26 | 159.17 | 77.26 to 159.17 | 45,100 | 45,917 |
| 15 | 13 | 98.96 | 100.54 | 100.64 | 9.03 | 99.90 | 74.75 | 129.81 | 91.73 to 108.75 | 45,600 | 45,890 |
| 20 | 2 | 75.47 | 75.47 | 75.42 | 0.44 | 100.05 | 75.13 | 75.80 | N/A | 49,500 | 37,335 |
| 25 | 12 | 96.15 | 97.24 | 96.56 | 5.27 | 100.71 | 82.50 | 110.28 | 93.67 to 101.20 | 33,475 | 32,322 |
| 30 | 14 | 92.92 | 87.10 | 81.83 | 16.92 | 106.44 | 45.70 | 130.83 | 57.00 to 98.75 | 108,357 | 88,667 |
| <u>ALL</u> | | | | | | | | | | | |
| | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |

| 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 | 86 | 98.07 | 98.40 | 93.61 | 14.41 | 105.11 | 45.70 | 163.00 | 94.86 to 99.75 | 66,518 | 62,271 |
| 2 | 5 | 98.00 | 93.29 | 91.32 | 11.01 | 102.16 | 74.75 | 110.00 | N/A | 6,140 | 5,607 |
| <u>ALL</u> | | | | | | | | | | | |
| | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |

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

| | | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 91 | MEDIAN: | 98 | COV: | 20.60 | 95% Median C.I.: | 94.86 to 99.75 | (! : Derived) |
| TOTAL Sales Price: | 5,711,360 | WGT. MEAN: | 94 | STD: | 20.21 | 95% Wgt. Mean C.I.: | 88.82 to 98.39 | |
| TOTAL Adj.Sales Price: | 5,751,305 | MEAN: | 98 | AVG.ABS.DEV: | 13.95 | 95% Mean C.I.: | 93.97 to 102.27 | |
| TOTAL Assessed Value: | 5,383,360 | | | | | | | |
| AVG. Adj. Sales Price: | 63,201 | COD: | 14.23 | MAX Sales Ratio: | 163.00 | | | |
| AVG. Assessed Value: | 59,157 | PRD: | 104.83 | MIN Sales Ratio: | 45.70 | | | |

Printed: 03/24/2010 14:13:37

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| ALL | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| 1 TO 4999 | 3 | 101.20 | 97.90 | 101.15 | 9.06 | 96.79 | 82.50 | 110.00 | N/A | 2,900 | 2,933 |
| 5000 TO 9999 | 1 | 159.17 | 159.17 | 159.17 | | | 159.17 | 159.17 | N/A | 6,000 | 9,550 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 4 | 105.60 | 113.22 | 124.83 | 20.23 | 90.70 | 82.50 | 159.17 | N/A | 3,675 | 4,587 |
| 10000 TO 29999 | 15 | 98.76 | 107.26 | 112.64 | 15.82 | 95.22 | 74.75 | 163.00 | 96.70 to 116.60 | 18,686 | 21,048 |
| 30000 TO 59999 | 32 | 99.90 | 99.15 | 98.98 | 13.41 | 100.17 | 62.64 | 138.93 | 87.40 to 106.27 | 47,206 | 46,725 |
| 60000 TO 99999 | 22 | 95.13 | 97.01 | 96.86 | 11.88 | 100.16 | 63.75 | 131.37 | 89.36 to 103.37 | 71,850 | 69,592 |
| 100000 TO 149999 | 13 | 97.27 | 89.43 | 88.37 | 11.21 | 101.20 | 45.70 | 105.49 | 71.13 to 99.03 | 120,230 | 106,250 |
| 150000 TO 249999 | 5 | 84.45 | 79.54 | 80.02 | 20.91 | 99.39 | 55.46 | 107.48 | N/A | 160,400 | 128,359 |
| ALL | 91 | 98.04 | 98.12 | 93.60 | 14.23 | 104.83 | 45.70 | 163.00 | 94.86 to 99.75 | 63,201 | 59,157 |

**2010 Correlation Section
for Dixon County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:Dixon County reported in the assessment actions that they were continuing to review the rural residential properties. The county has been aggressive in continuing the review of the residential class of property on a timely schedule.

Based on the history of the counties assessment actions and current practices, there is no reason to make a recommendation for adjustment to the residential class of property.

**2010 Correlation Section
for Dixon County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL:Dixon County currently reviews all sales by sending a verification form to the buyer in a self-addressed stamped envelope. We have contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. Approximately 85% return the verification form.

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

**2010 Correlation Section
for Dixon County**

III. Measure of Central Tendency

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

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

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

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

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|-------------|
| R&O Statistics | 98 | 94 | 98 |

**2010 Correlation Section
for Dixon County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Dixon County**

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

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

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

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

| | COD | PRD |
|---------------------------|--------------|---------------|
| R&O Statistics | 14.23 | 104.83 |

RESIDENTIAL: The coefficient of dispersion and the price related differential are both within the reasonable parameters of calculation for the quality of assessment.

2010 Assessment Actions for Dixon County

taken to address the following property classes/subclasses:

Commercial

The commercial properties in the city of Ponca were reviewed and will be revalued for 2011 with new costing. No other action was taken concerning commercial properties in the county. Sales were reviewed and our information was correct and up to date for 2010.

2010 Assessment Survey for Dixon County

Commercial / Industrial Appraisal Information

| | |
|----|---|
| 1. | Valuation data collection done by: |
| | Deputy and Assessor |
| 2. | List the valuation groupings used by the County: |
| | Valuation Group1 - Ponca Group 5 - Wakefield Group 10 - Emerson Group 15 - Allen Group 20 - Newcastle Group 25 - Concord, Dixon, Maskell, Martinsburg, Waterbury, Group 30 - Rural |
| a. | Describe the specific characteristics of the valuation groupings that make them unique. |
| | Group 1 - Ponca is the county seat. Ponca and Wakefield both about the same size and many of the same amenities i.e.: grocery store, gas station, post office, small business. Group 2 – Wakefield also has a large industrial business, which none of the other towns have. Group 10 -Emerson sits in three counties with Dixon County being in the western part of the village, active businesses Group 15 - Allen is located between Ponca and Wakefield and has to use other sources for food and gas. Group 20 - Newcastle is in the northwestern part of the county and close to the Vermillion South Dakota bridge. It however, has little in the way of food, gas and other amenities. Group 25 consists of towns that have populations of around 100. These villages do not have many amenities other than a bar or post office. Group 30 - Rural, all rural residential property outside the village limits |
| 3. | What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe. |
| | Cost and depreciation as related to market |
| 4 | When was the last lot value study completed? |
| | Currently reviewed and not enough market activity to determine a change is necessary. |
| a. | What methodology was used to determine the commercial lot values? |
| | Front Foot |
| 5. | Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences? |
| | No, it is based on the year it was revalued. We can't control that in our current system. |
| 6. | Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA |

| | |
|----|--|
| | vender? |
| | CAMA tables are used for the physical depreciations and local market information for the economic depreciation. |
| a. | How often does the County update the depreciation tables? |
| | When properties are revalued using an updated costing. |
| 7. | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes, Yes |
| b. | By Whom? |
| | Assessor and Deputy |
| c. | Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group? |
| | Yes |
| 8. | What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03) |
| | We are current with our 6 year plan. |
| a. | Does the County maintain a tracking process? If yes describe. |
| | Ys with reporting on the 3 year plan. |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | |

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

| | | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 38 | MEDIAN: | 95 | COV: | 31.27 | 95% Median C.I.: | 86.80 to 99.47 | (! : Derived) |
| TOTAL Sales Price: | 1,348,722 | WGT. MEAN: | 94 | STD: | 30.20 | 95% Wgt. Mean C.I.: | 86.82 to 101.64 | |
| TOTAL Adj.Sales Price: | 1,348,722 | MEAN: | 97 | AVG.ABS.DEV: | 20.09 | 95% Mean C.I.: | 86.97 to 106.18 | |
| TOTAL Assessed Value: | 1,270,895 | | | | | | | |
| AVG. Adj. Sales Price: | 35,492 | COD: | 21.10 | MAX Sales Ratio: | 175.10 | | | |
| AVG. Assessed Value: | 33,444 | PRD: | 102.49 | MIN Sales Ratio: | 22.55 | | | |

Printed: 03/24/2010 14:13:42

| 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 | 3 | 75.47 | 84.58 | 83.18 | 30.15 | 101.69 | 55.00 | 123.27 | N/A | 14,533 | 12,088 |
| 10/01/06 TO 12/31/06 | 2 | 78.60 | 78.60 | 86.01 | 30.02 | 91.38 | 55.00 | 102.19 | N/A | 26,250 | 22,577 |
| 01/01/07 TO 03/31/07 | 2 | 100.90 | 100.90 | 96.76 | 4.69 | 104.28 | 96.17 | 105.63 | N/A | 32,000 | 30,962 |
| 04/01/07 TO 06/30/07 | 6 | 99.83 | 112.48 | 104.36 | 18.47 | 107.78 | 91.84 | 175.10 | 91.84 to 175.10 | 73,083 | 76,273 |
| 07/01/07 TO 09/30/07 | 2 | 95.22 | 95.22 | 95.26 | 0.63 | 99.96 | 94.62 | 95.82 | N/A | 70,000 | 66,682 |
| 10/01/07 TO 12/31/07 | 7 | 96.59 | 94.10 | 90.07 | 20.37 | 104.48 | 55.28 | 142.00 | 55.28 to 142.00 | 22,285 | 20,072 |
| 01/01/08 TO 03/31/08 | 1 | 91.75 | 91.75 | 91.75 | | | 91.75 | 91.75 | N/A | 120,000 | 110,100 |
| 04/01/08 TO 06/30/08 | 4 | 86.72 | 84.16 | 79.86 | 3.05 | 105.38 | 76.40 | 86.80 | N/A | 37,530 | 29,972 |
| 07/01/08 TO 09/30/08 | 1 | 105.63 | 105.63 | 105.63 | | | 105.63 | 105.63 | N/A | 4,000 | 4,225 |
| 10/01/08 TO 12/31/08 | 3 | 91.20 | 89.57 | 94.02 | 4.21 | 95.27 | 83.00 | 94.52 | N/A | 18,666 | 17,550 |
| 01/01/09 TO 03/31/09 | 4 | 119.26 | 114.56 | 101.10 | 32.06 | 113.32 | 55.16 | 164.57 | N/A | 18,375 | 18,576 |
| 04/01/09 TO 06/30/09 | 3 | 98.18 | 90.69 | 69.04 | 43.72 | 131.35 | 22.55 | 151.33 | N/A | 16,833 | 11,621 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/06 TO 06/30/07 | 13 | 96.17 | 99.05 | 100.40 | 20.50 | 98.65 | 55.00 | 175.10 | 75.47 to 114.01 | 46,046 | 46,229 |
| 07/01/07 TO 06/30/08 | 14 | 89.28 | 91.25 | 89.00 | 14.39 | 102.53 | 55.28 | 142.00 | 76.40 to 99.47 | 40,437 | 35,990 |
| 07/01/08 TO 06/30/09 | 11 | 97.50 | 100.42 | 90.24 | 29.31 | 111.28 | 22.55 | 164.57 | 55.16 to 151.33 | 16,727 | 15,095 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/07 TO 12/31/07 | 17 | 96.17 | 101.52 | 99.37 | 15.91 | 102.17 | 55.28 | 175.10 | 91.84 to 108.45 | 46,970 | 46,672 |
| 01/01/08 TO 12/31/08 | 9 | 86.80 | 89.19 | 86.90 | 6.43 | 102.64 | 76.40 | 105.63 | 83.00 to 94.52 | 36,680 | 31,873 |
| <u>ALL</u> | | | | | | | | | | | |
| | 38 | 95.22 | 96.57 | 94.23 | 21.10 | 102.49 | 22.55 | 175.10 | 86.80 to 99.47 | 35,492 | 33,444 |

| VALUATION GROUP | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 9 | 102.19 | 94.42 | 101.11 | 20.30 | 93.38 | 55.16 | 141.02 | 55.28 to 114.01 | 56,166 | 56,792 |
| 05 | 10 | 95.22 | 98.57 | 92.34 | 9.23 | 106.75 | 76.40 | 151.33 | 91.75 to 97.50 | 60,850 | 56,186 |
| 10 | 2 | 69.80 | 69.80 | 71.28 | 21.20 | 97.92 | 55.00 | 84.59 | N/A | 20,000 | 14,255 |
| 15 | 9 | 96.59 | 97.77 | 83.07 | 24.00 | 117.70 | 22.55 | 175.10 | 86.80 to 123.27 | 16,569 | 13,763 |
| 20 | 5 | 105.63 | 102.45 | 95.79 | 16.79 | 106.95 | 72.34 | 142.00 | N/A | 8,000 | 7,663 |
| 25 | 3 | 83.00 | 100.86 | 128.48 | 44.00 | 78.50 | 55.00 | 164.57 | N/A | 1,866 | 2,398 |
| <u>ALL</u> | | | | | | | | | | | |
| | 38 | 95.22 | 96.57 | 94.23 | 21.10 | 102.49 | 22.55 | 175.10 | 86.80 to 99.47 | 35,492 | 33,444 |

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: | 38 | MEDIAN: | 95 | COV: | 31.27 | 95% Median C.I.: | 86.80 to 99.47 | (! : Derived) |
| TOTAL Sales Price: | 1,348,722 | WGT. MEAN: | 94 | STD: | 30.20 | 95% Wgt. Mean C.I.: | 86.82 to 101.64 | |
| TOTAL Adj.Sales Price: | 1,348,722 | MEAN: | 97 | AVG.ABS.DEV: | 20.09 | 95% Mean C.I.: | 86.97 to 106.18 | |
| TOTAL Assessed Value: | 1,270,895 | | | | | | | |
| AVG. Adj. Sales Price: | 35,492 | COD: | 21.10 | MAX Sales Ratio: | 175.10 | | | |
| AVG. Assessed Value: | 33,444 | PRD: | 102.49 | MIN Sales Ratio: | 22.55 | | | |

Printed: 03/24/2010 14:13:42

STATUS: IMPROVED, UNIMPROVED & IOLL

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1 | 33 | 96.00 | 98.91 | 94.76 | 21.63 | 104.38 | 22.55 | 175.10 | 91.20 to 103.65 | 39,473 | 37,404 |
| 2 | 5 | 83.00 | 81.19 | 79.28 | 14.94 | 102.40 | 55.00 | 98.18 | N/A | 9,220 | 7,310 |
| ALL | 38 | 95.22 | 96.57 | 94.23 | 21.10 | 102.49 | 22.55 | 175.10 | 86.80 to 99.47 | 35,492 | 33,444 |

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 | 75.47 | 75.47 | 75.47 | | | 75.47 | 75.47 | N/A | 35,000 | 26,415 |
| 03 | 37 | 95.82 | 97.14 | 94.73 | 20.96 | 102.55 | 22.55 | 175.10 | 91.20 to 99.47 | 35,506 | 33,634 |
| 04 | | | | | | | | | | | |
| ALL | 38 | 95.22 | 96.57 | 94.23 | 21.10 | 102.49 | 22.55 | 175.10 | 86.80 to 99.47 | 35,492 | 33,444 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| 1 TO 4999 | 6 | 99.96 | 101.35 | 110.79 | 23.93 | 91.48 | 55.00 | 164.57 | 55.00 to 164.57 | 2,850 | 3,157 |
| 5000 TO 9999 | 6 | 110.73 | 119.40 | 118.59 | 24.74 | 100.68 | 86.63 | 175.10 | 86.63 to 175.10 | 6,500 | 7,708 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 12 | 101.91 | 110.38 | 116.21 | 25.18 | 94.98 | 55.00 | 175.10 | 86.63 to 142.00 | 4,675 | 5,432 |
| 10000 TO 29999 | 13 | 86.80 | 91.52 | 90.71 | 25.22 | 100.89 | 55.00 | 151.33 | 55.28 to 108.45 | 21,470 | 19,475 |
| 30000 TO 59999 | 5 | 94.52 | 78.26 | 81.36 | 21.32 | 96.19 | 22.55 | 102.19 | N/A | 37,700 | 30,673 |
| 60000 TO 99999 | 3 | 95.82 | 95.54 | 95.53 | 0.54 | 100.00 | 94.62 | 96.17 | N/A | 66,666 | 63,688 |
| 100000 TO 149999 | 4 | 91.80 | 90.91 | 91.54 | 7.45 | 99.31 | 76.40 | 103.65 | N/A | 116,250 | 106,418 |
| 150000 TO 249999 | 1 | 114.01 | 114.01 | 114.01 | | | 114.01 | 114.01 | N/A | 160,000 | 182,410 |
| ALL | 38 | 95.22 | 96.57 | 94.23 | 21.10 | 102.49 | 22.55 | 175.10 | 86.80 to 99.47 | 35,492 | 33,444 |

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: | 38 | MEDIAN: | 95 | COV: | 31.27 | 95% Median C.I.: | 86.80 to 99.47 | (! : Derived) |
| TOTAL Sales Price: | 1,348,722 | WGT. MEAN: | 94 | STD: | 30.20 | 95% Wgt. Mean C.I.: | 86.82 to 101.64 | |
| TOTAL Adj.Sales Price: | 1,348,722 | MEAN: | 97 | AVG.ABS.DEV: | 20.09 | 95% Mean C.I.: | 86.97 to 106.18 | |
| TOTAL Assessed Value: | 1,270,895 | | | | | | | |
| AVG. Adj. Sales Price: | 35,492 | COD: | 21.10 | MAX Sales Ratio: | 175.10 | | | |
| AVG. Assessed Value: | 33,444 | PRD: | 102.49 | MIN Sales Ratio: | 22.55 | | | |

Printed: 03/24/2010 14:13:43

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|---------------|
| (blank) | 6 | 88.65 | 83.43 | 88.25 | 13.84 | 94.53 | 55.00 | 98.18 | 55.00 to 98.18 | 18,516 | 16,341 |
| 339 | 1 | 72.34 | 72.34 | 72.34 | | | 72.34 | 72.34 | N/A | 16,000 | 11,575 |
| 343 | 1 | 114.01 | 114.01 | 114.01 | | | 114.01 | 114.01 | N/A | 160,000 | 182,410 |
| 344 | 5 | 99.47 | 100.85 | 98.34 | 3.57 | 102.55 | 96.00 | 105.63 | N/A | 13,600 | 13,374 |
| 350 | 2 | 109.55 | 109.55 | 98.32 | 12.53 | 111.42 | 95.82 | 123.27 | N/A | 41,250 | 40,555 |
| 352 | 4 | 102.92 | 109.65 | 101.83 | 12.32 | 107.68 | 91.75 | 141.02 | N/A | 74,875 | 76,246 |
| 353 | 3 | 151.33 | 134.28 | 89.88 | 21.74 | 149.40 | 76.40 | 175.10 | N/A | 40,000 | 35,951 |
| 383 | 1 | 55.28 | 55.28 | 55.28 | | | 55.28 | 55.28 | N/A | 27,000 | 14,925 |
| 384 | 1 | 108.45 | 108.45 | 108.45 | | | 108.45 | 108.45 | N/A | 29,000 | 31,450 |
| 406 | 6 | 88.91 | 91.02 | 74.69 | 29.73 | 121.86 | 22.55 | 164.57 | 22.55 to 164.57 | 17,916 | 13,382 |
| 442 | 1 | 96.17 | 96.17 | 96.17 | | | 96.17 | 96.17 | N/A | 60,000 | 57,700 |
| 446 | 2 | 86.80 | 86.80 | 86.80 | 0.00 | 100.01 | 86.80 | 86.80 | N/A | 21,061 | 18,280 |
| 477 | 2 | 74.76 | 74.76 | 84.06 | 26.43 | 88.94 | 55.00 | 94.52 | N/A | 34,000 | 28,580 |
| 528 | 2 | 98.58 | 98.58 | 76.21 | 44.05 | 129.35 | 55.16 | 142.00 | N/A | 16,500 | 12,575 |
| 531 | 1 | 91.84 | 91.84 | 91.84 | | | 91.84 | 91.84 | N/A | 125,000 | 114,800 |
| <u>ALL</u> | <u>38</u> | <u>95.22</u> | <u>96.57</u> | <u>94.23</u> | <u>21.10</u> | <u>102.49</u> | <u>22.55</u> | <u>175.10</u> | <u>86.80 to 99.47</u> | <u>35,492</u> | <u>33,444</u> |

**2010 Correlation Section
for Dixon County**

Commerical Real Property

I. Correlation

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

COMMERCIAL: The county has reported that the process for review of Ponca commercials is in the beginning stages of implementing new costing. The commercial class of property has had little change other than the added value due to pick up work for 2010.

**2010 Correlation Section
for Dixon County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL:Dixon County currently reviews all sales by sending a verification form to the buyer in a self-addressed stamped envelope. We have contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. Approximately 85% return the verification form.

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

**2010 Correlation Section
for Dixon County**

III. Measure of Central Tendency

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

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

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

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

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|-------------|
| R&O Statistics | 95 | 94 | 97 |

**2010 Correlation Section
for Dixon County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Dixon County**

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

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

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

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

| | COD | PRD |
|---------------------------|--------------|---------------|
| R&O Statistics | 21.10 | 102.49 |

COMMERCIAL: The coefficient of dispersion and the price related differential are both within the reasonable parameters of calculation for the quality of assessment.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Dixon County

taken to address the following property classes/subclasses:

Agricultural

Agland is reviewed each year and revalued accordingly. The market Areas are reviewed and an analysis is completed to support them each year.

2010 Assessment Survey for Dixon County

Agricultural Appraisal Information

| | |
|----|--|
| 1. | Valuation data collection done by: |
| | Assessor and Deputy |
| 2. | Does the County maintain more than one market area / valuation grouping in the agricultural property class? |
| | Yes, currently 2 |
| a. | What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics. |
| | Area 1 is the south part of the county on land which is more flat and better soil characteristics. The land borders Wayne, Cedar and Thurston counties. Area 2 is the northeastern part of the county. The land is typically hillier, grass and tree covered; borders are Dakota County on the east, Cedar County on the West, and the Missouri River on the north. |
| b. | Describe the specific characteristics of the market area / valuation groupings that make them unique? |
| | See above |
| 3. | Agricultural Land |
| a. | How is agricultural land defined in this county? |
| | Land is defined by use and soil characteristics, as well as what is defined in statute. |
| b. | When is it agricultural land, when is it residential, when is it recreational? |
| | Agland is land used for production of a crop, grazing of animals. Residential is used for a residence, empty or occupied, or land which has amenities to it for a house our building. Recreational areas are currently defined as the trailer parks located along the Missouri River. |
| c. | Are these definitions in writing? |
| | Yes |
| d. | What are the recognized differences? |
| | See above. |
| e. | How are rural home sites valued? |
| | Based on the market of small tracts. |
| f. | Are rural home sites valued the same as rural residential home sites? |
| | Yes |
| g. | Are all rural home sites valued the same or are market differences recognized? |
| | They are all the same |
| h. | What are the recognized differences? |
| | NA |
| 4. | What is the status of the soil conversion from the alpha to numeric notation? |
| | We will finish it when the book is done as we cannot work on it after March 19 th , too many things have changed and it takes a great deal of time. |

| | |
|----|--|
| a. | Are land capability groupings (LCG) used to determine assessed value? |
| | Yes |
| b. | What other land characteristics or analysis are/is used to determine assessed values? |
| | Location, LCG and market |
| 5. | Is land use updated annually? |
| | Yes |
| a. | By what method? (Physical inspection, FSA maps, etc.) |
| | GIS and physical inspection when necessary, also FSA maps |
| 6. | Is there agricultural land in the County that has a non-agricultural influence? |
| | No |
| a. | How is the County developing the value for non-agricultural influences? |
| | NA |
| b. | Has the County received applications for special valuation? |
| | No |
| c. | Describe special value methodology |
| | NA |
| 7 | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes and Yes |
| b. | By Whom? |
| | Assessor and Deputy |
| c. | Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group? |
| | Yes |
| d. | Is the pickup work schedule the same for the land as for the improvements? |
| | Yes |
| 8. | What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03) |
| | Current with the 6 year inspection cycle |
| a. | Does the County maintain a tracking process? |
| | Yes with reporting on the 3 year plan |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | Uniformly and proportionately. |

Proportionality Among Study Years

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

Preliminary Results:

| Study Year | County | Area 1 | Area 2 |
|---------------------|--------|--------|--------|
| 07/01/06 - 06/30/07 | 29 | 12 | 17 |
| 07/01/07 - 06/30/08 | 24 | 8 | 16 |
| 07/01/08 - 06/30/09 | 17 | 8 | 9 |
| Totals | 70 | 28 | 42 |

Added Sales:

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

Final Results:

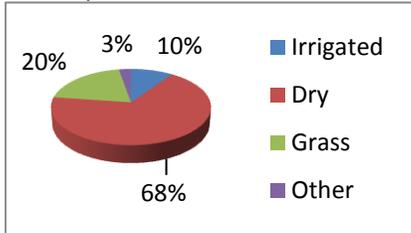
| Study Year | County | Area 1 | Area 2 |
|---------------------|--------|--------|--------|
| 07/01/06 - 06/30/07 | 29 | 12 | 17 |
| 07/01/07 - 06/30/08 | 24 | 8 | 16 |
| 07/01/08 - 06/30/09 | 20 | 8 | 12 |
| Totals | 73 | 28 | 45 |

Representativeness by Majority Land Use

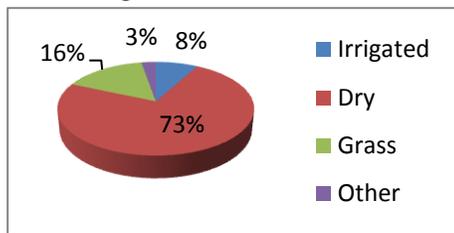
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

| Entire County | | | |
|---------------|--------|------------|--------|
| | county | sales file | Sample |
| Irrigated | 10% | 8% | 8% |
| Dry | 68% | 73% | 72% |
| Grass | 20% | 16% | 17% |
| Other | 3% | 3% | 3% |

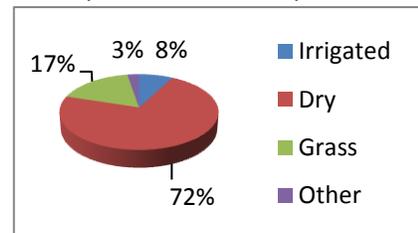
County



Original Sales File

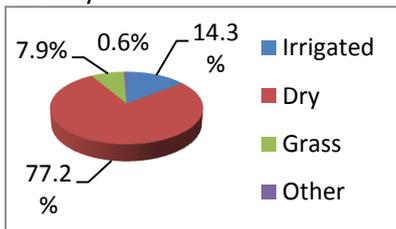


Representative Sample

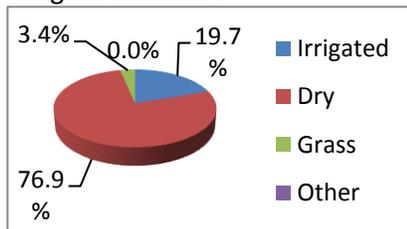


| Mkt Area 1 | | | |
|------------|--------|------------|--------|
| | county | sales file | sample |
| Irrigated | 14% | 20% | 20% |
| Dry | 77% | 77% | 77% |
| Grass | 8% | 3% | 3% |
| Other | 1% | 0% | 0% |

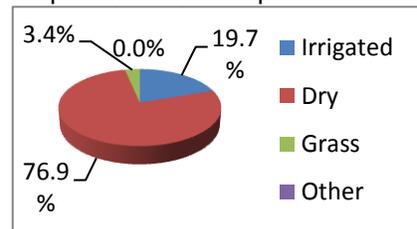
County



Original Sales File

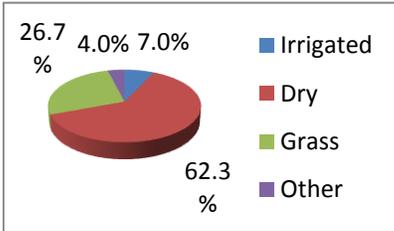


Representative Sample

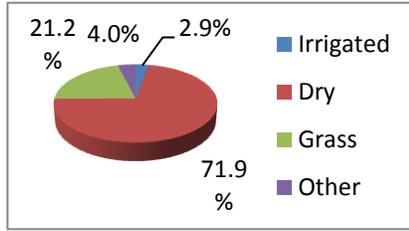


| | Mkt Area 2 | | |
|-----------|------------|------------|--------|
| | county | sales file | sample |
| Irrigated | 7% | 3% | 3% |
| Dry | 62% | 72% | 70% |
| Grass | 27% | 21% | 23% |
| Other | 4% | 4% | 4% |

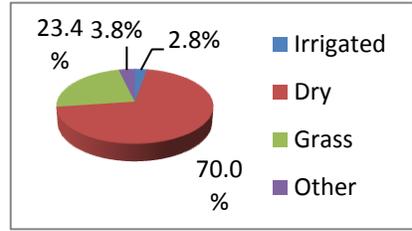
County



Original Sales File



Representative Sample



Adequacy of Sample

| | County Total | Mrkt Area 1 | Mrkt Area 2 |
|---------------------------------------|--------------|-------------|-------------|
| Number of Sales - Original Sales File | 70 | 28 | 42 |
| Number of Sales - Expanded Sample | 73 | 28 | 45 |
| Total Number of Acres Added | 294 | 0 | 294 |

Ratio Study

Final Statistics

Preliminary Statistics

| | | | | | |
|-------------------|----|---------|-----|-----|---------|
| County # sales | 73 | Median | 73% | AAD | 15.26% |
| | | Mean | 75% | COD | 20.79% |
| | | W. Mean | 75% | PRD | 100.07% |

| | | | |
|---------|-----|-----|---------|
| Median | 66% | AAD | 13.52% |
| Mean | 67% | COD | 20.40% |
| W. Mean | 67% | PRD | 100.08% |

| | | | | | |
|--------------------------|----|---------|-----|-----|---------|
| Market Area 1 # sales | 28 | Median | 71% | AAD | 13.02% |
| | | Mean | 75% | COD | 18.44% |
| | | W. Mean | 68% | PRD | 109.37% |

| | | | |
|---------|-----|-----|---------|
| Median | 66% | AAD | 11.34% |
| Mean | 67% | COD | 17.22% |
| W. Mean | 61% | PRD | 108.89% |

| | | | | | |
|--------------------------|----|---------|-----|-----|---------|
| Market Area 2 # sales | 45 | Median | 74% | AAD | 16.65% |
| | | Mean | 75% | COD | 22.58% |
| | | W. Mean | 72% | PRD | 105.06% |

| | | | |
|---------|-----|-----|---------|
| Median | 66% | AAD | 14.88% |
| Mean | 68% | COD | 22.41% |
| W. Mean | 65% | PRD | 104.47% |

Majority Land Use

| 95% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|--------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 0 | N/A | 33 | 74.95% | 2 | 71.64% |
| Mkt Area 1 | 0 | N/A | 16 | 74.17% | 0 | N/A |
| Mkt Area 2 | 0 | N/A | 17 | 75.19% | 2 | 71.64% |

| 80% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|--------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 2 | 73.72% | 45 | 75.19% | 3 | 77.19% |
| Mkt Area 1 | 2 | 73.72% | 20 | 74.17% | 0 | N/A |
| Mkt Area 2 | 0 | N/A | 25 | 76.24% | 3 | 77.19% |

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Dixon County

Agricultural Land

I. Correlation

The level of value for the agricultural real property in Dixon County, as determined by the PTA is 74%. The mathematically calculated median is 74%.

AGRICULTURAL LAND:

An analysis of the sales file was prepared for Dixon County. The county assessor studied the file and reviewed the three market areas in the county. The conclusion was drawn that two market areas would be sufficient for the 2010 assessment year. There market areas two and three were combined into one area, now known as market area 2 for Dixon County. Market Area 1 is the southern portion of the county surrounded by Cedar, Wayne, Thurston and Dakota Counties. Market Area 2 is the northern townships of the county bordered on the west by Cedar County, on the East by Dakota County and the north by the Missouri river.

The proportionality of the sales file over the three year study period was addressed. Overall the county was not proportionate in market area 2 in the most recent study period. In order to apply a proportionate sample; the sales base was expanded to include sales from neighboring Cedar county with similar land use characteristics. The expanded analysis was discussed with the county assessor and the conclusion supported the efforts of the county in establishing the 2010 agricultural land values which are equalized both within the County and with the adjoining counties.

The county has achieved a uniform and proportionate level of value for the agricultural class and there will not be a recommendation for adjustment to this class.

2010 Correlation Section

For Dixon County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

Dixon County currently reviews all sales by sending a verification form to the buyer in a self-addressed stamped envelope. We have contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. Approximately 85% return the verification form.

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

2010 Correlation Section

For Dixon County

III. Measures of Central Tendency

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

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

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

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

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

Median Wgt.Mean Mean

| | | | |
|---------------------------|-----------|-----------|-----------|
| R&O Statistics | 74 | 75 | 75 |
|---------------------------|-----------|-----------|-----------|

2010 Correlation Section

For Dixon County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

| | COD | PRD |
|---------------------------|--------------|---------------|
| R&O Statistics | 20.75 | 100.26 |

AGRICULTURAL LAND:

The coefficient of dispersion and the price related differential are both well within the recommended parameters and indicate that the county has achieved a uniform assessment of the agricultural class of property.

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,496

Value : 640,528,775

Growth 2,115,107

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|------------|----------|------------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 182 | 647,480 | 81 | 249,870 | 10 | 40,050 | 273 | 937,400 | |
| 02. Res Improve Land | 1,325 | 6,243,780 | 184 | 1,260,760 | 293 | 2,590,060 | 1,802 | 10,094,600 | |
| 03. Res Improvements | 1,360 | 63,846,035 | 188 | 13,620,430 | 306 | 23,593,720 | 1,854 | 101,060,185 | |
| 04. Res Total | 1,542 | 70,737,295 | 269 | 15,131,060 | 316 | 26,223,830 | 2,127 | 112,092,185 | 931,167 |
| % of Res Total | 72.50 | 63.11 | 12.65 | 13.50 | 14.86 | 23.39 | 38.70 | 17.50 | 44.02 |
| 05. Com UnImp Land | 53 | 115,090 | 12 | 31,550 | 8 | 63,160 | 73 | 209,800 | |
| 06. Com Improve Land | 203 | 693,350 | 28 | 152,555 | 13 | 113,585 | 244 | 959,490 | |
| 07. Com Improvements | 209 | 6,903,410 | 30 | 3,922,815 | 18 | 1,107,000 | 257 | 11,933,225 | |
| 08. Com Total | 262 | 7,711,850 | 42 | 4,106,920 | 26 | 1,283,745 | 330 | 13,102,515 | 133,460 |
| % of Com Total | 79.39 | 58.86 | 12.73 | 31.34 | 7.88 | 9.80 | 6.00 | 2.05 | 6.31 |
| 09. Ind UnImp Land | 1 | 4,035 | 0 | 0 | 0 | 0 | 1 | 4,035 | |
| 10. Ind Improve Land | 0 | 0 | 4 | 55,120 | 7 | 661,320 | 11 | 716,440 | |
| 11. Ind Improvements | 0 | 0 | 4 | 8,500,760 | 7 | 17,567,985 | 11 | 26,068,745 | |
| 12. Ind Total | 1 | 4,035 | 4 | 8,555,880 | 7 | 18,229,305 | 12 | 26,789,220 | 0 |
| % of Ind Total | 8.33 | 0.02 | 33.33 | 31.94 | 58.33 | 68.05 | 0.22 | 4.18 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 2 | 7,625 | 2 | 7,625 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 126 | 908,980 | 126 | 908,980 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 126 | 916,605 | 126 | 916,605 | 91,690 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 2.29 | 0.14 | 4.34 |
| Res & Rec Total | 1,542 | 70,737,295 | 269 | 15,131,060 | 442 | 27,140,435 | 2,253 | 113,008,790 | 1,022,857 |
| % of Res & Rec Total | 68.44 | 62.59 | 11.94 | 13.39 | 19.62 | 24.02 | 40.99 | 17.64 | 48.36 |
| Com & Ind Total | 263 | 7,715,885 | 46 | 12,662,800 | 33 | 19,513,050 | 342 | 39,891,735 | 133,460 |
| % of Com & Ind Total | 76.90 | 19.34 | 13.45 | 31.74 | 9.65 | 48.92 | 6.22 | 6.23 | 6.31 |
| 17. Taxable Total | 1,805 | 78,453,180 | 315 | 27,793,860 | 475 | 46,653,485 | 2,595 | 152,900,525 | 1,156,317 |
| % of Taxable Total | 69.56 | 51.31 | 12.14 | 18.18 | 18.30 | 30.51 | 47.22 | 23.87 | 54.67 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 54 | 931,745 | 510,600 | 7 | 119,655 | 1,655 |
| 19. Commercial | 9 | 70,610 | 3,875 | 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 | 61 | 1,051,400 | 512,255 |
| 19. Commercial | 0 | 0 | 0 | 9 | 70,610 | 3,875 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 70 | 1,122,010 | 516,130 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|---------------|---------------|------------------|---------------|---------------|
| 26. Producing | 226 | 41 | 295 | 562 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|--------|----------|-----------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 10 | 17,635 | 76 | 2,312,865 | 1,920 | 266,292,795 | 2,006 | 268,623,295 |
| 28. Ag-Improved Land | 0 | 0 | 50 | 3,417,905 | 883 | 169,177,070 | 933 | 172,594,975 |
| 29. Ag Improvements | 5 | 31,895 | 38 | 2,341,825 | 852 | 44,036,260 | 895 | 46,409,980 |
| 30. Ag Total | | | | | | | 2,901 | 487,628,250 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|------------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 33 | 33.25 | 216,125 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 33 | 0.00 | 2,219,835 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 3 | 14.94 | 8,220 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 33 | 94.52 | 51,995 | |
| 37. FarmSite Improvements | 5 | 0.00 | 31,895 | 25 | 0.00 | 121,990 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 44.64 | 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 | 2 | 2.00 | 13,000 | 2 | 2.00 | 13,000 | |
| 32. HomeSite Improv Land | 559 | 563.03 | 3,659,695 | 592 | 596.28 | 3,875,820 | |
| 33. HomeSite Improvements | 555 | 0.00 | 31,367,930 | 588 | 0.00 | 33,587,765 | 471,390 |
| 34. HomeSite Total | | | | 590 | 598.28 | 37,476,585 | |
| 35. FarmSite UnImp Land | 38 | 131.40 | 72,270 | 41 | 146.34 | 80,490 | |
| 36. FarmSite Improv Land | 733 | 3,630.28 | 1,996,850 | 766 | 3,724.80 | 2,048,845 | |
| 37. FarmSite Improvements | 733 | 0.00 | 12,668,330 | 763 | 0.00 | 12,822,215 | 487,400 |
| 38. FarmSite Total | | | | 804 | 3,871.14 | 14,951,550 | |
| 39. Road & Ditches | 0 | 6,291.44 | 0 | 0 | 6,336.08 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,394 | 10,805.50 | 52,428,135 | 958,790 |

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 | 2,268.23 | 15.82% | 5,727,310 | 18.14% | 2,525.01 |
| 46. 1A | 2,376.35 | 16.58% | 5,703,220 | 18.06% | 2,399.99 |
| 47. 2A1 | 1,219.60 | 8.51% | 2,805,075 | 8.88% | 2,300.00 |
| 48. 2A | 2,712.70 | 18.92% | 5,940,840 | 18.81% | 2,190.01 |
| 49. 3A1 | 2,725.82 | 19.02% | 5,778,740 | 18.30% | 2,120.00 |
| 50. 3A | 1,464.29 | 10.22% | 2,884,675 | 9.13% | 1,970.02 |
| 51. 4A1 | 1,559.34 | 10.88% | 2,729,030 | 8.64% | 1,750.12 |
| 52. 4A | 7.96 | 0.06% | 11,300 | 0.04% | 1,419.60 |
| 53. Total | 14,334.29 | 100.00% | 31,580,190 | 100.00% | 2,203.12 |
| Dry | | | | | |
| 54. 1D1 | 3,426.67 | 4.44% | 8,138,475 | 5.38% | 2,375.04 |
| 55. 1D | 15,261.56 | 19.76% | 35,712,080 | 23.63% | 2,340.00 |
| 56. 2D1 | 4,180.47 | 5.41% | 8,402,755 | 5.56% | 2,010.00 |
| 57. 2D | 6,132.47 | 7.94% | 12,264,940 | 8.11% | 2,000.00 |
| 58. 3D1 | 20,205.57 | 26.16% | 40,411,140 | 26.74% | 2,000.00 |
| 59. 3D | 9,249.05 | 11.97% | 16,417,210 | 10.86% | 1,775.02 |
| 60. 4D1 | 17,923.81 | 23.20% | 28,677,980 | 18.97% | 1,599.99 |
| 61. 4D | 866.52 | 1.12% | 1,126,480 | 0.75% | 1,300.00 |
| 62. Total | 77,246.12 | 100.00% | 151,151,060 | 100.00% | 1,956.75 |
| Grass | | | | | |
| 63. 1G1 | 149.76 | 0.00% | 202,185 | 2.79% | 1,350.06 |
| 64. 1G | 1,371.09 | 17.19% | 1,768,725 | 24.36% | 1,290.01 |
| 65. 2G1 | 978.94 | 12.27% | 1,023,000 | 14.09% | 1,045.01 |
| 66. 2G | 1,739.37 | 21.81% | 1,661,100 | 22.88% | 955.00 |
| 67. 3G1 | 1,000.26 | 12.54% | 825,250 | 11.37% | 825.04 |
| 68. 3G | 595.65 | 7.47% | 422,920 | 5.83% | 710.01 |
| 69. 4G1 | 1,745.42 | 21.88% | 1,134,615 | 15.63% | 650.05 |
| 70. 4G | 396.06 | 4.97% | 221,805 | 3.06% | 560.03 |
| 71. Total | 7,976.55 | 100.00% | 7,259,600 | 100.00% | 910.12 |
| Irrigated Total | | | | | |
| Irrigated Total | 14,334.29 | 14.32% | 31,580,190 | 16.62% | 2,203.12 |
| Dry Total | | | | | |
| Dry Total | 77,246.12 | 77.15% | 151,151,060 | 79.55% | 1,956.75 |
| Grass Total | | | | | |
| Grass Total | 7,976.55 | 7.97% | 7,259,600 | 3.82% | 910.12 |
| Waste | | | | | |
| Waste | 563.48 | 0.56% | 11,675 | 0.01% | 20.72 |
| Other | | | | | |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | | | | | |
| Exempt | 33.68 | 0.03% | 0 | 0.00% | 0.00 |
| Market Area Total | | | | | |
| Market Area Total | 100,120.44 | 100.00% | 190,002,525 | 100.00% | 1,897.74 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|--------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 1,339.77 | 9.93% | 3,148,465 | 12.33% | 2,350.00 |
| 46. 1A | 2,332.37 | 17.28% | 5,364,480 | 21.00% | 2,300.01 |
| 47. 2A1 | 2,729.25 | 20.22% | 5,595,000 | 21.91% | 2,050.01 |
| 48. 2A | 429.43 | 3.18% | 815,920 | 3.19% | 1,900.01 |
| 49. 3A1 | 2,765.27 | 20.49% | 4,977,465 | 19.49% | 1,799.99 |
| 50. 3A | 952.83 | 7.06% | 1,524,520 | 5.97% | 1,599.99 |
| 51. 4A1 | 2,828.23 | 20.95% | 3,959,480 | 15.50% | 1,399.99 |
| 52. 4A | 120.00 | 0.89% | 156,000 | 0.61% | 1,300.00 |
| 53. Total | 13,497.15 | 100.00% | 25,541,330 | 100.00% | 1,892.35 |
| Dry | | | | | |
| 54. 1D1 | 4,522.14 | 3.98% | 9,202,500 | 5.15% | 2,034.99 |
| 55. 1D | 22,321.60 | 19.65% | 44,308,550 | 24.79% | 1,985.01 |
| 56. 2D1 | 10,057.92 | 8.85% | 17,602,410 | 9.85% | 1,750.10 |
| 57. 2D | 1,190.26 | 1.05% | 2,023,450 | 1.13% | 1,700.01 |
| 58. 3D1 | 24,559.52 | 21.62% | 35,857,000 | 20.06% | 1,460.00 |
| 59. 3D | 6,848.70 | 6.03% | 9,999,100 | 5.59% | 1,460.00 |
| 60. 4D1 | 34,819.71 | 30.65% | 47,699,145 | 26.68% | 1,369.89 |
| 61. 4D | 9,290.80 | 8.18% | 12,078,075 | 6.76% | 1,300.00 |
| 62. Total | 113,610.65 | 100.00% | 178,770,230 | 100.00% | 1,573.53 |
| Grass | | | | | |
| 63. 1G1 | 377.88 | 0.00% | 440,510 | 1.10% | 1,165.74 |
| 64. 1G | 6,176.79 | 12.62% | 7,514,990 | 18.73% | 1,216.65 |
| 65. 2G1 | 2,433.45 | 4.97% | 2,686,680 | 6.70% | 1,104.06 |
| 66. 2G | 199.23 | 0.41% | 224,155 | 0.56% | 1,125.11 |
| 67. 3G1 | 6,061.76 | 12.38% | 5,968,350 | 14.87% | 984.59 |
| 68. 3G | 1,242.49 | 2.54% | 1,128,925 | 2.81% | 908.60 |
| 69. 4G1 | 15,174.26 | 30.99% | 11,391,560 | 28.39% | 750.72 |
| 70. 4G | 17,294.32 | 35.32% | 10,773,780 | 26.85% | 622.97 |
| 71. Total | 48,960.18 | 100.00% | 40,128,950 | 100.00% | 819.62 |
| Irrigated Total | | | | | |
| Irrigated Total | 13,497.15 | 7.39% | 25,541,330 | 10.42% | 1,892.35 |
| Dry Total | | | | | |
| Dry Total | 113,610.65 | 62.20% | 178,770,230 | 72.91% | 1,573.53 |
| Grass Total | | | | | |
| Grass Total | 48,960.18 | 26.80% | 40,128,950 | 16.37% | 819.62 |
| Waste | | | | | |
| Waste | 6,586.53 | 3.61% | 761,105 | 0.31% | 115.55 |
| Other | | | | | |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | | | | | |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Market Area Total | | | | | |
| Market Area Total | 182,654.51 | 100.00% | 245,201,615 | 100.00% | 1,342.43 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|---------------|-----------------|------------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 155.39 | 361,080 | 27,676.05 | 56,760,440 | 27,831.44 | 57,121,520 |
| 77. Dry Land | 8.05 | 17,635 | 2,003.96 | 3,661,960 | 188,844.76 | 326,241,695 | 190,856.77 | 329,921,290 |
| 78. Grass | 0.00 | 0 | 1,647.63 | 1,422,270 | 55,289.10 | 45,966,280 | 56,936.73 | 47,388,550 |
| 79. Waste | 0.00 | 0 | 93.33 | 9,120 | 7,056.68 | 763,660 | 7,150.01 | 772,780 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 23.18 | 0 | 10.50 | 0 | 33.68 | 0 |
| 82. Total | 8.05 | 17,635 | 3,900.31 | 5,454,430 | 278,866.59 | 429,732,075 | 282,774.95 | 435,204,140 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 27,831.44 | 9.84% | 57,121,520 | 13.13% | 2,052.41 |
| Dry Land | 190,856.77 | 67.49% | 329,921,290 | 75.81% | 1,728.63 |
| Grass | 56,936.73 | 20.13% | 47,388,550 | 10.89% | 832.30 |
| Waste | 7,150.01 | 2.53% | 772,780 | 0.18% | 108.08 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 33.68 | 0.01% | 0 | 0.00% | 0.00 |
| Total | 282,774.95 | 100.00% | 435,204,140 | 100.00% | 1,539.05 |

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

26 Dixon

| | 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 | 109,674,120 | 112,092,185 | 2,418,065 | 2.20% | 931,167 | 1.36% |
| 02. Recreational | 902,255 | 916,605 | 14,350 | 1.59% | 91,690 | -8.57% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 35,170,155 | 37,476,585 | 2,306,430 | 6.56% | 471,390 | 5.22% |
| 04. Total Residential (sum lines 1-3) | 145,746,530 | 150,485,375 | 4,738,845 | 3.25% | 1,494,247 | 2.23% |
| 05. Commercial | 12,888,944 | 13,102,515 | 213,571 | 1.66% | 133,460 | 0.62% |
| 06. Industrial | 26,773,705 | 26,789,220 | 15,515 | 0.06% | 0 | 0.06% |
| 07. Ag-Farmsite Land, Outbuildings | 14,584,345 | 14,951,550 | 367,205 | 2.52% | 487,400 | -0.82% |
| 08. Minerals | 0 | 0 | 0 | | 0 | |
| 09. Total Commercial (sum lines 5-8) | 54,246,994 | 54,843,285 | 596,291 | 1.10% | 620,860 | -0.05% |
| 10. Total Non-Agland Real Property | 199,993,524 | 205,328,660 | 5,335,136 | 2.67% | 2,115,107 | 1.61% |
| 11. Irrigated | 52,538,955 | 57,121,520 | 4,582,565 | 8.72% | | |
| 12. Dryland | 295,689,685 | 329,921,290 | 34,231,605 | 11.58% | | |
| 13. Grassland | 45,410,925 | 47,388,550 | 1,977,625 | 4.35% | | |
| 14. Wasteland | 915,940 | 772,780 | -143,160 | -15.63% | | |
| 15. Other Agland | 0 | 0 | 0 | | | |
| 16. Total Agricultural Land | 394,555,505 | 435,204,140 | 40,648,635 | 10.30% | | |
| 17. Total Value of all Real Property (Locally Assessed) | 594,549,029 | 640,528,775 | 45,979,746 | 7.73% | 2,115,107 | 7.38% |

AMY WATCHORN DIXON COUNTY ASSESSOR

**302 3RD ST
PO BOX 369
PONCA, NE 68770**

**GRETA KRAEMER, DEPUTY
PHONE: (402) 755-5601
FAX: (402) 755-5650**

DIXON COUNTY 2009 3 YEAR PLAN OF ASSESSMENT

Purpose – Submit plan to the County Board of Equalization and the Department Of Property Assessment & Taxation on or before September 1, 2009.

GENERAL DESCRIPTION OF THE COUNTY

In 2009 Dixon County has a total of 6157 parcels, of that approximately 6% are commercial and approximately industrial, 9% are exempt, approximately 35% are residential and 50% are agricultural. 687 Personal property schedules were filed in the county this year and 261 Homesteads Applications were accepted. Dixon County's total valuation for 2009 is 623,720,960.

BUDGET

2009 General Budget = \$ 99,559.09
(Salaries for one clerk, county deputy and the county assessor salary, office supplies, mileage, schooling, postage, misc.)

2009 Reappraisal Budget = 42,320.00
(One clerks salary, postage, computer expense, mileage, schooling, dues, and supplies, GIS)

RESPONSIBILITES

The office currently has 3 employees besides myself. The Deputy Assessor duties include: filling out the green sheets, assists with pickup work, enters information in the CAMA system, prices out buildings using the Marshall & Swift pricing, she also prices out the commercial property and also assisting with personal property and homestead filings.

Two clerks work 5 days a week. One of the clerks handles all transfer statements, land splits and keeps the cadastral maps current, as well as keeping the property record cards current. These duties are done as soon as the paperwork is received from the County Clerk's Office. This clerk is also responsible for the GIS system. She also assists with personal property and homesteads.

The other clerk handles the majority of the personal property and homestead filings. The clerk handles the majority of phone calls and faxes that come into the office.

As the Assessor I file all reports when they are due following the statutes, Assist with pickup work, enter information into the CAMA system, price out improvements, and calculate depreciation percentages for improvements. I and one of my staff do all the data collection and physically inspect property as needed. We perform sales ratio studies in-house as well as doing our own modeling for depreciation tables. We use the cost approach and get our depreciations from the market. I also calculate all valuation changes for agland, residential and commercial properties. We currently have our administrative and cama packages with MIPS. We do not have any other contracts for pickup work or appraisal services.

All the staff in the office is able to assist the taxpayer with any questions or concerns they may have. We have developed sales books, which are helpful to both the taxpayers and appraisers who come into our office. Along with the valuation notices that are sent out, we send a flyer for land sales and residential and rural homes and commercial properties which have sold. This seemed to be a very helpful tool for getting information to people who may not come in the office informed of what the market is in their town. We make an effort to make the public feel comfortable when they come into our office and are very honest with them about what is going on with them and their values. I believe this has helped a great deal during protest time. I also think this is the reason we have relatively few protest. We attempt to talk to every taxpayer requesting a protest form. We show them how there values were arrived at and many times they don't protest because we have shown them why their value changed and what the changes were based upon. Our hope is that they leave the office more informed about what this office does and why these things have to be done.

For next budget cycle, the county officials will not be receiving any pay raises and the employees of the county will be receiving raises approximately \$600.00 per year.

GENERAL DESCRIPTION

SEE ATTACHED REPORT 2009 COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY IN DIXON COUNTY.

RESIDENTIAL

Dixon County had a complete residential reappraisal in 1997 using 1996 Marshall & Swift pricing. Since that time we have revalued the majority of our towns to meet the changing trends in the market.

We will continue to use the CAMA system to reappraise our towns as needed. Currently the median in our towns look pretty good, we will continue to monitor this and make the changes necessary to improve our assessment practices. We have valued lots using the square foot method at the same time we revalue the town so we can have a more accurate picture of the properties true market value. The CAMA pricing being used on all the houses is 6-1- 2005. MIPS is working on a new administrative package which we will be getting as soon as it is available to the counties. While we are sure this will be a great tool we are also sure it will not come without some added work. Two of the staff will have to be trained in use of the appraisal side as this information is currently not available on their computers. We are working on having new rural flights taken to assist us in a rural review; we have got the funding secured at this time. The flights will be flown the fall of 2009 which will greatly assist in 2010 and rural residence reappraisal.

2009 – Ponca, Martinsburg

2010 – Area 1 & 2 Rural Residence

2011 – Area 3 Rural Residence, Wakefield City

2012 – Concord, Dixon, Maskell

COMMERCIAL

A complete reappraisal of commercial properties was completed in 1999 by the Assessor's office staff. Industrial properties were reappraised in 2001. Pricing was done on the 1999 Marshall & Swift computer program. Final valuation is by the sales comparison approach. Income and expense data was gathered but there was insufficient rental information to utilize the income approach to value. Commercial properties will continue to be monitored and adjustments made when deemed necessary by the market. Beginning in 2008 we will be starting a review of our Commercial properties. For 2009 we completed a commercial reappraisal of Wakefield City, putting this on with 2006/2007 pricing. We continue to wait for the new CAMA and administrative package from MIPS to become available. It appears at this time that we could be waiting a significant time for this to be completed.

2009 – Reappraisal of Commercial Property

2010 – Reappraisal of Commercial Property

2011 – Appraisal maintenance

2012 – Appraisal maintenance

AGRICULTURAL

Rural residences were reappraised in 1997 and updated in 2005 using 2000 Marshall & Swift computer pricing. We are also studying the market to see how distance from pavement, towns etc. are impacting rural sales. Site values will continue to be studied.

Agricultural land will continue to be reviewed annually as will the current market areas, for changes in the market. We no longer go to the FSA office to review land use changes unless we have problems. We will begin getting their CD's and using the GIS to update each year of land use changes. Land use changes, which we are made aware of or discover will be treated as pick up work and revalued for the year the change occurred. We also will continue to study market area lines to ensure they are appropriate for current sales.

2009 – FSA Office, GIS land uses & Monitor market by LCG

2010 – Monitor market by LCG

2011 – Monitor market by LCG

2012 – monitor market by LCG

SALES REVIEW

Dixon County currently reviews all sales by sending a verification form to the buyer in a self-addressed stamp envelope. We have also contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. We have approximately an 85% return on our verification form.

CONCLUSION

I do not know if the MIPS new assessor package not being available yet is due in part to the work that was previously done by DPAT on a system that could be used by all assessors. Both MIPS & Terra Scan are “working” on major updates to their systems which is going on two yrs and is still not completed. Apparently, the DPAT project is still sitting in Lincoln awaiting approval for funding. If this is the case, it is truly a case where the ball has been dropped by everyone. A GIS system for the county was purchased in late 2004. This has taken a majority of one of my Clerk’s time. We feel this has made our office more efficient and accurate. Also, it will make it much easier to get the taxpayer current maps. Once all the information is put into the GIS system and the CAMA system we will be looking at the costs for going on line with our information. While this may not be feasible for some time, it is a goal to have the information available on line as soon as we are able. Each year our office reviews all statistical information to ensure that our values are within the acceptable ranges. **We will also try to improve our PRD & COD on all types of property each year. We use a good deal of our sales throwing out only the sales we feel are not arms length transactions. This office does everything in-house with the number of employees that we have, we do all the TERC Appeal, County Board of Equalization Meetings, prepare tax lists, consolidate levies, etc. We also have exceeded the educational hours required every year since they were enacted. I find this report to be absolutely ridiculous, and a total waste of my time. The items DPAT has asked for in the new 3 year plan can be found in the Assessor’s survey, Abstract and Reports and Opinions, to regurgitate them into this report instead of using them as an attachment is busy work.**

Sincerely,

Amy Watchorn
Dixon County Assessor

DIXON COUNTY 6 YEAR REVIEW CYCLE

2009 –PONCA, MARTINSBURG

2010- AREA 1 & 2 RURAL RESIDENCE

**2011- AREA 3 RURAL RESIDENCE,
WAKEFIELD CITY**

2012- CONCORD, DIXON, MASKELL

**2013 – ALLEN, EMERSON, NEWCASTLE,
WATERBURY**

2014 – Commercial

**AGRICULTURAL LAND IS REVIEWED
YEARLY FOR USE CHANGES AND THE
MARKETS MONITORED ON A YEARLY
BASIS**

During these years property is to be reviewed, not necessarily revalued.

2010 Assessment Survey for Dixon County

I. General Information

A. Staffing and Funding Information

| | |
|-----|---|
| 1. | Deputy(ies) on staff |
| | 1 |
| 2. | Appraiser(s) on staff |
| | 0 |
| 3. | Other full-time employees |
| | 2 |
| 4. | Other part-time employees |
| | 0 |
| 5. | Number of shared employees |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year |
| | \$141,879.09 |
| 7. | Adopted budget, or granted budget if different from above |
| | \$141,879.09 |
| 8. | Amount of the total budget set aside for appraisal work |
| | 0 |
| 9. | Appraisal/Reappraisal budget, if not part of the total budget |
| | \$99,559.09 |
| 10. | Part of the budget that is dedicated to the computer system |
| | \$4,400.00 (Does not include MIPS, CAMA) |
| 11. | Amount of the total budget set aside for education/workshops |
| | \$4,000.00 (also included in 4,000 is dues, subscriptions and all training) |
| 12. | Other miscellaneous funds |
| | 0 |
| 13. | Was any of last year's budget not used: |
| | No, I am repaying County for GIS |

B. Computer, Automation Information and GIS

| | |
|----|---|
| 1. | Administrative software |
| | MIPS |
| 2. | CAMA software |
| | MIPS |
| 3. | Cadastral maps: Are they currently being used? |
| | Yes, in conjunction with GIS |
| 4. | Who maintains the Cadastral Maps? |
| | Assessor's office |

| | |
|----|---|
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Who maintains the GIS software and maps? |
| | Assessor's clerk |
| 7. | Personal Property software: |
| | MIPS |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | No |
| 2. | If so, is the zoning countywide? |
| | NA |
| 3. | What municipalities in the county are zoned? |
| | Emerson, Wakefield and Ponca |
| 4. | When was zoning implemented? |
| | NA |

D. Contracted Services

| | |
|----|---------------------------|
| 1. | Appraisal Services |
| | None |
| 2. | Other services |
| | None |

Certification

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

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

One copy by electronic transmission to the Dixon County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts