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2010 Commission Summary

30 Fillmore

Residential Real Property - Current

Number of Sales	164	Median	99
Total Sales Price	\$7,227,000	Mean	106
Total Adj. Sales Price	\$7,227,000	Wgt. Mean	102
Total Assessed Value	\$7,396,910	Average Assessed Value of the Base	\$53,993
Avg. Adj. Sales Price	\$44,067	Avg. Assessed Value	\$45,103

Confidence Interval - Current

95% Median C.I	98.88 to 99.83
95% Mean C.I	100.57 to 110.72
95% Wgt. Mean C.I	99.40 to 105.30

% of Value of the Class of all Real Property Value in the County	14.51
% of Records Sold in the Study Period	6.44
% of Value Sold in the Study Period	5.38

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	185	99	99
2008	199	99	99
2007	188	99	99
2006	162	99	99

2010 Commission Summary

30 Fillmore

Commercial Real Property - Current

Number of Sales	23	Median	99
Total Sales Price	\$1,312,440	Mean	113
Total Adj. Sales Price	\$1,312,440	Wgt. Mean	99
Total Assessed Value	\$1,299,420	Average Assessed Value of the Base	\$87,004
Avg. Adj. Sales Price	\$57,063	Avg. Assessed Value	\$56,497

Confidence Interval - Current

95% Median C.I	96.80 to 100.48
95% Mean C.I	88.71 to 136.66
95% Wgt. Mean C.I	95.54 to 102.48

% of Value of the Class of all Real Property Value in the County	5.03
% of Records Sold in the Study Period	4.20
% of Value Sold in the Study Period	2.73

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	28	99	99
2008	35	98	98
2007	28	98	98
2006	24	98	98

2010 Opinions of the Property Tax Administrator for Fillmore 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 Fillmore County is 99% of market value. The quality of assessment for the class of residential real property in Fillmore 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 Fillmore County is 99% of market value. The quality of assessment for the class of commercial real property in Fillmore 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 Fillmore County is 70% of market value. The quality of assessment for the class of agricultural land in Fillmore 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 Fillmore County

Taken to address the following property classes/subclasses:

Residential:

For 2010, Fillmore County reports that they will complete all residential pickup work.

They have prepared new record cards for all of the residential parcels.

They have implemented a new "APEX" sketching program on all of the residential records.

They have reviewed all of the towns in the county, and revalued them using cost tables dated Dec. 2008.

They have verified, reviewed and analyzed the residential sales throughout the county.

2010 Assessment Survey for Fillmore County

Residential Appraisal Information

1.	Valuation data collection done by:	Contract Appraiser
2.	List the valuation groupings used by the County:	
	01	Geneva: (Including: Sub Geneva; Rural Geneva)
	02	Exeter
	03	Fairmont
	04	Grafton
	05	Milligan
	06	Ohiowa: (Including: Sub Ohioa)
	07	Shickley: (Including: Sub Shickley)
	08	Strang
	09	Rural: (Including: Rural Res)
		The valuation groups and their respective numbers resulted from collapsing the assessor locations. Note that the assessor locations in parenthesis were used in the county at one time and will be consolidated as shown in the above table.
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
		Fillmore County has reviewed the Assessor Locations that were formerly used and has consolidated some of them when the valuation groups were prepared. Some of the consolidations had already been done informally and most of the extraneous assessor locations were not currently being used. The assessor considered each town based on the following characteristics: location, vacancy, infrastructure, employment, schools, commercial amenities, social amenities, general type, quality and condition of the improvements. In the end, the assessor has deemed each remaining valuation group to have unique characteristics and believes that each should be considered separately for valuation purposes. The valuation groups have been assigned parallel numbers to align the residential and commercial locations in their respective files.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
		Market –Sales Comparison; Cost
4	When was the last lot value study completed?	
		1993
a.	What methodology was used to determine the residential lot values?	
		Market –Sales Comparison (by square foot)
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?	
		Yes

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?
	The county uses the local market to develop depreciation tables
a.	How often does the County update depreciation tables?
	Depreciation is developed when a class of property is reviewed
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The process has been tracked from 2003 and covered all subclasses by 2008. The cycle will be restarted in the following years.
a.	Does the County maintain a tracking process? If yes describe.
	Yes! The county has maintained an ongoing computer file since 2003 to track the inspection process and to prepare their Three Year Plan of Assessment.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All residential locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. The inspection process is conducted on different subclasses each year. Any changes in value for the class of parcels being inspected would be defined as an update, while the other subclasses may be subject to an adjustment. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	164	MEDIAN:	99	COV:	31.37	95% Median C.I.:	98.88 to 99.83
TOTAL Sales Price:	7,227,000	WGT. MEAN:	102	STD:	33.14	95% Wgt. Mean C.I.:	99.40 to 105.30
TOTAL Adj.Sales Price:	7,227,000	MEAN:	106	AVG.ABS.DEV:	10.58	95% Mean C.I.:	100.57 to 110.72
TOTAL Assessed Value:	7,396,910						
AVG. Adj. Sales Price:	44,067	COD:	10.66	MAX Sales Ratio:	328.54		
AVG. Assessed Value:	45,103	PRD:	103.22	MIN Sales Ratio:	15.07		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	23	99.83	107.98	103.35	9.66	104.48	97.02	188.87	98.53 to 100.46	58,526	60,487
10/01/07 TO 12/31/07	25	98.41	104.56	98.41	10.46	106.25	78.44	265.00	97.78 to 99.42	39,696	39,065
01/01/08 TO 03/31/08	14	99.08	106.44	113.79	11.04	93.55	91.43	209.29	94.68 to 103.64	40,017	45,535
04/01/08 TO 06/30/08	26	98.56	99.66	99.57	9.23	100.09	15.07	203.14	97.68 to 100.82	43,957	43,769
07/01/08 TO 09/30/08	20	99.56	100.59	99.69	2.43	100.90	94.50	115.77	98.91 to 100.32	49,862	49,707
10/01/08 TO 12/31/08	23	100.69	109.32	107.75	10.87	101.46	94.06	237.77	98.24 to 105.79	36,186	38,990
01/01/09 TO 03/31/09	12	100.56	130.17	105.44	40.40	123.45	53.17	328.54	95.90 to 105.25	33,545	35,372
04/01/09 TO 06/30/09	21	99.00	98.02	98.42	2.93	99.60	86.65	103.75	95.73 to 100.70	45,392	44,674
<u>Study Years</u>											
07/01/07 TO 06/30/08	88	98.91	104.31	102.52	10.01	101.75	15.07	265.00	98.41 to 99.42	45,927	47,083
07/01/08 TO 06/30/09	76	99.69	107.19	102.14	11.32	104.95	53.17	328.54	99.02 to 100.69	41,912	42,809
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	83	99.55	103.70	103.78	8.51	99.92	15.07	237.77	98.88 to 100.32	42,562	44,173
<u>ALL</u>											
	164	99.28	105.64	102.35	10.66	103.22	15.07	328.54	98.88 to 99.83	44,067	45,103

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	63	99.33	111.70	102.83	16.01	108.62	53.17	328.54	98.80 to 100.27	57,424	59,051
02	16	99.11	93.56	98.19	8.42	95.28	15.07	105.25	94.06 to 102.08	32,821	32,227
03	24	99.41	100.90	99.53	2.63	101.37	95.71	115.77	98.50 to 101.63	38,822	38,641
04	8	97.98	98.70	98.35	1.40	100.36	96.81	101.17	96.81 to 101.17	43,387	42,671
05	9	98.88	98.98	98.98	0.91	100.00	96.65	101.96	97.68 to 99.74	29,111	28,815
06	16	100.24	110.49	98.87	17.60	111.75	78.63	286.36	95.59 to 107.50	7,456	7,371
07	19	99.57	99.98	100.85	2.69	99.14	93.33	112.71	97.62 to 101.38	36,760	37,073
08	1	95.13	95.13	95.13			95.13	95.13	N/A	7,500	7,135
09	8	97.00	115.89	111.90	22.49	103.57	92.55	209.29	92.55 to 209.29	89,750	100,430
<u>ALL</u>											
	164	99.28	105.64	102.35	10.66	103.22	15.07	328.54	98.88 to 99.83	44,067	45,103

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	155	99.26	105.67	102.54	9.12	103.06	78.44	328.54	98.88 to 99.78	46,325	47,501
2	9	100.69	105.11	73.31	36.57	143.37	15.07	265.00	53.17 to 115.77	5,172	3,791
<u>ALL</u>											
	164	99.28	105.64	102.35	10.66	103.22	15.07	328.54	98.88 to 99.83	44,067	45,103

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	45,103	PRD:	103.22	MIN Sales Ratio:	15.07		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	161	99.32	105.94	102.43	10.68	103.42	15.07	328.54	98.91 to 99.89	44,515	45,599
06											
07	3	93.42	89.89	92.45	6.92	97.23	78.44	97.82	N/A	20,000	18,490
ALL	164	99.28	105.64	102.35	10.66	103.22	15.07	328.54	98.88 to 99.83	44,067	45,103

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	11	107.50	134.27	109.12	34.25	123.04	78.63	286.36	93.33 to 265.00	2,072	2,261
5000 TO 9999	16	97.42	91.92	91.21	10.09	100.78	15.07	105.30	91.43 to 101.60	6,768	6,174
Total \$											
1 TO 9999	27	101.50	109.18	94.33	21.46	115.74	15.07	286.36	95.13 to 103.79	4,855	4,580
10000 TO 29999	50	99.54	110.01	109.51	14.93	100.46	53.17	328.54	98.56 to 101.18	17,901	19,602
30000 TO 59999	40	98.90	101.48	101.28	4.33	100.20	93.42	176.17	98.24 to 99.69	41,028	41,554
60000 TO 99999	30	99.49	104.75	104.87	6.80	99.89	94.68	209.29	98.34 to 100.12	73,940	77,541
100000 TO 149999	10	98.93	98.96	98.96	0.58	100.00	97.91	100.27	98.37 to 99.83	115,200	114,006
150000 TO 249999	7	99.17	97.97	97.91	1.86	100.06	92.55	100.58	92.55 to 100.58	169,928	166,377
ALL	164	99.28	105.64	102.35	10.66	103.22	15.07	328.54	98.88 to 99.83	44,067	45,103

**2010 Correlation Section
for Fillmore County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Fillmore County, as determined by the PTA is 99%. The mathematically calculated median is 99%.

RESIDENTIAL: The quality of the assessment of the residential property in Fillmore County is good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of residential property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing residential sales analysis process. The analysis that is done continuously tests the county values against the local market. Third, whenever the analysis of the market indicates that the residential class or a subclass of the residential property is not at the required level, the county will adjust or update the values to the proper level. Last, the county does essentially all of their residential valuation work in house with the assistance of their contract appraiser. This assures that either the assessor or a staff member or their contract appraiser is directly familiar with each parcel that has to be valued. The residential assessment practices in Fillmore County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place.

Overall, all of the valuation groups have medians within the range. Of the three measures of central tendency for the residential class, only the median is within the statutorily accepted range and support a level of value of 99%. The mean is impacted by outlying ratios, mostly among the smaller dollar sales, and the weighted mean has edged above 100% mostly due to the mid-prices sales. The county has kept the level of value near the top of the range, so seeing the mean and weighted mean out of the range is not alarming. There will be no recommendations for adjustment to the class or to any subclass of residential property.

**2010 Correlation Section
for Fillmore County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL:The sale verification of residential property in Fillmore County is done by the county assessor, the assessor's staff and their contract appraiser. The verification relies on personal knowledge of the county, occasionally phone interviews, and third party interviews. Most of the verifications conclude with an on-site interview and inspection of the property. The assessor will employ whichever process is needed to obtain sufficient information to verify the sales. In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor and the staff, transfers that are between family members, business associates or any known transfers of convenience are disqualified as non arms length sales.

The assessor generally includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales. Then the county attempts to inspect all improved sales. The remainder of the verification process is usually done during an on-site interview and inspection.

**2010 Correlation Section
for Fillmore 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	99	102	106

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

	COD	PRD
R&O Statistics	10.66	103.22

RESIDENTIAL: The assessment statistics prepared for the residential parcels are indicative of good assessment practices as well. The COD at 10.66 is well within the desired range suggesting an acceptable degree of uniformity. The PRD at 103.22 however, indicates a slight tendency of regressive valuation. The analysis of the "Sale Price" strata confirms that the lower value sales, (below \$10,000) are slightly over assessed relative to the higher value sales. Otherwise, as the price ranges increase, the median stays solid at 99%. Based on knowledge of the assessment practices in Fillmore County, the quality of assessment is considered to be good.

2010 Assessment Actions for Fillmore County

Taken to address the following property classes/subclasses:

Commercial:

For 2010, Fillmore County reports that they will complete all commercial pickup work.

They have prepared new record cards for all of the commercial parcels.

They have implemented a new "APEX" sketching program on all of the commercial records.

They have verified, reviewed and analyzed the commercial sales throughout the county.

2010 Assessment Survey for Fillmore County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Contract Appraiser	
2.	List the valuation groupings used by the County:	
	01	Geneva: (Including: Sub Geneva; Rural Geneva)
	02	Exeter
	03	Fairmont
	04	Grafton
	05	Milligan
	06	Ohioa: (Including: Sub Ohioa)
	07	Shickley: (Including: Sub Shickley)
	08	Strang
	09	Rural: (Including: Rural Com)
	The valuation groups and their respective numbers resulted from collapsing the assessor locations. Note that the assessor locations in parenthesis were used in the county at one time and will be consolidated as shown in the above table.	
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Each appraisal grouping is centered on an individual town. Each of the valuation groups have similar location and economic factors and are inspected and valued at the same time. The county has not yet analyzed the individual economic characteristics sufficiently to conclude similarity. In many instances the similarities in commercial property are not local but rather regional in nature, making the assignment of commercial valuation groupings highly complex. For the time being, the county will continue to organize their commercial valuation around the assessor locations.	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost approach and sales comparison approach.	
4	When was the last lot value study completed?	
	1993, but more recent in newer subdivisions	
a.	What methodology was used to determine the commercial lot values?	
	Market –Sales Comparison (by square foot)	
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	
	Yes	
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?	
	The county uses the local market to develop depreciation tables	
a.	How often does the County update the depreciation tables?	

	Depreciation is developed when a class of property is reviewed; the commercial depreciation was updated for 2009.																																				
7.	Pickup work:																																				
a.	Is pickup work done annually and is it completed by March 19th?																																				
	Yes																																				
b.	By Whom?																																				
	Contract Appraiser																																				
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?																																				
	Yes																																				
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)																																				
	The commercial property was all inspected and updated in 2009. The inspection and update will be done again within the next 6 year time frame.																																				
a.	Does the County maintain a tracking process? If yes describe.																																				
	Yes! The county has maintained an ongoing computer file since 2003 to track the inspection process and to prepare their Three Year Plan of Assessment.																																				
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?																																				
	All commercial locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. In 2009 all commercial subclasses were inspected and updated so no other adjustment was needed. In the years between inspection cycles, each subclass or the entire class will be analyzed and adjusted as needed. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.																																				
9.	Are the commercial occupancy codes have been supplied to the sales the same as the codes published by Marshall and Swift? If not, list the most common codes and their Marshall and Swift Occupancy Code equivalents to assist the readers of this report.																																				
	No;																																				
	<table border="0"> <thead> <tr> <th>CAMA CODE</th> <th>OCC. CODE DESCRIPTION</th> <th>M/S Code</th> </tr> </thead> <tbody> <tr> <td>25</td> <td>Storage Garage</td> <td>326</td> </tr> <tr> <td>42</td> <td>Office Building</td> <td>344</td> </tr> <tr> <td>47</td> <td>Restaurant; Fast Food</td> <td>349</td> </tr> <tr> <td>48</td> <td>Restaurant</td> <td>350</td> </tr> <tr> <td>49</td> <td>Multi-Residential (Low Rise)</td> <td>352</td> </tr> <tr> <td>50</td> <td>Retail</td> <td>353</td> </tr> <tr> <td>61</td> <td>School; Elementary</td> <td>365</td> </tr> <tr> <td>98</td> <td>Storage Warehouse</td> <td>406</td> </tr> <tr> <td>170</td> <td>Service Repair Garage</td> <td>528</td> </tr> <tr> <td>185</td> <td>Quonset; Light Com. Arch-Rib</td> <td>555</td> </tr> <tr> <td>203</td> <td>Car Wash; Self Service</td> <td>434</td> </tr> </tbody> </table>	CAMA CODE	OCC. CODE DESCRIPTION	M/S Code	25	Storage Garage	326	42	Office Building	344	47	Restaurant; Fast Food	349	48	Restaurant	350	49	Multi-Residential (Low Rise)	352	50	Retail	353	61	School; Elementary	365	98	Storage Warehouse	406	170	Service Repair Garage	528	185	Quonset; Light Com. Arch-Rib	555	203	Car Wash; Self Service	434
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PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	23	MEDIAN:	99	COV:	49.20	95% Median C.I.:	96.80 to 100.48
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TOTAL Assessed Value:	1,299,420						
AVG. Adj. Sales Price:	57,062	COD:	21.07	MAX Sales Ratio:	344.00		
AVG. Assessed Value:	56,496	PRD:	113.81	MIN Sales Ratio:	53.85		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	1	90.50	90.50	90.50			90.50	90.50	N/A	3,000	2,715
10/01/06 TO 12/31/06	4	100.07	100.11	100.11	0.67	99.99	99.20	101.08	N/A	83,500	83,595
01/01/07 TO 03/31/07	4	100.97	101.37	101.88	1.91	99.50	99.26	104.28	N/A	44,000	44,826
04/01/07 TO 06/30/07	4	97.15	97.14	98.17	2.22	98.96	93.81	100.46	N/A	106,125	104,180
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	2	92.13	92.13	98.38	7.74	93.66	85.00	99.27	N/A	16,000	15,740
01/01/08 TO 03/31/08	1	53.85	53.85	53.85			53.85	53.85	N/A	30,000	16,155
04/01/08 TO 06/30/08	2	98.51	98.51	96.96	1.73	101.59	96.80	100.21	N/A	48,720	47,240
07/01/08 TO 09/30/08	2	129.01	129.01	116.26	23.05	110.96	99.27	158.75	N/A	21,000	24,415
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	3	175.84	204.52	101.07	47.45	202.35	93.71	344.00	N/A	57,833	58,451
<u>Study Years</u>											
07/01/06 TO 06/30/07	13	99.61	98.84	99.53	2.41	99.31	90.50	104.28	96.16 to 101.08	72,115	71,778
07/01/07 TO 06/30/08	5	96.80	87.03	89.13	12.53	97.64	53.85	100.21	N/A	31,888	28,423
07/01/08 TO 06/30/09	5	158.75	174.31	104.03	41.18	167.56	93.71	344.00	N/A	43,100	44,837
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	10	99.27	97.83	99.21	3.38	98.61	85.00	104.28	93.81 to 102.32	63,250	62,750
01/01/08 TO 12/31/08	5	99.27	101.78	94.11	21.82	108.14	53.85	158.75	N/A	33,888	31,893
<u>ALL</u>											
	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	12	99.27	95.35	96.44	5.73	98.87	53.85	104.28	96.16 to 101.08	71,975	69,410
02	2	99.71	99.71	99.44	0.51	100.26	99.20	100.21	N/A	9,870	9,815
03	2	218.91	218.91	101.39	57.15	215.90	93.81	344.00	N/A	16,500	16,730
05	1	90.50	90.50	90.50			90.50	90.50	N/A	3,000	2,715
06	2	92.13	92.13	98.04	7.74	93.97	85.00	99.26	N/A	11,750	11,520
07	2	167.30	167.30	167.47	5.11	99.90	158.75	175.84	N/A	12,250	20,515
09	2	100.47	100.47	100.47	0.01	100.00	100.46	100.48	N/A	172,500	173,310
<u>ALL</u>											
	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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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	22	99.44	115.36	100.06	19.91	115.28	85.00	344.00	96.80 to 101.08	58,292	58,330
2	1	53.85	53.85	53.85			53.85	53.85	N/A	30,000	16,155
ALL	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496
04											
ALL	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496

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 9999	4	95.35	154.93	117.36	70.45	132.00	85.00	344.00	N/A	2,685	3,151
Total \$											
1 TO 9999	4	95.35	154.93	117.36	70.45	132.00	85.00	344.00	N/A	2,685	3,151
10000 TO 29999	6	101.70	122.74	116.15	22.51	105.67	99.20	175.84	99.20 to 175.84	17,500	20,326
30000 TO 59999	6	98.71	90.66	92.35	8.84	98.17	53.85	99.61	53.85 to 99.61	37,750	34,861
60000 TO 99999	2	100.54	100.54	100.17	3.72	100.37	96.80	104.28	N/A	84,350	84,492
100000 TO 149999	1	99.66	99.66	99.66			99.66	99.66	N/A	144,000	143,505
150000 TO 249999	4	98.31	97.70	97.82	2.82	99.88	93.71	100.48	N/A	164,375	160,798
ALL	23	99.27	112.68	99.01	21.07	113.81	53.85	344.00	96.80 to 100.48	57,062	56,496

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.13	145.53	81.07	82.60	179.51	53.85	344.00	N/A	15,750	12,768
170	1	99.61	99.61	99.61			99.61	99.61	N/A	59,500	59,270
185	1	99.27	99.27	99.27			99.27	99.27	N/A	30,000	29,780
203	1	99.66	99.66	99.66			99.66	99.66	N/A	144,000	143,505
25	1	175.84	175.84	175.84			175.84	175.84	N/A	12,500	21,980
353	1	98.14	98.14	98.14			98.14	98.14	N/A	45,000	44,165
406	1	93.81	93.81	93.81			93.81	93.81	N/A	32,000	30,020
42	3	102.32	102.35	101.58	1.24	100.76	100.46	104.28	N/A	96,666	98,196
47	2	95.26	95.26	94.84	1.62	100.44	93.71	96.80	N/A	126,350	119,832
48	1	101.08	101.08	101.08			101.08	101.08	N/A	25,000	25,270
49	1	96.16	96.16	96.16			96.16	96.16	N/A	152,500	146,640
50	3	99.20	116.15	122.15	22.93	95.09	90.50	158.75	N/A	10,000	12,215
61	1	99.26	99.26	99.26			99.26	99.26	N/A	21,500	21,340
98	2	100.35	100.35	100.47	0.13	99.87	100.21	100.48	N/A	77,370	77,737
<u>ALL</u>	<u>23</u>	<u>99.27</u>	<u>112.68</u>	<u>99.01</u>	<u>21.07</u>	<u>113.81</u>	<u>53.85</u>	<u>344.00</u>	<u>96.80 to 100.48</u>	<u>57,062</u>	<u>56,496</u>

**2010 Correlation Section
for Fillmore County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Fillmore County, as determined by the PTA is 99%. The mathematically calculated median is 99%.

COMMERCIAL: The quality of the assessment of the commercial property in Fillmore County is good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of commercial property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing commercial sales analysis process. The analysis that is done continuously tests the county values against the local market. Third, whenever the analysis of the market indicates that the commercial class or a subclass of the commercial property is not at the required level, the county will adjust or update the values to the proper level. Last, the county does essentially all of their commercial valuation work in house with the assistance of their contract appraiser. This assures that either the assessor or a staff member or their contract appraiser is directly familiar with each parcel that has to be valued. The commercial assessment practices in Fillmore County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place.

The commercial statistics are typical of a small county with only 23 qualified commercial sales. Considering the diverse nature of property classed together as commercial property, it will not be likely to make any strong recommendations based on any subclass statistics. There are too few sales and too little comparability among those sales to rely on subclass statistics. Valuation Group "01" has the majority of the sales and measures at the proper level of value. None of the individual occupancy codes have sufficient sales to consider adjustment. Given the county's efforts to keep current records and implement consistent valuation procedures it is likely that the level of value exists within the three measures of central tendency. The mean is easily biased by outlier ratios and in this case, one sale for less than \$5,000, with a ratio of 344% is responsible for the mean being at 113%. Only the median is not subject to the bias of outlier ratios or high dollar sales. Of the three measures of central tendency the median is the most likely to indicate the level of value. The median is within the statutorily accepted range, and it indicates a level of value of 99%. The level of value for commercial property is estimated to be 99%. There will be no recommendations for adjustment to the class or to any subclass of commercial property.

**2010 Correlation Section
for Fillmore County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL: The sale verification of commercial property in Fillmore County is done by the county assessor, the assessor's staff and their contract appraiser. The verification relies on personal knowledge of the county, occasionally phone interviews, and third party interviews. Most of the verifications conclude with an on-site interview and inspection of the property. The assessor will employ whichever process is needed to obtain sufficient information to verify the sales. In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor and the staff, transfers that are between family members, business associates or any known transfers of convenience are disqualified as non arms length sales.

The assessor generally includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales. Then the county attempts to inspect all improved sales. The remainder of the verification process is usually done during an on-site interview and inspection.

**2010 Correlation Section
for Fillmore 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	99	99	113

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

	COD	PRD
R&O Statistics	21.07	113.81

COMMERCIAL: Taken alone, the assessment statistics prepared for the commercial parcels are not indicative of good assessment, but the quality of assessment based on knowledge of the assessment practices is considered to be good. The COD at 21.07 is slightly above the desired range suggesting a fair degree of uniformity. The PRD at 113.81 taken alone indicates regressive valuation. The PRD is really only a reflection of the impact of the one high outlying ratio that also impacted the mean. There is really no analysis of any strata that can confirm either uniformity or progressivity in this sample. It is equally unlikely that this sample is representative of the population. There is more likelihood that the quality of assessment is good based on the quality of the data in the records and the consistency of the valuation procedures used by the county. Based on the observations of the assessment practices, not the statistics displayed above, the quality of assessment is considered to be good.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Fillmore County

Taken to address the following property classes/subclasses:

Agricultural:

For 2010, Fillmore County reports that they will complete all of the pickup work of agricultural improvements.

They have implemented the land use changes that were reported.

They have prepared new record cards for all of the agricultural parcels.

They have verified, reviewed and analyzed the agricultural sales throughout the county. This analysis resulted in significant changes in essentially all of the agricultural land values.

2010 Assessment Survey for Fillmore County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and Staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes; there are two
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.
	Market Area 2 has been identified separately because it is made up of the areas within the county that have little or no water availability for irrigation.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The “availability of water” characteristic dramatically impacts the value of agricultural land because there is no potential for future irrigation and the general farming practices vary accordingly. There are only dry crop or grass land options available to the land owner.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	The county relies on the statutes to define agricultural land. There are also some acreage size requirements outlined in the county zoning.
b.	When is it agricultural land, when is it residential, when is it recreational?
	This is determined by the predominant present use of the parcel.
c.	Are these definitions in writing?
	There is no additional definitional narrative prepared by the county, but the use determined for each parcel is captured in the classification process.
d.	What are the recognized differences?
	If the land is used for agricultural production, it is classified and valued as agricultural land.
e.	How are rural home sites valued?
	Rural home sites are valued based on ongoing market analysis. Typically the sale of acreages (rural residential) are used to develop the values for both acreages and the houses on agricultural parcels.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes; The value for the first acre classified as (home site) is \$7,500 and the acres classified as (building site) are valued at \$2,500. On agricultural parcels all non-site land is valued as agricultural land. For residential parcels located in the rural areas, the building site is limited to two acres and additional acres on the parcel, (up to ten acres) are valued at \$2,000 per acre.

g.	Are all rural home sites valued the same or are market differences recognized?
	The site value for farm homes is the same throughout the county.
h.	What are the recognized differences?
	To date, there has been no indication in the market that there are measurable value differences due to location within the county.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	It was completed in 2008 and has been in use all of 2009.
a.	Are land capability groupings (LCG) used to determine assessed value?
	They are used to describe the parcels and analyze the value. All of the acres in each parcel are classified using the conversion of soil types into LCG's. Within each defined market area, sales are analyzed using the classified LCG's and statistically tested using the sales analysis process.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	One of the major characteristics is the productivity of the soil revealed by the soil survey. Another is the majority land use; irrigated, dry, grass or other including recreational uses. Within each market area, the predominant use typically drives the values. Market Area 2 having limited irrigation is an example of a characteristic that impacts value. The market areas are designed to reflect any differences in value that are attributed to location within the county.
5.	Is land use updated annually?
	Yes; land use is updated whenever a change in use is discovered.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Land use is being kept up to date utilizing self reporting, third party reporting, NRD notifications, FSA maps, individual certifications, and physical inspections.
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?
	If it becomes necessary, the county will use sales data.
b.	Has the County received applications for special valuation?
	There has been 1 application.
c.	Describe special value methodology
	There is no special valuation in place in Fillmore County so there has been no methodology developed.
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser
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?
	Any changes to land use are made as they are discovered or reported. Pickup work is done annually and related to changes to improvements. Pickup work is usually not a term associated with land valuation.
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	The process has been tracked from 2003 and covered all subclasses by 2008. The cycle will be restarted in the following years.
a.	Does the County maintain a tracking process?
	Yes! The county has maintained an ongoing computer file since 2003 to track the inspection process and to prepare their Three Year Plan of Assessment.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. In the years between inspection cycles, each subclass or the entire class will be analyzed and adjusted as needed. Any changes in value for the class of parcels being inspected would be defined as an update, while the other subclasses may be subject to an adjustment. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.



Fillmore County 30

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	23	19	4
07/01/07 - 06/30/08	28	20	8
07/01/08 - 06/30/09	18	17	1
Totals	69	56	13

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	4	1	3
	4	1	3

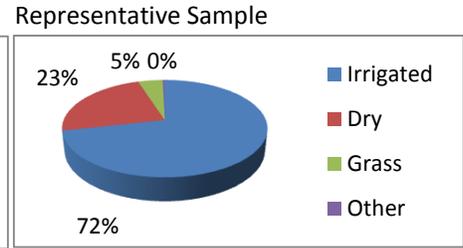
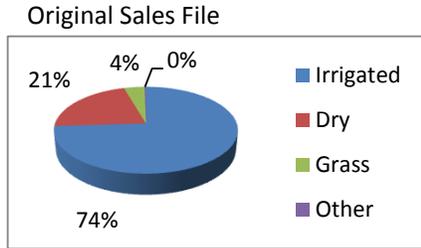
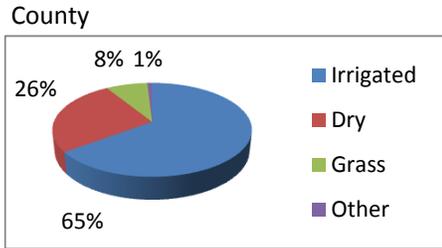
Final Results:

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	23	19	4
07/01/07 - 06/30/08	28	20	8
07/01/08 - 06/30/09	22	18	4
Totals	73	57	16

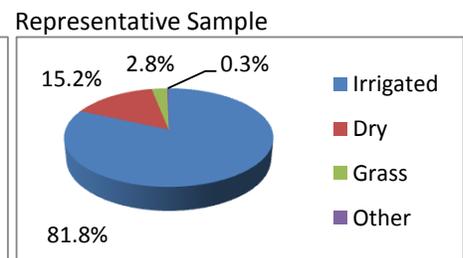
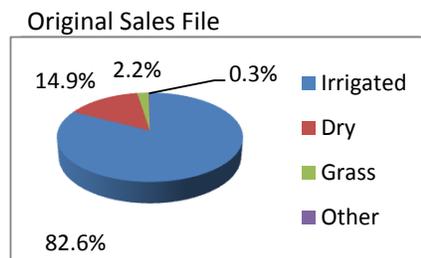
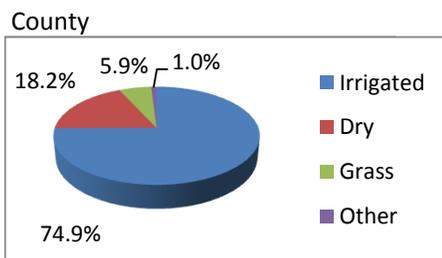
Representativeness by Majority Land Use

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

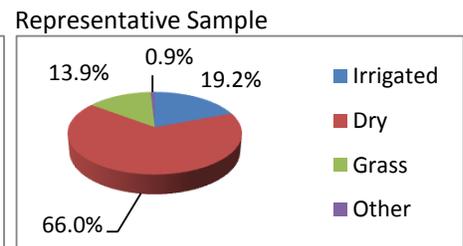
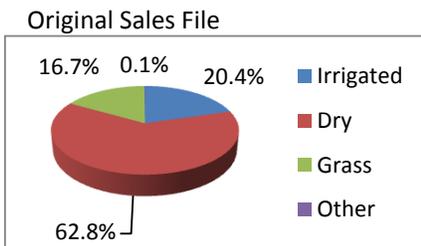
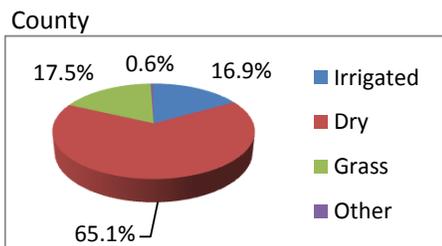
	Entire County		
	county	sales file	Sample
Irrigated	65%	74%	72%
Dry	26%	21%	23%
Grass	8%	4%	5%
Other	1%	0%	0%



	Mkt Area 1		
	county	sales file	sample
Irrigated	75%	83%	82%
Dry	18%	15%	15%
Grass	6%	2%	3%
Other	1%	0%	0%



	Mkt Area 2		
	county	sales file	sample
Irrigated	17%	20%	19%
Dry	65%	63%	66%
Grass	17%	17%	14%
Other	1%	0%	1%



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2
Number of Sales - Original Sales File	69	56	13
Number of Sales - Expanded Sample	73	57	16
Total Number of Acres Added	354	73	280

Ratio Study

Final Statistics

		Median	70%	AAD	12.67%
County					
# sales	73	Mean	70%	COD	18.12%
		W.	65%	PRD	108.46%
Market Area 1					
# sales	57	Median	70%	AAD	12.75%
		Mean	70%	COD	18.24%
		W.	64%	PRD	107.79%
Market Area 2					
# sales	16	Median	72%	AAD	12.39%
		Mean	74%	COD	17.31%
		W.	68%	PRD	107.78%

Preliminary Statistics

		Median	64%	AAD	12.04%
County					
# sales		Mean	66%	COD	18.88%
		W. Mean	62%	PRD	105.89%
Market Area 1					
# sales		Median	64%	AAD	12.10%
		Mean	65%	COD	18.96%
		W. Mean	62%	PRD	105.39%
Market Area 2					
# sales		Median	65%	AAD	11.85%
		Mean	67%	COD	18.33%
		W. Mean	63%	PRD	107.04%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	16	76.36%	7	73.62%	1	62.31%
Mkt Area 1	15	76.92%	2	56.34%	0	N/A
Mkt Area 2	1	54.39%	5	74.69%	1	62.31%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	49	67.39%	9	67.55%	1	62.31%
Mkt Area 1	46	68.66%	2	56.34%	0	N/A
Mkt Area 2	3	54.39%	7	73.62%	1	62.31%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Fillmore County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

The main reason to develop the enhanced agricultural land value analysis is to be reasonably sure that when a statistical model is developed, it represents the population. There are many ways to compare the model (the sales file) to the population (all the assessed parcels of agricultural land), but in the case of agricultural land, two primary objectives have been identified: First; there has been a rapid increase in selling price of all agricultural land throughout the state during the three years of the study. The typical county valuation system identifies a fixed valuation for all parcels (the population) in the assessment process. The model is made up of the arm's length sales that occurred in the county across the study period. Under these circumstances, the assessment to sales ratio calculated for the sales tends to be higher on the older sales and lower on the more recent sales. When this occurs, the measures of central tendency, and particularly the median will be biased toward the chronological end of the array of ratios with the most sales. The most urgent reason to supplement the sales in the county is to remove the statistical skew that will occur if the number of sales in each year of the study is not proportional. It is certainly critical to have proportionality between the oldest year with the most recent year to assure that the median measurement will occur in the middle of the chronological array. Second; it is important that the mix of the major land uses (irrigated, dry and grass) in the model is proportional and representative of the population. By summarizing data from the 2009 Abstract of Assessment, the proportional distribution of land uses for the county as a whole and for each market area can be identified. A comparison of the land use distribution in the county to the land use distribution in the sales file by each market area is necessary for the model to be described as either representative or not representative. If the model is not representative based on major land use distribution, any supplementation that is done for any reason must be done to improve the proportionality of the major land uses among the class and any subclasses.

The "Proportionality Among Study Years" tables are prepared to demonstrate if a bias exists among the ratios in the sales file due to the date of the sales. In this sample, it is apparent that the middle year is over represented, and the third (most recent) year is under represented. The presence of a disproportionate number of sales in the middle year of the study should not bias the sample due to time. However, Market Area 2 needs to have the third year supplemented to mitigate the impact of time among the study years.

The "Representativeness by Majority Land Use" tables are prepared to demonstrate if there is a bias in the sales file among the major land uses when compared to the county. To be considered representative, all three majority land use subclasses in the sales file should be within 10% of the

2010 Correlation Section

For Fillmore County

majority land use subclasses in the county. On a countywide basis, the percentage comparison of acres in the sales file to the county is as follows: The irrigated acres in the sales file exceed the acres in the county average by 9%. The dry land acres in the sales file are less than the county average by 5%. The grassland acres in the sales file are less than the county average by 4%. Every effort will be made to select supplemental sales that will make the majority land use in the sales file more representative of the majority land use actually found in the county.

In Market Area 1, the percentage comparison of acres in the county to the sales is as follows: The irrigated acres in the sales file exceed the acres in the county by 8%. The dry land acres in the sales file are less than the county average by 3%. The grassland acres in the sales file are less than the county average by 4%. This indicates that any addition of sales in Market Area 1 should include emphasis on grass land sales and possibly dryland sales.

In Market Area 2, the percentage comparison of acres in the county to the sales is as follows: The irrigated acres in the sales file exceed the acres in the county by 3%. The dry land acres in the sales file are less than the county average by 2%. The grassland acres in the sales file are equal at 17% each. This indicates that any addition of sales in Market Area 2 should include emphasis on maintaining the proportionality among the majority land uses.

The "Adequacy of Sample" table is prepared to report the number of acres that were added to the analysis for the county and each market area. This information plus the "Proportionality Among Study Years" tables combine to determine if the enhanced model is adequate to measure the level of value for the county. In this case, there were only four sales added to the sales file, but they accomplished three important things: First, they reduced the bias in the sales file toward the earliest years of the study period; Second, they slightly improved the representativeness to most of the majority land uses between the county and the sales file, for both the overall county and for each market area. The only undesired change was very slight to the grass in Market Area 2. Third, they improved the adequacy of the sample for Market Area 2. Having done that, the measurement process is considered to be proportionate and representative. This greatly increases the likelihood that the measurement of the level of value in the county reflects the assessment process for agricultural land in the county.

In the end, the enhanced analysis provided a representative and proportional sales file. There are two market areas in the county and 4 additional sales were all that were needed to make the sales file represent the assessed base. The sales that were added improved the proportionality of the distribution of sales across the study years and slightly improved the proportionality of most majority land uses. The preliminary analysis established that the median ratio at 64%, the mean ratio at 66% and the weighted mean ratio at 62%. All measures indicated that an increase was needed to raise the level of value to a level that met the statutory requirements. Collectively, they suggest that a gross increase of 10 to 15% might be needed. Of the 3 indicators of the level of value, the mean tends to be biased by high ratios, and the weighted mean is the lowest and tends to be biased by high dollar sales, leaving the median as the least biased indicator of the level of value. The county has examined their values and allocated the increases according to

2010 Correlation Section

For Fillmore County

their interpretation of the local market. The changes implemented by the county are deemed to be adequate and appropriate. They resulted in a median and mean ratio of 70%. Both measures supported each other making 70% the likely level of value for agricultural land in the county. The county has raised their concern that the median ratio produced within the sales file indicates a 72% level of value. They also are concerned that sales from outside the county should not be used for measurement in Fillmore County. The median using only Fillmore County sales is 72%, but the measure in the sale file is not representative of the current level of value of the agricultural land because it is mildly biased toward the older sales in the file. There simply were no additional sales that occurred in Market Area 2 during the final year of the study period. The sales that were ultimately chosen were from that time period, were as geographically close as could be found and had a mix of land uses that blended into the land use profile of Market Area 2. Because of that, the expanded analysis has mitigated the time bias and has produced a more accurate measure of the current level of value of agricultural land.

2010 Correlation Section

For Fillmore 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:

The sale verification of agricultural property in Fillmore County is done by the county assessor, and the assessor's staff. The verification relies on personal knowledge of the county, occasionally phone interviews, and third party interviews. Most of the verifications conclude with an on-site interview and inspection of the property. The assessor will employ whichever process is needed to obtain sufficient information to verify the sales. In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor and the staff, transfers that are between family members, business associates or any known transfers of convenience are disqualified as non arms length sales. The assessor generally includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales. Then the county attempts to inspect all improved sales. The remainder of the verification process is usually done during an on-site interview and inspection. A summary of all of the 521 transfers filed in Fillmore County during the 3 year study period resulted in 263 transfers being classified as agricultural sales. The county's verification process initially identified 75 transfers as qualified arms length agricultural sales and 70 classified as having less than 5% non-agricultural make up when the sample was drawn. Two sales were reclassified as substantially changed after that time, leaving 73 qualified sales or 27.67% in the current sales file. This is a relatively low utilization rate, but nothing that is known today indicates that arms length sales were eliminated. The county then attempts to inspect all improved sales. The remainder of the verification process is usually done during an on-site interview and inspection. The assessor prefers that all sold parcels with improvements on the qualified sales roster be inspected.

2010 Correlation Section

For Fillmore 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	70	65	70

2010 Correlation Section

For Fillmore County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Fillmore County

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

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

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

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

	COD	PRD
R&O Statistics	18.12	108.46

AGRICULTURAL LAND:

The coefficient of dispersion calculates to 18.12% which is within the acceptable range. The price-related differential is high at 108.46%. The COD indicates an acceptable level of dispersion. The PRD measures the assessment of this sample as regressive. The PRD exceed the desired tolerances, but this is not unusual in a measurement process that covers 3 years of sales in a time when agricultural land is appreciating to historic levels. The Fillmore County assessment practices are believed to be sound and it is believed that they have achieved uniformity for land values within the agricultural class of property.

Total Real Property Sum Lines 17, 25, & 30	Records : 6,462	Value : 947,583,489	Growth 5,906,907	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	261	457,870	13	220,170	3	90,280	277	768,320	
02. Res Improve Land	2,007	5,555,655	65	1,031,760	186	2,983,530	2,258	9,570,945	
03. Res Improvements	2,018	101,445,284	65	6,642,185	186	19,054,955	2,269	127,142,424	
04. Res Total	2,279	107,458,809	78	7,894,115	189	22,128,765	2,546	137,481,689	998,110
% of Res Total	89.51	78.16	3.06	5.74	7.42	16.10	39.40	14.51	16.90
05. Com UnImp Land	65	251,905	9	127,760	1	4,000	75	383,665	
06. Com Improve Land	403	1,561,480	52	1,005,250	16	320,005	471	2,886,735	
07. Com Improvements	403	30,448,270	45	4,275,365	12	1,347,200	460	36,070,835	
08. Com Total	468	32,261,655	54	5,408,375	13	1,671,205	535	39,341,235	2,350,405
% of Com Total	87.48	82.00	10.09	13.75	2.43	4.25	8.28	4.15	39.79
09. Ind UnImp Land	1	328,000	2	205,170	0	0	3	533,170	
10. Ind Improve Land	1	7,200	8	448,775	1	42,240	10	498,215	
11. Ind Improvements	1	134,675	8	6,852,175	1	318,870	10	7,305,720	
12. Ind Total	2	469,875	10	7,506,120	1	361,110	13	8,337,105	834,425
% of Ind Total	15.38	5.64	76.92	90.03	7.69	4.33	0.20	0.88	14.13
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	4,425	1	4,425	
15. Rec Improvements	0	0	0	0	1	34,740	1	34,740	
16. Rec Total	0	0	0	0	1	39,165	1	39,165	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.00	0.00
Res & Rec Total	2,279	107,458,809	78	7,894,115	190	22,167,930	2,547	137,520,854	998,110
% of Res & Rec Total	89.48	78.14	3.06	5.74	7.46	16.12	39.42	14.51	16.90
Com & Ind Total	470	32,731,530	64	12,914,495	14	2,032,315	548	47,678,340	3,184,830
% of Com & Ind Total	85.77	68.65	11.68	27.09	2.55	4.26	8.48	5.03	53.92
17. Taxable Total	2,749	140,190,339	142	20,808,610	204	24,200,245	3,095	185,199,194	4,182,940
% of Taxable Total	88.82	75.70	4.59	11.24	6.59	13.07	47.90	19.54	70.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	13,100	2,502,300	0	0	0
20. Industrial	1	328,000	44,548,234	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	13,100	2,502,300
20. Industrial	0	0	0	1	328,000	44,548,234
21. Other	0	0	0	0	0	0
22. Total Sch II				2	341,100	47,050,534

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	271	35	8	314

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	51	300,125	288	50,362,880	2,012	435,736,775	2,351	486,399,780
28. Ag-Improved Land	7	62,175	124	23,454,035	888	197,385,135	1,019	220,901,345
29. Ag Improvements	7	154,225	121	6,633,958	888	48,294,987	1,016	55,083,170
30. Ag Total							3,367	762,384,295

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	7,500	
32. HomeSite Improv Land	2	2.00	15,000	53	53.00	397,500	
33. HomeSite Improvements	2	0.00	55,865	56	0.00	3,373,415	
34. HomeSite Total							
35. FarmSite UnImp Land	2	1.43	3,575	18	32.71	67,380	
36. FarmSite Improv Land	5	5.02	12,550	88	324.87	701,350	
37. FarmSite Improvements	6	0.00	98,360	116	0.00	3,260,543	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	285	684.67	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	16	16.00	120,000	17	17.00	127,500	
32. HomeSite Improv Land	431	433.02	3,247,650	486	488.02	3,660,150	
33. HomeSite Improvements	451	0.00	25,568,595	509	0.00	28,997,875	108,305
34. HomeSite Total				526	505.02	32,785,525	
35. FarmSite UnImp Land	106	250.03	473,145	126	284.17	544,100	
36. FarmSite Improv Land	684	2,357.78	5,022,340	777	2,687.67	5,736,240	
37. FarmSite Improvements	854	0.00	22,726,392	976	0.00	26,085,295	1,615,662
38. FarmSite Total				1,102	2,971.84	32,365,635	
39. Road & Ditches	2,608	7,210.80	0	2,893	7,895.47	0	
40. Other- Non Ag Use	1	10.04	3,010	1	10.04	3,010	
41. Total Section VI				1,628	11,382.37	65,154,170	1,723,967

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	253.30	192,885
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	439.36	484,965	5	692.66	677,850

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	5,597.51	2.62%	14,525,535	2.87%	2,595.00
46. 1A	121,230.12	56.77%	302,469,215	59.72%	2,495.00
47. 2A1	43,034.51	20.15%	102,637,325	20.27%	2,385.00
48. 2A	13,790.06	6.46%	31,510,335	6.22%	2,285.00
49. 3A1	20,843.30	9.76%	41,269,695	8.15%	1,980.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	6,922.71	3.24%	10,972,525	2.17%	1,585.00
52. 4A	2,136.82	1.00%	3,066,330	0.61%	1,435.00
53. Total	213,555.03	100.00%	506,450,960	100.00%	2,371.52
Dry					
54. 1D1	2,259.73	4.43%	4,078,845	4.84%	1,805.01
55. 1D	27,491.90	53.93%	48,523,360	57.56%	1,765.01
56. 2D1	7,003.41	13.74%	11,660,695	13.83%	1,665.00
57. 2D	3,512.80	6.89%	5,673,265	6.73%	1,615.03
58. 3D1	6,918.45	13.57%	9,997,185	11.86%	1,445.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,652.18	5.20%	3,103,100	3.68%	1,170.02
61. 4D	1,142.14	2.24%	1,262,090	1.50%	1,105.02
62. Total	50,980.61	100.00%	84,298,540	100.00%	1,653.54
Grass					
63. 1G1	557.91	0.00%	535,585	4.09%	959.98
64. 1G	2,757.94	16.61%	2,592,545	19.82%	940.03
65. 2G1	1,642.66	9.89%	1,445,530	11.05%	879.99
66. 2G	1,497.38	9.02%	1,227,890	9.39%	820.03
67. 3G1	1,739.04	10.47%	1,391,260	10.63%	800.02
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,387.76	14.38%	1,671,410	12.78%	699.99
70. 4G	6,026.20	36.28%	4,218,285	32.24%	699.99
71. Total	16,608.89	100.00%	13,082,505	100.00%	787.68
Irrigated Total					
Irrigated Total	213,555.03	75.19%	506,450,960	83.79%	2,371.52
Dry Total					
Dry Total	50,980.61	17.95%	84,298,540	13.95%	1,653.54
Grass Total					
Grass Total	16,608.89	5.85%	13,082,505	2.16%	787.68
Waste					
Waste	2,459.14	0.87%	273,675	0.05%	111.29
Other					
Other	404.44	0.14%	301,955	0.05%	746.60
Exempt					
Exempt	5,789.34	2.04%	0	0.00%	0.00
Market Area Total	284,008.11	100.00%	604,407,635	100.00%	2,128.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,232.82	12.03%	3,199,165	13.22%	2,595.00
46. 1A	5,057.69	49.34%	12,618,935	52.15%	2,495.00
47. 2A1	1,526.37	14.89%	3,640,400	15.05%	2,385.00
48. 2A	748.34	7.30%	1,709,935	7.07%	2,284.97
49. 3A1	994.30	9.70%	1,968,715	8.14%	1,980.00
50. 3A	8.19	0.08%	14,580	0.06%	1,780.22
51. 4A1	425.87	4.15%	675,000	2.79%	1,584.99
52. 4A	256.99	2.51%	368,780	1.52%	1,435.00
53. Total	10,250.57	100.00%	24,195,510	100.00%	2,360.41
Dry					
54. 1D1	2,157.10	5.56%	3,677,855	6.11%	1,705.00
55. 1D	20,364.72	52.48%	33,703,605	55.95%	1,655.00
56. 2D1	5,730.24	14.77%	8,910,575	14.79%	1,555.01
57. 2D	3,426.67	8.83%	5,054,350	8.39%	1,475.00
58. 3D1	4,840.39	12.47%	6,486,105	10.77%	1,340.00
59. 3D	27.86	0.07%	33,435	0.06%	1,200.11
60. 4D1	1,698.30	4.38%	1,808,685	3.00%	1,065.00
61. 4D	559.07	1.44%	561,900	0.93%	1,005.06
62. Total	38,804.35	100.00%	60,236,510	100.00%	1,552.31
Grass					
63. 1G1	374.36	0.00%	359,400	4.36%	960.04
64. 1G	1,846.98	17.70%	1,736,160	21.04%	940.00
65. 2G1	865.67	8.30%	761,790	9.23%	880.00
66. 2G	1,088.53	10.43%	892,590	10.82%	820.00
67. 3G1	1,167.81	11.19%	934,250	11.32%	800.00
68. 3G	173.72	1.66%	125,085	1.52%	720.04
69. 4G1	1,470.23	14.09%	1,029,140	12.47%	699.99
70. 4G	3,447.55	33.04%	2,413,305	29.25%	700.01
71. Total	10,434.85	100.00%	8,251,720	100.00%	790.78
Irrigated Total					
Irrigated Total	10,250.57	17.12%	24,195,510	26.07%	2,360.41
Dry Total					
Dry Total	38,804.35	64.82%	60,236,510	64.89%	1,552.31
Grass Total					
Grass Total	10,434.85	17.43%	8,251,720	8.89%	790.78
Waste					
Waste	219.30	0.37%	21,935	0.02%	100.02
Other					
Other	152.12	0.25%	116,815	0.13%	767.91
Exempt					
Exempt	882.86	1.47%	0	0.00%	0.00
Market Area Total					
Market Area Total	59,861.19	100.00%	92,822,490	100.00%	1,550.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	65.50	160,800	22,246.87	53,198,800	201,493.23	477,286,870	223,805.60	530,646,470
77. Dry Land	86.85	150,270	10,892.74	17,505,820	78,805.37	126,878,960	89,784.96	144,535,050
78. Grass	21.77	20,055	2,202.06	1,791,745	24,819.91	19,522,425	27,043.74	21,334,225
79. Waste	0.48	50	216.74	21,665	2,461.22	273,895	2,678.44	295,610
80. Other	0.00	0	177.95	125,155	378.61	293,615	556.56	418,770
81. Exempt	5,796.22	0	253.98	0	622.00	0	6,672.20	0
82. Total	174.60	331,175	35,736.36	72,643,185	307,958.34	624,255,765	343,869.30	697,230,125

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	223,805.60	65.08%	530,646,470	76.11%	2,371.02
Dry Land	89,784.96	26.11%	144,535,050	20.73%	1,609.79
Grass	27,043.74	7.86%	21,334,225	3.06%	788.88
Waste	2,678.44	0.78%	295,610	0.04%	110.37
Other	556.56	0.16%	418,770	0.06%	752.43
Exempt	6,672.20	1.94%	0	0.00%	0.00
Total	343,869.30	100.00%	697,230,125	100.00%	2,027.60

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

30 Fillmore

	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	134,008,401	137,481,689	3,473,288	2.59%	998,110	1.85%
02. Recreational	39,165	39,165	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	32,809,835	32,785,525	-24,310	-0.07%	108,305	-0.40%
04. Total Residential (sum lines 1-3)	166,857,401	170,306,379	3,448,978	2.07%	1,106,415	1.40%
05. Commercial	36,909,075	39,341,235	2,432,160	6.59%	2,350,405	0.22%
06. Industrial	7,441,600	8,337,105	895,505	12.03%	834,425	0.82%
07. Ag-Farmsite Land, Outbuildings	31,142,353	32,365,635	1,223,282	3.93%	1,615,662	-1.26%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	75,493,028	80,043,975	4,550,947	6.03%	4,800,492	-0.33%
10. Total Non-Agland Real Property	242,350,429	250,353,364	8,002,935	3.30%	5,906,907	0.86%
11. Irrigated	501,086,385	530,646,470	29,560,085	5.90%		
12. Dryland	134,252,240	144,535,050	10,282,810	7.66%		
13. Grassland	18,207,700	21,334,225	3,126,525	17.17%		
14. Wasteland	80,715	295,610	214,895	266.24%		
15. Other Agland	483,695	418,770	-64,925	-13.42%		
16. Total Agricultural Land	654,110,735	697,230,125	43,119,390	6.59%		
17. Total Value of all Real Property (Locally Assessed)	896,461,164	947,583,489	51,122,325	5.70%	5,906,907	5.04%

FILLMORE COUNTY

Plan of Assessment – 2009 Update

State law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government, and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated. Pursuant to Nebraska Laws 2005, LB263, Section 9 the assessor shall submit a Plan of Assessment to the county board of equalization before July 31st and the Department of Revenue Property Assessment Division on or before October 31st. The plan and update shall examine the level, quality, and uniformity of assessment in the county.

The responsibilities of assessment include record maintenance. Ownership is updated in the cadastrals and on our record cards using 521 RETS (Real Estate Transfer Statements) and the miscellaneous book to check for death certificates, etc. Our mapping procedures include updating the cadastrals and GIS. We use the GIS to draw out any new tracts.

Reports are systematically filed as required by law. Real estate abstract is filed by March 19, personal property abstract is filed by June 15, certification of values for levy setting is mailed to all entities in the county by August 20, and copies of the school valuations are also mailed to the Department of Education. The school district taxable value report is mailed to the state by August 25, tax list of real and personal property is delivered to the treasurer by November 22, and the CTL (Certificate of Taxes Levied) is filed with the state by December 1. Tax list corrections are made only if necessary. Homestead exemption applications are mailed by February 1 and must be filled out, signed and returned to our office by June 30. Personal property forms are mailed by February 15th and must be filled out, signed and returned by May 1. Notices of valuation change are mailed by June 1. Exempt property applications are mailed in November and must be filled out, signed and returned by December 31.

The assessor is responsible for valuing at market value all real property in the county except railroads and public service entities as of January 1 of each year. Assessors use professionally accepted mass appraisal techniques, including but not limited to: comparison with sales of property of known or recognized value, taking into account location, zoning, and current functional use; income approach, and cost approach. By statute all real property is assessed at 100% of actual value, except for agricultural land and horticultural land which is assessed at 75% of actual value. Fillmore County currently contracts with Knoche Appraisal & Consulting LLC to assist with the review of sales and do the pick-up work.

Our current aerial photos were taken in 2006 for all rural parcels. This helps identify buildings in the rural area. County-wide zoning was implemented January 1, 2000. Any

new buildings or additions need to be approved prior to construction. This has been very beneficial for our office.

Pick-up work is scheduled based on our permits. We try to schedule pick-up work and sales review in the same area.

After sales are reviewed, we decide whether we need to look at a certain class or sub-class of property. We try to have a systematic review of all property in the county.

The qualification process involves a careful review of the information on the 521 RETS and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The verification process is primarily accomplished during the on-site inspection, which is done by the contract appraiser. Most of the interviews conducted outside the inspection process are for clarification or when another party to the sale is contacted, and for unimproved parcels that are not inspected. The county attempts to inspect all improved sales in the qualified roster, and many of the others in the total roster that are not obviously non-sales.

The assessor and staff do most of the sale qualification with further verification and inspection contracted to Knoche Appraisal & Consulting LLC. The qualification decisions are sometimes modified after the verification or inspection processes are done. Sale inspection is contracted to Knoche Appraisal & Consulting LLC. Most of the verification process is done during the inspection and most interviews are done at that time. The phone is used for verification with persons who are unavailable during the inspection process or if additional clarification is needed. In Fillmore County the order of preference for verification is buyer, buyer's representative, seller and then real estate agent. The county verifies a larger percentage of the transfers to enhance the input to the county CAMA system that is used to calculate building valuation.

When conducting a physical inspection, the county looks for the same thing we look for when listing property. We check for the accuracy of the listing. We also believe the sale file review serves as a semi-random sampling of the assessed property. The review enables us to plan for reappraisal priorities, and prepare for future changes of classes and sub-classes. The county attempts to inspect all qualified improved sales as well as others that are possibly good sales. We estimate this is 85% of the residential sales, 75% of the commercial sales, 20% of the unimproved agland sales and 60% of the improved agland sales that are in the total roster. We occasionally inspect some unimproved sales to verify land use. Unreported pick-up work and alterations are listed and errors that are discovered are corrected on the records accordingly. Omissions are usually parcels of unreported pick-up work, which are listed, valued and added to the tax rolls. We continue to work with the NRD. Looking at possible regulation in the future, owners want to make sure our records are correct. For 2008 we measured and recorded the land use in the rest of the county in our GIS system and applied the new numeric codes. Our administrative package has a permit tab and all pick-up work is entered on corresponding property records. We are able to run a list of permits out of this system.

The information gathered during the sale review process is kept in the county sales books. We are starting to notice some influences due to the development of the four-lane highway through our county. An example would be ABE Fairmont LLC, which is the new Ethanol Plant at Fairmont which became operational in November of '07.

Fillmore County Assessor's office personnel includes the assessor, deputy and clerk. The assessor and deputy have completed their continuing education to keep up their certificates and are certified through 2010. I have included money in the budget for education. Our appraisal work is contracted with Knoche Appraisal & Consulting LLC and Mr. Knoche helps with the sales review and pick-up work.

Fillmore County Assessor's office acquired all new computers and printers (July 2005).

Fillmore County utilizes the computerized administrative system County Solutions, provided and supported by NACO. The Marshall & Swift costing tables are used for estimating replacement costs for the residential parcels and ag buildings. The county administrative system includes the Microsolve CAMA 2000 package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history on the face of the hard copy is updated to reflect all valuation changes that are made annually. For 2010 we will begin sketching houses in our new APEX program. This had been done in our old system when we reviewed the whole county; however the sketches wouldn't transfer to our current system.

According to the 2009 amended abstract, the real property within Fillmore County is comprised of the following: 2,543 residential parcels of which 279 are unimproved, 532 commercial parcels of which 80 are unimproved, 13 industrial parcels, 1 recreational parcels, and 3,379 agricultural parcels of which 2,354 are unimproved. Among the improved agricultural parcels are 515 with residential improvements. The percentage breakdown of the three primary classes of real estate is as follows: residential 40%, commercial/industrial 8%, agricultural 52% and 0.00% comprising any other classes. There are two other groups to mention; the administrative parcels (including Game and Parks and exempt parcels), numbering 322 and there are two parcels that have additional valuation responsibility (TIF Projects). These groups are mentioned because they represent additional assessment responsibility but will not be included in the parcel count in this report. The total number of parcels that are associated with the total real property value from the total records on the front page of the abstract in Fillmore County is estimated at 6,468 and contain no parcels with mineral interests valued. The total including exempt, Game and Parks and TIF parcels is 6,792.

The total valuation as certified on the abstract of assessment for real property 2009 to the Department of Revenue Property Assessment Division is 897,943,830. The breakdown of valuation is as follows:

	<u>Valuation</u>	<u>Total Parcels</u>
Real Estate	897,943,830	6,468
Personal Property	107,360,529	1,286
Railroad & Public Service Utilities (Certified by PA&T in 2008)	<u>16,512,272</u>	
TOTAL	1,021,816,631	

This is the first time our valuation is over one billion dollars!

Homestead Exemption applications for 2009 are 294

Charitable exemption applications for 2008 were 36 excluding cemeteries.

Cadastrals are maps showing the boundaries of subdivisions of land usually with the bearings and lengths thereof and the areas of individual tracts for the purpose of describing and recording ownership. Our current set of cadastrals was made in 1989. The ownership names and property lines are routinely updated, and we consider them current.

Our property record cards serve as a reference to and inventory of all portions of the property. It contains a summary of the general data relevant to the parcel it represents. Our most recent record cards (for all classes of property) were prepared in 1993 during our county-wide reappraisal. Our 2009 records are currently up-to-date along with the 2009 values. We also updated all photos for ALL our town/village record cards for 2007. The Geneva and rural photos were updated for 2006. With the review of Geneva, we will begin replacing all our record cards.

When a parcel of real property in the State of Nebraska transfers and a deed is recorded a Real Estate Transfer Statement, form 521, is required. A copy of Form 521 is provided to the assessor. The assessor is responsible for maintaining the changes of ownership on the property record cards of the county. The assessor completes supplemental worksheets on these sales and submits this information to the Department of Revenue Property Assessment Division within 45 days or sooner.

Our office has developed a formal manual of office and assessment procedures, which includes a job description. It is our practice to follow all rules, regs, and directives that govern the assessment process.

We qualify all sales, review most of them, prepare in-depth analysis on most property classes or subclasses and identify the projects that need to be done.

Our level of value, quality and uniformity for assessment year 2009:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	99%	21.55	106.12
Commerical	99%	5.30	101.58
Agricultural Land	72%	23.94	109.28

Our three year plan is as follows:

- 2010 Continue sales review of all classes of property
 Examine the level, quality and uniformity of assessment in the county
 Review level of value and make any needed changes by class of property
 Review agland for any changes in values and land areas
 (looking at maybe having just one area for 2010)
 Verify land usage with FSA & NRD information (as needed)
 Add new construction
 Fillmore County board purchased the GIS for the following offices:
 Assessor, roads department, clerk’s office and zoning office (8-9-05)
 2006 - The staff had the parcel layer in and aerial photos identified.
 2008 - Land use layer was completed and the numeric codes applied
 Continue our systematic review of property –
 2006 - reviewed the rural homes and buildings and Geneva
 2007 –reviewed all the small towns
 2008 –worked on completing the land use layer and converted the land
 classification codes from the old soil symbols to the new numeric
 codes
 2009- Commercial & Industrial values reviewed including new photos
 -20% all homes 1949 or older with average or lower condition in
 Geneva due to statistics
 2010- Review Geneva
 Start new record cards
 New APEX sketching program, will start drawing the sketches
 in this program. We had the sketches in an older program
 that would not transfer to the current system
- 2011 Continue sales review for all classes of property
 Examine the level, quality and uniformity of assessment in the county

Review level of value and make any needed changes by class of property
Review agland for any changes in land areas and values
Verify land usage with FSA & NRD information (as needed)
Add new construction
Continue our systematic review of property

2012 Continue sales review for all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Review agland for any changes in land areas and values
Verify land usage with FSA & NRD information (as needed)
Add new construction
Continue our systematic review of property

2010 Assessment Survey for Fillmore County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$161,245
7.	Adopted budget, or granted budget if different from above
	\$157,995
8.	Amount of the total budget set aside for appraisal work
	\$26,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$1,500 is in the surveyor's budget for aerial photos
10.	Part of the budget that is dedicated to the computer system
	N/A (this is in the county data processing budget)
11.	Amount of the total budget set aside for education/workshops
	\$2,050
12.	Other miscellaneous funds
	\$12,000 is in the surveyor's budget for GIS Workshop & office support
13.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	County Solutions
2.	CAMA software
	County Solutions / MicroSolve
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and Staff

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All towns are zoned except Strang
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Knoche Consulting LLC
2.	Other services
	County Solutions and GIS Workshop

BORROWING OF SALES FROM SURROUNDING COUNTIES

Process for agland measurement for 2010 – What really is the procedure, how are the results going to be reported to TERC and what are the procedures if we decide to appeal?

I am writing this objection regarding the department borrowing sales from surrounding counties because of the uncertainty and inconsistency of the procedure. I was concerned that I was not called till March 2 to set up an appointment to go over the sales that were going to be added from surrounding counties. Due to scheduling conflicts, my Liaison, Jim Haug, and I set up an appointment for March 9th. That was 9 working days prior to the abstract becoming due. I expressed this concern to my liaison, when he came for his visit. I knew the department was working on this process with other counties, but assumed they were not going to borrow any for my county because I hadn't heard from anyone.

Our Appraiser, Jerry Knoche, worked on our ag values in December and with the increase in ag values for 2010 felt our median was at 72 and proceeded in that manner. Now after receiving the borrowed sales, my median drops to 70.

How is this going to be reported to TERC??? Will it be the 72 or the 70? I realize with either figure I am in the range this year, but what is the procedure if your analysis is outside of the range?

Four (4) sales were borrowed from surrounding counties to help with the "measurement" in our county. One sale from York Co, one sale from Saline County and two sales from Thayer County. After visiting with the assessors in those counties regarding the sales, I will state what my findings were:

York Co.- ½ grass ½ dry – 80 acres – only sale of that kind Ann has in her county. It is not representative of land sales in either county by size or usage. (Ann Charlton is the York Co. Assessor)

Saline Co – Private sale, 80 acres, 12 miles from our county line – visited with Brandi Kelly (Saline Co. Assessor)

Thayer Co - 40 acre sale bought at auction by the adjoining landowner. The other sale was bought as dry with the intent of putting irrigation on it, which they did, and the sale was coded as a 3 (substantially changed) and is not being used in their statistics as per Karla. (Karla Joe is the Thayer Co. Assessor) This sale is not used in Thayer Co., but good enough for Fillmore Co?

I had visited with Karla Joe (Thayer Co. Assessor) and Ann Charlton (York Co. Assessor) regarding our 2010 ag values and felt we were in line with our values across county lines. The county board and I feel Saline County is a different market area.

This is my 24th year as Assessor and during my tenure, I have attempted to do my best in regard to the valuations in the county I was elected to represent – Fillmore County. We have used the information from Fillmore County to assist us in establishing values for all property classes. By using information from other counties that is not representative of Fillmore County, it would not only be unfair to Fillmore County taxpayers, but it does not improve the assessment in our county.

Thank you for letting me voice my opinion on this matter.

Joan Ackland
Fillmore County assessor

From: Sorensen, Ruth

Sent: Monday, March 29, 2010 3:47 PM

To: 'Joan Ackland'; Dix, Larry; Haug, Jim; cathy.gusman@pat.ne.gov; Karla Joe; Brandi Kelly; Ann Charlton ; Bob Mueller ; Dennis Kimbrough ; Jerry Galusha ; Ray Capek ; Steve Yates ; Larry Cerny ; Amy Nelson ; Keetle, Steve; Marilyn Hladky; Beth Ferrell; Allen Sutcliffe; Arliss Brown ; Patty Milligan ; Vicki Donoghue ; Jonathan Bailey ; roger Morrissey; Norm H. Agena; Dan Pittman ; Regina Cummings

Subject: RE: Borrowing of Sales

Joan –

Thank you for submitting comments for the 2010 Reports and Opinions of the Property Tax Administrator for Fillmore County. Pursuant to REG-17-003.05, you have met the regulatory deadline for submitting such comments.

I would like to take this opportunity to briefly address the comments you submitted. The concept of borrowing sales is part of a continuing effort to assure equalized levels of value for property within a county and bordering counties. In reviewing the market activity in Fillmore County, it appears the agricultural land values have experienced increases over the three year study period.

The purpose of the expanded agricultural land analysis is to ensure that all counties meet the uniform and proportionate requirement of the Nebraska Constitution. There are instances where the statistical inferences in one county are heavily weighted to the older part of the study period. When this level of value is compared to an adjoining county where the majority of the sales activity is heavily weighted in the more current part of the study period, the result between the two counties would differ. I am sure you agree that this result does not comply with the Nebraska Constitution.

The opinion and presentation that I will offer to the Tax Equalization and Review Commission will be based on the best information available to me, from both you and the liaisons, that assures uniform and proportionate valuation throughout the State of Nebraska.

I apologize for the timing of the information being shared with you. As a result of the information you brought to my attention, I have directed my staff to reexamine the comparability of the sales used for Fillmore County to assure that the sales are representative of the Fillmore County market activity, and to share this continued analysis with you

Thank you again for your comments as I do appreciate the input your 24 years of service brings to the assessment process in Nebraska.

Please let me know if you have any questions or further concerns.

Ruth A. Sorensen

Property Tax Administrator

[Dept. of Revenue, Property Assessment Division](#) | 301 Centennial Mall South | P.O. Box 98919 |

Lincoln, NE 68509 | ☎: 402.471.5962 | 📠:402.471.5993 | ✉: ruth.sorensen@nebraska.gov

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 Fillmore 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