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2010 Commission Summary

39 Greeley

Residential Real Property - Current

Number of Sales	56	Median	94
Total Sales Price	\$2,540,833	Mean	100
Total Adj. Sales Price	\$2,562,500	Wgt. Mean	87
Total Assessed Value	\$2,237,445	Average Assessed Value of the Base	\$34,050
Avg. Adj. Sales Price	\$45,759	Avg. Assessed Value	\$39,954

Confidence Interval - Current

95% Median C.I	88.94 to 100.92
95% Mean C.I	91.94 to 108.50
95% Wgt. Mean C.I	78.87 to 95.76

% of Value of the Class of all Real Property Value in the County	8.84
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	6.93

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	52	93	93
2008	45	96	96
2007	45	97	97
2006	46	97	97

2010 Commission Summary

39 Greeley

Commercial Real Property - Current

Number of Sales	10	Median	63
Total Sales Price	\$253,500	Mean	66
Total Adj. Sales Price	\$253,500	Wgt. Mean	66
Total Assessed Value	\$167,495	Average Assessed Value of the Base	\$37,721
Avg. Adj. Sales Price	\$25,350	Avg. Assessed Value	\$16,750

Confidence Interval - Current

95% Median C.I	32.16 to 91.16
95% Mean C.I	42.70 to 89.09
95% Wgt. Mean C.I	45.04 to 87.10

% of Value of the Class of all Real Property Value in the County	1.97
% of Records Sold in the Study Period	5.24
% of Value Sold in the Study Period	2.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	8	100	72
2008	7	100	68
2007	2	100	117
2006	8	97	97

2010 Opinions of the Property Tax Administrator for Greeley 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 Greeley County is 94% of market value. The quality of assessment for the class of residential real property in Greeley 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 Greeley County is 100% of market value. The quality of assessment for the class of commercial real property in Greeley 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 Greeley County is 70% of market value. The quality of assessment for the class of agricultural land in Greeley 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

**Greeley County 2010 Assessment Actions taken to address the
following property classes/subclasses:**

Residential:

All sales are reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate. Additional resources such as attorney and real estate agents are utilized in this process to acquire more accurate information concerning sales. Permits are logged and reviewed for specific property activities and notable changes to the property valuations. The county completed all pick up work in a timely manner.

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (July 1, 2007 through June 30, 2009). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property. The county is continuing the system put into place in 2009 for annual review and classification of multi-use parcels in accordance with Directive 08-04 and LB777.

Greeley County was assigned the new residential Valuation Groupings as follows: Valuation Group 1- former assessor location Greeley; Valuation Group 2 – former assessor location Scotia; Valuation Group 3 – former assessor location Spalding; Valuation Group 4 – former assessor location Wolbach; and Valuation Group 5 – former assessor location Acreage 4500.

The Valuation Groupings were reviewed for statistical compliance. The following adjustments were made:

Valuation Grouping 1 (former assessor location Greeley) was reviewed and the decision to not make any adjustments was made based on low number of sales in the study period and the intent to revalue for the 2011 tax year.

Valuation Grouping 2 (former assessor location Scotia) received an adjustment applied to the base cost of the improvements. A market analysis established new depreciation from the market. The sales comparison approach was utilized with the application of effective ages to the improvements. These actions were followed with a unit of comparison study focusing on the square foot of assessed value in relationship to the square foot of selling price.

Valuation Grouping 3 (former assessor location Spalding) received an adjustment applied to the base cost of the improvements.

Valuation Grouping 4 (former assessor location Wolbach) did not receive an adjustment based on the low number of sales with the intent to revalue for tax year 2011.

Valuation Grouping 5 (former assessor location Acreage 4500) received an adjustment to the land and also the sales comparison approach was utilized with the application of effective ages to the improvements. Another neighborhood was added for recreational river front smaller parcels.

An updated costing was applied county wide to outbuildings (farm type) which resulted in small changes to any property in the residential valuation groupings that also had outbuildings.

2010 Assessment Survey for Greeley County

Residential Appraisal Information

1.	Valuation data collection done by:
	Appraisal Staff
2.	List the valuation groupings used by the County:
	Greeley, Scotia, Spalding, Wolbach, and Acreage 4500
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<p>Greeley: Greeley is one of the two largest villages in Greeley County, with a population of about 500. It is the county seat located on US Highway 281. Greeley-Wolbach is a consolidated K-12 school district with schools in each village. Greeley is a limited trade center for an agricultural area located 50 miles north of Grand Island. Greeley has a stable residential market, with limited sales, mostly older homes.</p> <p>Scotia: Scotia is a small village with a population of approximately 300. Scotia school is consolidated with North Loup offering K-12 education. It has limited trade with a few ongoing businesses. Scotia has a stable residential market, with limited sales, mostly older homes.</p> <p>Spalding: Spalding is a small village on NE Highway 91 located on the Cedar River, with a population of about 500. Spalding and Spalding Academy schools each offer K-12 education. The town is a limited trade center for an agricultural area that is located in an area 60 plus miles from any major trade center. Spalding has a stable residential market, with limited sales, mostly older homes.</p> <p>Wolbach: Wolbach is a small village located on NE Highway 22 about 15 miles northeast of St. Paul with a population about 300. Wolbach school is consolidated with Greeley. It has limited trade with a few ongoing businesses. Wolbach has a stable residential market, with limited sales, mostly older homes.</p> <p>Acreage 4500: The Acreage 4500 valuation grouping contains all residential parcels outside the villages/towns within Greeley County.</p>
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.
4	When was the last lot value study completed?
	Spalding, Greeley, Scotia, Wolbach and Acreages were completed for 2007.
a.	What methodology was used to determine the residential lot values?
	Based on vacant land sales in each village.
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, the entire valuation grouping uses the same costing year.
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?

	The depreciation studies are developed based on local market information.
a.	How often does the County update depreciation tables?
	Statistical market indicators are studied annually which provides valuation direction within the valuation groupings.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Appraisal Staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	All villages - 2005; Rural residential – 2004; Parcels updated through sales & permits are reviewed annually.
a.	Does the County maintain a tracking process? If yes describe.
	Date last reviewed from the appraisal files and permit list.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	56	MEDIAN:	94	COV:	31.54	95% Median C.I.:	88.94 to 100.92
TOTAL Sales Price:	2,540,833	WGT. MEAN:	87	STD:	31.61	95% Wgt. Mean C.I.:	78.87 to 95.76
TOTAL Adj.Sales Price:	2,562,500	MEAN:	100	AVG.ABS.DEV:	21.38	95% Mean C.I.:	91.94 to 108.50
TOTAL Assessed Value:	2,237,445						
AVG. Adj. Sales Price:	45,758	COD:	22.65	MAX Sales Ratio:	188.75		
AVG. Assessed Value:	39,954	PRD:	114.78	MIN Sales Ratio:	52.08		

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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	9	88.88	94.75	74.25	29.34	127.62	52.08	177.20	63.98 to 115.98	53,088	39,417
10/01/07 TO 12/31/07	3	91.00	104.31	66.39	39.32	157.12	57.30	164.63	N/A	77,833	51,671
01/01/08 TO 03/31/08	10	97.22	99.47	86.28	20.94	115.29	53.96	155.90	77.10 to 124.33	51,859	44,746
04/01/08 TO 06/30/08	8	98.82	96.77	97.32	7.36	99.44	82.50	109.76	82.50 to 109.76	34,500	33,574
07/01/08 TO 09/30/08	6	90.28	89.88	88.53	3.92	101.52	83.82	94.74	83.82 to 94.74	54,177	47,965
10/01/08 TO 12/31/08	3	74.90	76.59	77.08	14.72	99.37	60.90	93.98	N/A	42,333	32,630
01/01/09 TO 03/31/09	5	137.21	135.35	111.54	26.34	121.35	80.67	186.00	N/A	32,457	36,202
04/01/09 TO 06/30/09	12	100.29	102.65	100.60	19.66	102.03	60.50	188.75	75.53 to 109.85	36,854	37,076
<u>Study Years</u>											
07/01/07 TO 06/30/08	30	93.72	97.82	81.40	22.35	120.17	52.08	177.20	83.80 to 104.52	50,196	40,861
07/01/08 TO 06/30/09	26	94.36	102.99	95.74	23.17	107.57	60.50	188.75	86.28 to 101.13	40,638	38,908
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	27	93.89	94.00	88.38	13.81	106.36	53.96	155.90	83.82 to 100.92	46,172	40,805
<u>ALL</u>											
	56	94.36	100.22	87.31	22.65	114.78	52.08	188.75	88.94 to 100.92	45,758	39,954

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	9	111.98	123.48	108.13	33.38	114.19	70.97	188.75	75.53 to 186.00	33,444	36,164
02	15	94.74	97.18	93.62	8.97	103.80	77.10	124.33	90.70 to 104.75	47,383	44,361
03	15	98.75	101.85	92.44	24.41	110.18	52.08	174.14	81.47 to 115.44	24,144	22,318
04	7	88.69	98.51	85.98	27.90	114.58	60.50	177.20	60.50 to 177.20	25,006	21,499
05	10	86.75	82.58	75.11	17.18	109.95	53.96	100.92	57.30 to 99.50	101,353	76,127
<u>ALL</u>											
	56	94.36	100.22	87.31	22.65	114.78	52.08	188.75	88.94 to 100.92	45,758	39,954

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	48	93.94	99.00	86.56	22.62	114.36	52.08	188.75	88.69 to 101.13	48,212	41,733
2	8	98.63	107.55	94.34	21.32	114.01	74.90	186.00	74.90 to 186.00	31,036	29,279
<u>ALL</u>											
	56	94.36	100.22	87.31	22.65	114.78	52.08	188.75	88.94 to 100.92	45,758	39,954

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	52	93.94	100.62	86.78	23.87	115.95	52.08	188.75	88.88 to 101.13	44,749	38,831
06	3	98.52	93.37	92.38	6.85	101.07	80.67	100.92	N/A	75,846	70,070
07	1	100.13	100.13	100.13			100.13	100.13	N/A	8,000	8,010
<u>ALL</u>	<u>56</u>	<u>94.36</u>	<u>100.22</u>	<u>87.31</u>	<u>22.65</u>	<u>114.78</u>	<u>52.08</u>	<u>188.75</u>	<u>88.94 to 100.92</u>	<u>45,758</u>	<u>39,954</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val	
<u>Low \$</u>	<u>1 TO 4999</u>	<u>2</u>	<u>110.34</u>	<u>110.34</u>	<u>112.00</u>	<u>16.62</u>	<u>98.51</u>	<u>92.00</u>	<u>128.67</u>	<u>N/A</u>	<u>1,375</u>	<u>1,540</u>
	<u>5000 TO 9999</u>	<u>7</u>	<u>100.13</u>	<u>120.40</u>	<u>114.33</u>	<u>33.16</u>	<u>105.30</u>	<u>74.90</u>	<u>186.00</u>	<u>74.90 to 186.00</u>	<u>6,857</u>	<u>7,840</u>
<u>Total \$</u>	<u>1 TO 9999</u>	<u>9</u>	<u>100.13</u>	<u>118.16</u>	<u>114.21</u>	<u>29.86</u>	<u>103.46</u>	<u>74.90</u>	<u>186.00</u>	<u>81.47 to 177.20</u>	<u>5,638</u>	<u>6,440</u>
	<u>10000 TO 29999</u>	<u>23</u>	<u>101.13</u>	<u>107.30</u>	<u>108.54</u>	<u>23.49</u>	<u>98.85</u>	<u>60.50</u>	<u>188.75</u>	<u>88.88 to 111.98</u>	<u>18,602</u>	<u>20,191</u>
	<u>30000 TO 59999</u>	<u>6</u>	<u>87.49</u>	<u>87.31</u>	<u>86.35</u>	<u>21.53</u>	<u>101.11</u>	<u>52.08</u>	<u>137.21</u>	<u>52.08 to 137.21</u>	<u>43,974</u>	<u>37,973</u>
	<u>60000 TO 99999</u>	<u>12</u>	<u>96.47</u>	<u>93.45</u>	<u>93.67</u>	<u>7.65</u>	<u>99.77</u>	<u>60.90</u>	<u>104.52</u>	<u>90.70 to 101.07</u>	<u>74,794</u>	<u>70,059</u>
	<u>100000 TO 149999</u>	<u>4</u>	<u>80.46</u>	<u>78.60</u>	<u>78.06</u>	<u>16.24</u>	<u>100.69</u>	<u>53.96</u>	<u>99.50</u>	<u>N/A</u>	<u>123,750</u>	<u>96,597</u>
	<u>150000 TO 249999</u>	<u>2</u>	<u>60.64</u>	<u>60.64</u>	<u>60.85</u>	<u>5.51</u>	<u>99.65</u>	<u>57.30</u>	<u>63.98</u>	<u>N/A</u>	<u>213,750</u>	<u>130,067</u>
<u>ALL</u>	<u>56</u>	<u>94.36</u>	<u>100.22</u>	<u>87.31</u>	<u>22.65</u>	<u>114.78</u>	<u>52.08</u>	<u>188.75</u>	<u>88.94 to 100.92</u>	<u>45,758</u>	<u>39,954</u>	

**2010 Correlation Section
for Greeley County**

Residential Real Property

I. Correlation

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

RESIDENTIAL: In correlating the assessment practices and the calculated statistics for the residential class of property in Greeley County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median for the residential class of property in Greeley County is 94%. The residential class of property in Greeley County is made up of five separate valuation groupings. Valuation Group one is the town of Greeley, the county seat. It has a total of 9 sales, 2 in the first year of the study period, 7 in the last year, with an average sale price of \$33,000 and a median of 112%. Statistics were run for the second year of the study period combined with all sales to date (no sales) have a median of 100%. A reduction in value for 2010 would most likely require an increase in 2011. Even though the median is believed to be the best measure of level of value, due to the limited number of sales it believed that any reduction in value at this time would not improve the quality of assessment for this valuation group. Valuation Group two received an adjustment applied to the base cost of the improvements with a new depreciation schedule. Valuation Grouping three received an adjustment applied to the base cost of the improvements. Valuation Group four has only 7 sales which are not considered to be an adequate number of sales to be a reliable indicator of level of value. This valuation group did not receive an adjustment based on the low number of sales. The county intends to revalue for tax year 2011. Valuation Group five is the rural acreages, which includes parcels throughout the county, some with highway frontage close to towns, three river frontage tracts (one improved), and a diverse range of improvements. This valuation grouping received an adjustment to the land and also the sales comparison approach was utilized with the application of effective ages to the improvements. Another neighborhood was added for recreational river front smaller parcels. An updated costing was applied county wide to outbuildings (farm type) which resulted in small changes to any property in the residential valuation groupings that also had outbuildings.

Based on the known assessment practices of Greeley County, it is believed that assessments are uniform in the residential class of property. All subclasses with a sufficient number of sales are within the acceptable range. There will be no non-binding recommendations in the residential class.

**2010 Correlation Section
for Greeley 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:All residential sales are reviewed through research of the deed. Questionnaires are mailed to both the buyer and seller of the property on sales with consideration and/or documentary stamps. Telephone contact is made to the buyer or seller if we have additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale. Percentage return of the questionnaires is 83%. Sales in the study period are monitored for any changes that may take place after the purchase.

There were a total of 121 residential sales in Greeley County for the two year study period. Of these 56 were determined to be qualified, arms-length transactions, the remaining 65 were disqualified. The disqualified sales included 7 sales that were coded out as substantially changed (the review showed that there were 10), 26 sales were family sales, 10 were foreclosure sales, and the remainder were disqualified due to terms and conditions of sale, resales, partial interests, etc. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the residential class of property.

**2010 Correlation Section
for Greeley County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	87	100

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

	COD	PRD
R&O Statistics	22.65	114.78

RESIDENTIAL: The calculations accurately reflect that both the coefficient of dispersion and the price related differential are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. Greeley County has five residential valuation groupings. Three of these valuation groups had ten sales or less. The two valuation groups with the fewest sales, 7 and 9 sales each, had outliers with ratios ranging from 60% to 189%. One of these valuation groups is scheduled to be revalued for tax year 2011. It also needs to be noted that over half of the residential sales sold for less than \$30,000, with 9 of the 56 sales selling for less than \$10,000.

Knowing the Greeley County assessment practices it is believed that they have achieved acceptable uniformity within the residential class of property.

Greeley County 2010 Assessment Actions taken to address the

Following property classes/subclasses:

Commercial:

All sales are reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate. Additional resources such as attorney and real estate agents are utilized in this process to acquire more accurate information concerning sales. Permits are logged and reviewed for specific property activities and notable changes to the property valuations. The county completed all pick up work in a timely manner.

The county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (July 1, 2006 through June 30, 2009). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Greeley County was assigned new Valuation Groupings as follows: Valuation Group 1- former assessor location Greeley; Valuation Group 2 – former assessor location Scotia; Valuation Group 3 – former assessor location Spalding; Valuation Group 4 – former assessor location Wolbach; and Valuation Group 5 – former assessor location Rural.

For 2010, the commercial assessment actions originally included a review and revalue of the entire class; but due to time constraints the completion of this class of property is scheduled for 2011. No adjustments were made to the entire population. However, some adjustments were made through pick-up work and data entry corrections.

2010 Assessment Survey for Greeley County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Appraisal staff
2.	List the valuation groupings used by the County:
	Greeley, Scotia, Spalding, Wolbach, Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<p>Greeley: Greeley is one of the two largest villages in Greeley County, with a population of about 500. It is the county seat located on US Highways 281. Greeley is a limited trade center for an agricultural area located 50 miles north of Grand Island.</p> <p>Scotia: Scotia is a small village with a population of approximately 300. It has limited trade with a few ongoing businesses.</p> <p>Spalding: Spalding is a small town on NE Highway 91 located on the Cedar River, with a population of about 500. The town is a limited trade center for an ag area that is located in an area 60 plus miles from any major trade center.</p> <p>Wolbach: Wolbach is a small village located on NE Highway 22 about 15 miles northeast of St. Paul with a population about 300. It has limited trade with a few ongoing businesses.</p> <p>Rural: The Rural valuation grouping contains all commercial parcels located outside the villages/towns within Greeley County. Most of the businesses in the rural area consist of agricultural based businesses.</p>
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.
4	When was the last lot value study completed?
	2006
a.	What methodology was used to determine the commercial lot values?
	Vacant land sales.
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 vendor?
	The depreciation studies are developed based on local market information.
a.	How often does the County update the depreciation tables?
	Statistical market indicators are studied annually which provides valuation direction within the valuation groupings.
7.	Pickup work:

a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Appraisal Staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Plans are to review the entire class for 2011.
a.	Does the County maintain a tracking process? If yes describe.
	Use the date reviewed in the working appraisal file, permit list, sales review & requested reviews.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	10	MEDIAN:	63	COV:	49.21	95% Median C.I.:	32.16 to 91.16
TOTAL Sales Price:	253,500	WGT. MEAN:	66	STD:	32.43	95% Wgt. Mean C.I.:	45.04 to 87.10
TOTAL Adj.Sales Price:	253,500	MEAN:	66	AVG.ABS.DEV:	24.65	95% Mean C.I.:	42.70 to 89.09
TOTAL Assessed Value:	167,495						
AVG. Adj. Sales Price:	25,350	COD:	38.97	MAX Sales Ratio:	129.79		
AVG. Assessed Value:	16,749	PRD:	99.73	MIN Sales Ratio:	20.29		

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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											
10/01/06 TO 12/31/06	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
01/01/07 TO 03/31/07	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
04/01/07 TO 06/30/07	3	67.80	63.71	65.75	29.01	96.89	32.16	91.16	N/A	25,000	16,438
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	4	47.89	61.46	64.72	68.47	94.97	20.29	129.79	N/A	30,375	19,657
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	5	67.80	65.14	66.53	22.89	97.91	32.16	91.16	N/A	25,400	16,899
07/01/07 TO 06/30/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
07/01/08 TO 06/30/09	4	47.89	61.46	64.72	68.47	94.97	20.29	129.79	N/A	30,375	19,657
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	4	72.19	66.93	68.62	23.47	97.53	32.16	91.16	N/A	25,500	17,498
01/01/08 TO 12/31/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
<u>ALL</u>											
	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	5	67.80	69.70	65.48	13.95	106.44	58.00	87.40	N/A	31,400	20,561
04	5	37.06	62.09	67.04	90.93	92.62	20.29	129.79	N/A	19,300	12,938
<u>ALL</u>											
	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

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	9	58.71	63.51	65.64	41.23	96.74	20.29	129.79	32.16 to 91.16	27,611	18,125
2	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
<u>ALL</u>											
	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

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

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749
04											
ALL	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
Total \$											
1 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
10000 TO 29999	7	58.00	63.58	67.25	51.24	94.54	20.29	129.79	20.29 to 129.79	21,214	14,267
30000 TO 59999	2	63.26	63.26	63.26	7.19	100.00	58.71	67.80	N/A	50,000	31,627
ALL	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	108.60	108.60	123.36	19.52	88.03	87.40	129.79	N/A	16,500	20,355
326	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
353	2	72.19	72.19	70.88	6.09	101.85	67.80	76.59	N/A	38,500	27,290
423	1	58.71	58.71	58.71			58.71	58.71	N/A	50,000	29,355
470	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
476	1	20.29	20.29	20.29			20.29	20.29	N/A	19,000	3,855
494	1	91.16	91.16	91.16			91.16	91.16	N/A	12,500	11,395
563	1	37.06	37.06	37.06			37.06	37.06	N/A	24,500	9,080
ALL	10	63.26	65.90	66.07	38.97	99.73	20.29	129.79	32.16 to 91.16	25,350	16,749

**2010 Correlation Section
for Greeley County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Greeley County, as determined by the PTA is 100%. The mathematically calculated median is 63%.

COMMERCIAL: There were a total of ten qualified sales in the commercial sales file for Greeley County for the three year study period. Five of these sales were in valuation group one (town of Greeley), and five in valuation group four (town of Wolbach). These sales were diverse with seven different occupancy codes, and sale prices ranging from \$5,000 to \$50,000. Average sale price for the ten sales was \$25,350. The representativeness of the sales to the population is unreliable. It is my opinion that the market for commercial property in Greeley County is not an organized market.

There were no assessment actions taken in the commercial class of property for assessment year 2010, however, some adjustments were made through pick-up work and data entry corrections. For 2010 the commercial assessment actions originally included a review and revalue of the entire class; but due to time constraints this was not completed. This class of property is scheduled for a review and revaluation in 2011. Due to the inadequate number of sales, the sales file cannot be relied upon to measure the level of value for the commercial class of property in Greeley County nor will the qualitative measures be used in determining assessment uniformity and proportionality. There is no other information available that would indicate that Greeley County has not met an acceptable level of value for the commercial class of property for assessment year 2010.

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

**2010 Correlation Section
for Greeley 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:All commercial sales are reviewed through research of the deed. Questionnaires are mailed to both the buyer and seller of the property on sales with consideration and/or documentary stamps. Telephone contact is made to the buyer or seller if we have additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale. Percentage return of the questionnaires is 83%. Sales in the study period are monitored for any changes that may take place after the purchase.

There were a total of 34 commercial sales in Greeley County for the three year study period. Of the 34 sales, 10 were determined to be qualified, arms-length transactions, the remaining 24 were disqualified. A review of the disqualified sales indicated 7 sales that were substantially changed (3 coded out as a 3, 4 sales coded out as a 4), 3 sales were family sales, 4 private sales, 5 government exempt, and the remainder were disqualified due to terms and conditions of sale, foreclosure, partial interests, etc. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section
for Greeley 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	63	66	66

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

	COD	PRD
R&O Statistics	38.97	99.73

COMMERCIAL: The calculated median from the statistical sampling of the five sales in each of the two valuation groupings will not be relied upon in determining the level of value for Greeley County. The sample is not representative of the population. There is no indication that the statutory level of 100% has not been met for the commercial class of real property.

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

**Agricultural or Special
Valuation Reports**

Greeley County 2010 Assessment Actions taken to address the

Following property classes/subclasses:

Agricultural:

All sales are reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate. Additional resources such as attorney and real estate agents are utilized in this process to acquire more accurate information concerning sales. Permits are logged and reviewed for specific property activities and notable changes to the property valuations. The county completed all pick up work in a timely manner.

Annually the county conducts a market analysis that includes the qualified agricultural land sales that occurred the current study period (July 1, 2006 through June 30, 2009). Sales were plotted on a large soil map to assist in the market analysis. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land class of real property. This analysis included a joint review with the field liaison of the sales file for each market area to determine proportionality, representativeness and adequacy of the sales. After completing the analysis, the county added sales in conformance with the R&O Ag spreadsheet analysis, combined Market Areas 2 and 3, and prepared a new schedule of LCG values for the two market areas.

All acres in the Conservation Reserve Program are tracked and valued giving consideration to the individual sub-class. Additionally, other sub-classes of irrigated grass and Wetlands Reserve Program acres and sales are followed and values adjusted as needed according to their own market.

The Assessment Staff spent most of 2009 using AgriData to re-measure parcels in Greeley County. All classes of agricultural land were rolled from Alpha Soil System to the Numerical System per state mandate. Greeley County completed the last 50 percent of the re-measuring of all parcels and all data entry for the 2010 tax year.

Annually, the county conducts the pick-up of new construction of the agricultural improvements and updates of any known land use changes in a timely manner. Continued working with the Natural Resource Districts in a cooperative effort focused on coordinating the irrigated acres on the records with the corresponding NRD and FSA records, as available.

Annually, the county plans to accomplish a portion of the required 6 year inspection process. For 2010, they have completed the land use inventory for the county as part of the soil conversion process. Additionally, a rural review on 12 of the 16 townships have been completed with the remaining 4 townships to be completed for 2011.

The two market areas experienced increases to LCG values for 2010. Overall Market Area 1 irrigated land values were increased approximately 25%, dry land values in the lower LCG subclasses increased approximately 15%, and grassland receiving no increase in values. Market Area 2 required varying increases to LCG values for former Market Area 2 parcels and former Market Area 3 parcels. An increase of 0 to 8% in irrigated land values, 0 to about 25% increases in dry land values, and 0 to 25% increase in grassland values.

2010 Assessment Survey for Greeley County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Appraisal Staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes, two separate Market Areas
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The market areas are developed by topography, similar soil characteristics and geographic characteristics.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	<p>Market Area 1: This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.</p> <p>Market Area 2: This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.</p>
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359 and Directive 08-04 dated December 23, 2008.
b.	When is it agricultural land, when is it residential, when is it recreational?
	Real property is classified as agricultural, commercial, and residential based on its use. The classification of use is based on above referenced Directive 08-04 for agricultural land; and Department of Revenue, Chapter 10 Real Property Regulations 10.001 Definitions for residential and recreational.
c.	Are these definitions in writing?
	Agricultural is defined by statute. Residential is defined in Regulation 10.001.05A. IAAO defines Residential as real property that might be vacant land or an improved parcel of land devoted to or available for residential use. Recreational land is defined according to Regulation 10.001.05E. A recreational improvement generally refers to a residence not designed for year round living.
d.	What are the recognized differences?

	Agricultural land means the commercial production of any plant or animal product. Residential land is that which is directly associated with a residence or dwelling. Recreational falls in with the residential category statistically or simply can be a partial use of agricultural/residential/commercial parcels.
e.	How are rural home sites valued?
	Rural home sites are valued by dollars per acre. Rural homes are on the June 2005 costing and use a 2007 depreciation schedule based upon rural residential homes.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	Rural home sites are valued by access to a public highway which was derived from local vacant acreage land sales. Market differences are recognized.
h.	What are the recognized differences?
	The recognized differences are distance to a public highway as indicated from vacant acreage sales.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Started in 2009 and completed for 2010.
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Other characteristics taken into consideration is soils, land use, land enrolled in federal programs in which payments are received.
5.	Is land use updated annually?
	Land is continually being looked at through NRD certifications, CRP letters to property owners, land use through sales reviews, and conversation with owners.
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps and correspondence with property owners.
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?
	Not applicable
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	Not applicable
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Appraisal staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes

d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes, the land is being continually reviewed by the assessment staff.
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)
	A rural review and inspection is completed on 12 of 16 townships for 2010 with the remaining four townships to be completed for 2011.
a.	Does the County maintain a tracking process?
	Use the review date in the appraisal file, sales & permits, or requested by property owners.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Non-reviewed properties are not adjusted based on the properties that have been reviewed.

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	20	7	13
07/01/07 - 06/30/08	20	8	12
07/01/08 - 06/30/09	16	5	11
Totals	56	20	36

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	2	2	0
	2	2	

Final Results:

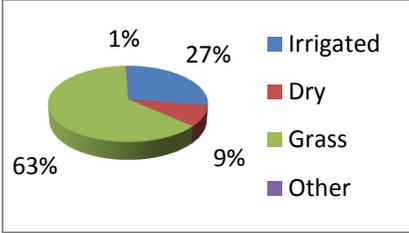
Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	20	7	13
07/01/07 - 06/30/08	20	8	12
07/01/08 - 06/30/09	18	7	11
Totals	58	22	36

Representativeness by Majority Land Use

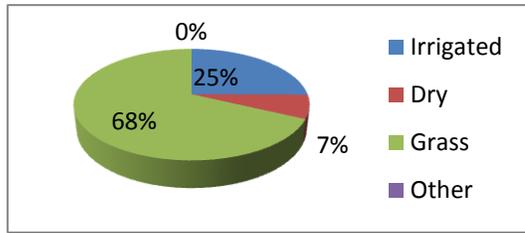
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	27%	25%	27%
Dry	9%	7%	7%
Grass	63%	68%	67%
Other	1%	0%	0%

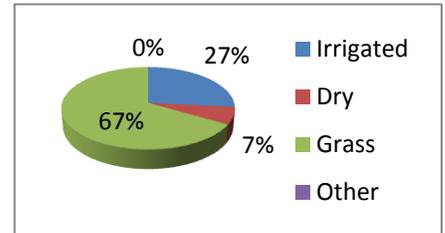
County



Original Sales File

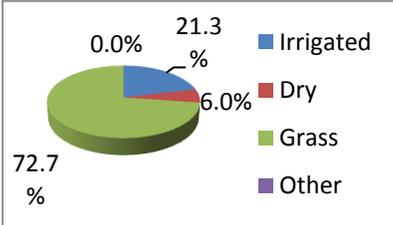


Representative Sample

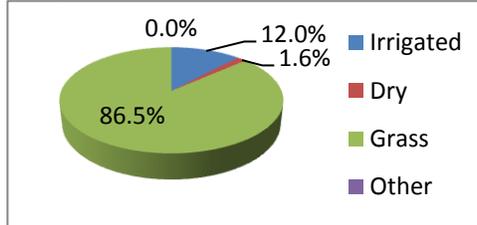


Mkt Area 1			
	county	sales file	sample
Irrigated	21%	12%	16%
Dry	6%	2%	2%
Grass	73%	86%	83%
Other	0%	0%	0%

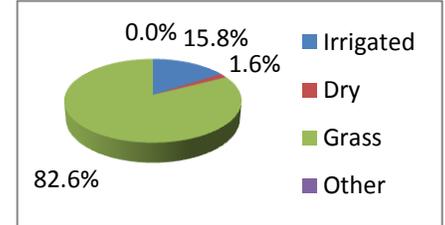
County



Original Sales File

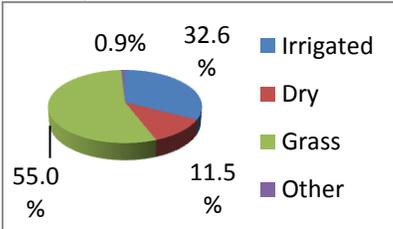


Representative Sample

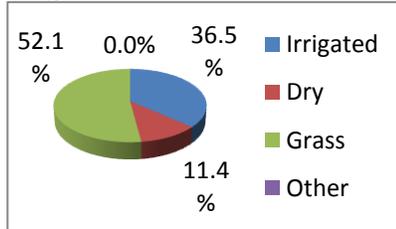


Mkt Area 2			
	county	sales file	sample
Irrigated	33%	36%	36%
Dry	12%	11%	11%
Grass	55%	52%	52%
Other	1%	0%	0%

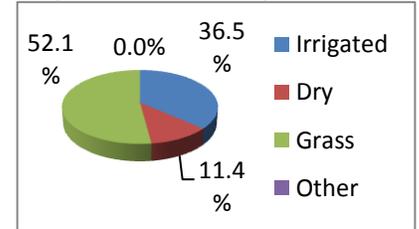
County



Original Sales File



Representative Sample



Ratio Study

Final Statistics

County # sales	58	Median	70%	AAD	14.42%
		Mean	73%	COD	20.62%
		W. Mean	68%	PRD	106.35%

Market Area 1 # sales	22	Median	70%	AAD	7.65%
		Mean	72%	COD	10.87%
		W. Mean	71%	PRD	101.62%

Market Area 2 # sales	36	Median	69%	AAD	18.57%
		Mean	73%	COD	26.92%
		W. Mean	67%	PRD	109.31%

Preliminary Statistics

Median	69%	AAD	14.87%
Mean	69%	COD	21.56%
W. Mean	70%	PRD	97.93%

Median	71%	AAD	9.80%
Mean	70%	COD	13.88%
W. Mean	67%	PRD	104.37%

Median	61%	AAD	17.96%
Mean	68%	COD	29.38%
W. Mean	63%	PRD	107.31%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	3	50.04%	0	N/A	21	70.04%
Mkt Area 1	0	N/A	0	N/A	13	70.89%
Mkt Area 2	3	50.04%	0	N/A	8	68.96%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	23	71.29%	1	47.88%	25	70.04%
Mkt Area 1	7	68.57%	0	N/A	14	70.37%
Mkt Area 2	16	73.75%	1	47.88%	11	70.04%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Greeley County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Greeley County has two market areas. Market area one is the sandhills area in the northwest portion of the county. Market area two is the balance of the county. Market area one has been established for a number of years. Former market areas two and three have been combined into market area two. The market area boundaries are supported by soils and topography.

The Greeley County ag sales from 7/1/06 through 6/30/09 were reviewed. There were a total of 56 sales, 20 in market area one and 36 in market area two. In market area one there were 7 sales in the first or oldest year, 8 in the middle year, and 5 in the third or most recent year. In market area two there were 13 sales in the first year, 12 in the middle year, and 11 in the third or most recent year. The market areas were balanced as to number of sales for each of the study years, however, the sales in market area one were not representative of major land use - grassland.

The land values in Greeley County have been increasing during the last several years. Market area one will need comparable sale(s) from surrounding counties to make up a representative sales file for measurement purposes. Comparable sales from the surrounding counties were reviewed with the county appraiser in an attempt to locate comparable sales to be added to the sales file for market area one. These sales were reviewed for proximity, size, soil types, land use and year of sale. Two sales were selected to be added to the sales file for market area one: 1 from Valley County, and 1 from Wheeler County. With the inclusion of these sales the county sales file was representative of the major land uses for each of the market areas.

An ag analysis was completed for each of the market areas. Market area one irrigated values were increased approximately 25% and the lower capability dryland values increased approximately 15%. Market area two irrigated values increased 0 to 8% depending on former market area; upper capability dryland values increased 0 to 12% depending on former market area; lower capability dryland values increased 4 to 25% depending on former market area; and grassland increased 6 to 25% depending on former market area. These values are more consistent with comparable adjoining county market areas. Both market areas reflect an acceptable level of value. Greeley County has achieved equalization of agricultural land and has a level of value of 70% as well as a calculated median of 70%.

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

2010 Correlation Section

For Greeley 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:

During each of the three year study periods for the last five years, approximately 45 percent of total ag sales have been determined to be qualified sales. Of the total sales for the three year study period for 2010, approximately 10% were determined to be substantially changed, and about 45% were determined to be not qualified for other reasons, family sales and/or sales disqualified because of being non-arms length transactions.

All agricultural sales are reviewed through research of the deed. Questionnaires are mailed to both the buyer and seller of the property on sales with consideration and/or documentary stamps. Telephone contact is made to the buyer or seller if we have additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale.

Percentage return of the questionnaires is 83%. Sales in the study period are monitored for any changes that may take place after the purchase.

2010 Correlation Section

For Greeley 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	68	73

2010 Correlation Section

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

	COD	PRD
R&O Statistics	20.62	106.35

AGRICULTURAL LAND:

The median ratio and the mean ratio are within the acceptable range. The weighted mean is slightly below the acceptable range. These statistics are considered appropriate for agricultural lands during this period of increasing land values.

The COD and PRD are slightly exceed the IAAO recommended range. As previously stated, land prices have been increasing significantly throughout the study period. Higher ratios are concentrated among the older sales (outlier 2006 sale, Book 63, Page 372 with ratio of 139%), and lower ratios among the newer sales (outlier 2009 sale, Book 64, Page 356 with ratio of 39%). It is this wide ratio spread which causes these statistics to be outside the range.

Total Real Property Sum Lines 17, 25, & 30	Records : 2,967	Value : 365,139,610	Growth 1,669,608	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	114	632,290	1	6,750	1	31,390	116	670,430	
02. Res Improve Land	735	2,598,040	33	902,705	38	850,115	806	4,350,860	
03. Res Improvements	748	22,321,335	33	2,882,000	39	1,802,495	820	27,005,830	
04. Res Total	862	25,551,665	34	3,791,455	40	2,684,000	936	32,027,120	636,408
% of Res Total	92.09	79.78	3.63	11.84	4.27	8.38	31.55	8.77	38.12
05. Com UnImp Land	22	79,830	6	40,225	0	0	28	120,055	
06. Com Improve Land	137	347,195	14	104,905	3	34,980	154	487,080	
07. Com Improvements	143	3,370,090	17	2,209,290	3	1,018,250	163	6,597,630	
08. Com Total	165	3,797,115	23	2,354,420	3	1,053,230	191	7,204,765	455,510
% of Com Total	86.39	52.70	12.04	32.68	1.57	14.62	6.44	1.97	27.28
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	4	39,500	8	212,815	12	252,315	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	4	39,500	8	212,815	12	252,315	0
% of Rec Total	0.00	0.00	33.33	15.66	66.67	84.34	0.40	0.07	0.00
Res & Rec Total	862	25,551,665	38	3,830,955	48	2,896,815	948	32,279,435	636,408
% of Res & Rec Total	90.93	79.16	4.01	11.87	5.06	8.97	31.95	8.84	38.12
Com & Ind Total	165	3,797,115	23	2,354,420	3	1,053,230	191	7,204,765	455,510
% of Com & Ind Total	86.39	52.70	12.04	32.68	1.57	14.62	6.44	1.97	27.28
17. Taxable Total	1,027	29,348,780	61	6,185,375	51	3,950,045	1,139	39,484,200	1,091,918
% of Taxable Total	90.17	74.33	5.36	15.67	4.48	10.00	38.39	10.81	65.40

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	138	19	35	192

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	1,935	46	3,470,725	1,191	169,695,030	1,238	173,167,690
28. Ag-Improved Land	3	115,395	36	5,437,320	498	110,043,715	537	115,596,430
29. Ag Improvements	3	25,670	40	1,636,480	547	35,229,140	590	36,891,290
30. Ag Total							1,828	325,655,410

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	8,745	18	20.00	231,000	
33. HomeSite Improvements	2	2.00	23,170	19	20.00	1,186,670	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	8.00	21,500	
36. FarmSite Improv Land	3	5.00	10,100	33	145.88	398,590	
37. FarmSite Improvements	2	0.00	2,500	38	0.00	449,810	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	139.16	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	53,000	6	6.00	53,000	
32. HomeSite Improv Land	289	305.75	3,118,000	309	327.75	3,357,745	
33. HomeSite Improvements	307	297.75	12,191,120	328	319.75	13,400,960	577,690
34. HomeSite Total				334	333.75	16,811,705	
35. FarmSite UnImp Land	29	88.50	84,200	33	96.50	105,700	
36. FarmSite Improv Land	478	2,190.59	2,948,810	514	2,341.47	3,357,500	
37. FarmSite Improvements	516	0.00	23,038,020	556	0.00	23,490,330	0
38. FarmSite Total				589	2,437.97	26,953,530	
39. Road & Ditches	0	4,092.11	0	0	4,231.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				923	7,002.99	43,765,235	577,690

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	851.10	4.00%	1,404,315	4.10%	1,650.00
47. 2A1	1,867.10	8.78%	3,080,715	8.99%	1,650.00
48. 2A	1,108.49	5.21%	1,829,010	5.34%	1,650.00
49. 3A1	1,536.29	7.23%	2,504,150	7.31%	1,630.00
50. 3A	2,967.17	13.96%	4,836,495	14.11%	1,630.00
51. 4A1	8,417.14	39.59%	13,719,950	40.03%	1,630.00
52. 4A	4,512.13	21.22%	6,903,570	20.14%	1,530.00
53. Total	21,259.42	100.00%	34,278,205	100.00%	1,612.38
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	202.60	3.31%	186,390	4.59%	919.99
56. 2D1	645.60	10.54%	587,495	14.48%	910.00
57. 2D	451.73	7.37%	406,555	10.02%	900.00
58. 3D1	805.35	13.14%	624,260	15.39%	775.14
59. 3D	842.58	13.75%	640,340	15.78%	759.98
60. 4D1	2,216.30	36.17%	1,207,950	29.77%	545.03
61. 4D	962.90	15.72%	404,400	9.97%	419.98
62. Total	6,127.06	100.00%	4,057,390	100.00%	662.21
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	159.60	0.22%	74,400	0.25%	466.17
65. 2G1	826.55	1.13%	339,245	1.14%	410.43
66. 2G	620.20	0.85%	240,650	0.81%	388.02
67. 3G1	4,436.51	6.08%	1,665,550	5.60%	375.42
68. 3G	2,139.83	2.93%	790,760	2.66%	369.54
69. 4G1	15,293.67	20.97%	6,236,275	20.97%	407.77
70. 4G	49,464.60	67.81%	20,394,870	68.57%	412.31
71. Total	72,940.96	100.00%	29,741,750	100.00%	407.75
Irrigated Total					
Irrigated Total	21,259.42	21.19%	34,278,205	50.35%	1,612.38
Dry Total					
Dry Total	6,127.06	6.11%	4,057,390	5.96%	662.21
Grass Total					
Grass Total	72,940.96	72.70%	29,741,750	43.69%	407.75
Waste	8.50	0.01%	680	0.00%	80.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	100,335.94	100.00%	68,078,025	100.00%	678.50

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	20,997.27	26.33%	37,899,885	30.75%	1,804.99
47. 2A1	14,628.98	18.34%	24,211,150	19.64%	1,655.01
48. 2A	3,550.68	4.45%	5,485,885	4.45%	1,545.02
49. 3A1	3,721.17	4.67%	5,451,590	4.42%	1,465.02
50. 3A	3,149.10	3.95%	4,503,210	3.65%	1,430.00
51. 4A1	16,101.58	20.19%	23,014,130	18.67%	1,429.31
52. 4A	17,604.97	22.07%	22,689,625	18.41%	1,288.82
53. Total	79,753.75	100.00%	123,255,475	100.00%	1,545.45
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,989.16	17.77%	5,064,085	24.32%	1,015.02
56. 2D1	5,554.80	19.78%	5,582,700	26.82%	1,005.02
57. 2D	818.69	2.92%	814,650	3.91%	995.07
58. 3D1	1,216.11	4.33%	1,058,010	5.08%	870.00
59. 3D	562.21	2.00%	469,440	2.25%	834.99
60. 4D1	6,965.29	24.80%	4,039,935	19.40%	580.01
61. 4D	7,975.41	28.40%	3,790,330	18.21%	475.25
62. Total	28,081.67	100.00%	20,819,150	100.00%	741.38
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,067.28	2.83%	2,474,230	3.55%	608.33
65. 2G1	4,715.13	3.28%	2,726,940	3.92%	578.34
66. 2G	1,494.81	1.04%	817,495	1.17%	546.89
67. 3G1	1,337.23	0.93%	724,430	1.04%	541.74
68. 3G	1,720.81	1.20%	896,460	1.29%	520.95
69. 4G1	32,464.97	22.58%	16,030,160	23.03%	493.77
70. 4G	97,976.84	68.14%	45,937,400	66.00%	468.86
71. Total	143,777.07	100.00%	69,607,115	100.00%	484.13
Irrigated Total					
Irrigated Total	79,753.75	31.60%	123,255,475	57.66%	1,545.45
Dry Total					
Dry Total	28,081.67	11.13%	20,819,150	9.74%	741.38
Grass Total					
Grass Total	143,777.07	56.96%	69,607,115	32.57%	484.13
Waste					
Waste	783.56	0.31%	62,705	0.03%	80.03
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	252,396.05	100.00%	213,744,445	100.00%	846.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6.10	32.45%	10,065	32.69%	1,650.00
48. 2A	1.20	6.38%	1,980	6.43%	1,650.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	11.50	61.17%	18,745	60.88%	1,630.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	18.80	100.00%	30,790	100.00%	1,637.77
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1.80	29.03%	695	29.89%	386.11
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1.30	20.97%	545	23.44%	419.23
70. 4G	3.10	50.00%	1,085	46.67%	350.00
71. Total	6.20	100.00%	2,325	100.00%	375.00
Irrigated Total					
Irrigated Total	18.80	75.20%	30,790	92.98%	1,637.77
Dry Total					
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	6.20	24.80%	2,325	7.02%	375.00
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	25.00	100.00%	33,115	100.00%	1,324.60

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4001

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1.60	13.11%	1,625	20.90%	1,015.63
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10.60	86.89%	6,150	79.10%	580.19
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	12.20	100.00%	7,775	100.00%	637.30
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	13.50	25.28%	7,765	28.96%	575.19
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.20	0.37%	110	0.41%	550.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	11.20	20.97%	5,545	20.68%	495.09
70. 4G	28.50	53.37%	13,395	49.95%	470.00
71. Total	53.40	100.00%	26,815	100.00%	502.15
Irrigated Total					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total					
Dry Total	12.20	18.60%	7,775	22.48%	637.30
Grass Total					
Grass Total	53.40	81.40%	26,815	77.52%	502.15
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	65.60	100.00%	34,590	100.00%	527.29

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.80	59,635	3,134.92	5,158,865	97,861.25	152,345,970	101,031.97	157,564,470
77. Dry Land	12.20	7,775	922.14	717,420	33,286.59	24,159,120	34,220.93	24,884,315
78. Grass	63.02	31,075	5,136.83	2,374,695	211,577.78	96,972,235	216,777.63	99,378,005
79. Waste	0.00	0	74.60	5,975	717.46	57,410	792.06	63,385
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	111.02	98,485	9,268.49	8,256,955	343,443.08	273,534,735	352,822.59	281,890,175

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	101,031.97	28.64%	157,564,470	55.90%	1,559.55
Dry Land	34,220.93	9.70%	24,884,315	8.83%	727.17
Grass	216,777.63	61.44%	99,378,005	35.25%	458.43
Waste	792.06	0.22%	63,385	0.02%	80.03
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	352,822.59	100.00%	281,890,175	100.00%	798.96

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

39 Greeley

	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	30,645,080	32,027,120	1,382,040	4.51%	636,408	2.43%
02. Recreational	110,060	252,315	142,255	129.25%	0	129.25%
03. Ag-Homesite Land, Ag-Res Dwelling	16,842,200	16,811,705	-30,495	-0.18%	577,690	-3.61%
04. Total Residential (sum lines 1-3)	47,597,340	49,091,140	1,493,800	3.14%	1,214,098	0.59%
05. Commercial	6,770,815	7,204,765	433,950	6.41%	455,510	-0.32%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	22,868,155	26,953,530	4,085,375	17.86%	0	17.86%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	29,638,970	34,158,295	4,519,325	15.25%	455,510	13.71%
10. Total Non-Agland Real Property	77,236,310	83,249,435	6,013,125	7.79%	1,669,608	5.62%
11. Irrigated	147,036,090	157,564,470	10,528,380	7.16%		
12. Dryland	23,215,455	24,884,315	1,668,860	7.19%		
13. Grassland	91,804,055	99,378,005	7,573,950	8.25%		
14. Wasteland	121,665	63,385	-58,280	-47.90%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	262,177,265	281,890,175	19,712,910	7.52%		
17. Total Value of all Real Property (Locally Assessed)	339,413,575	365,139,610	25,726,035	7.58%	1,669,608	7.09%

**2009 PLAN OF ASSESSMENT
FOR
GREELEY COUNTY
By Carolyn Sekutera and Sharon Boucher**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Greeley County:

Per the 2009 County Abstract, Greeley County consists of 2,947 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	944	32.03%	9.95%
Commercial	187	6.35%	2.24%
Industrial	NA	NA%	NA%
Recreational	NA	NA%	NA%
Agricultural	1,816	61.62%	87.81%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 352,764.69.

Other pertinent facts: 87.81% of county is agricultural and of that 61.10% is grassland, 28.62% is irrigated cropland and 10.28% consists of dry cropland and waste.

Current Resources:

- A. Staff – Shared Assessment Manager, Assistant Manager, Assistant Appraiser, and shared Appraiser.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assistant manager also is required to meet the same required education. Both attend workshops and meetings to further their knowledge of the assessment field.

The appraiser and appraiser assistant are both licensed with the Nebraska Real Property Appraiser Board and are required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps –

The Greeley County cadastral maps were originally done in 1969. The assessment staff maintains the cadastral maps. All changes such as annexation and parcel splits are kept up to date, as well as ownership transfers.

- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.

A concentrated effort towards a “paperless” property record card is in effect. Greeley County Assessment Office went on-line June, 2006 with the property record information.

- D. Software for CAMA, Assessment Administration.

Greeley County uses the Department of Revenue, Property Assessment Division software for CAMA and Assessment Administration. Greeley County does not have a GIS system.

- E. Web based – property record information access –

Property record information is available at: <http://greeley.pat.gisworkshop.com>

- F. Agridata, Inc software is used to measure rural parcels to aid the conversion from old alpha soil symbols to new numeric symbols. This will be completed for 2010.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions with each Assessor Location. These are onsite inspections. The market areas are reviewed annually and compared for equality between like classes of property as well as other classes. If necessary a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review system offer opportunity for individual property reviews annually. Working with agland property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. This information is reviewed several times throughout the year. For each assessor location and market area consideration is given to the number of sales in the study and the time frames of the parcel data. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year.

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study—

The Department of Revenue, Property Assessment Division CAMA system is used for costing and applying market depreciation. Marshall & Swift cost manuals are updated when appropriate to revaluing and introducing updated depreciation tables. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market –

Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.

- 4) Land valuation studies, establish market areas, special value for agricultural land -

Sales are plotted on a map indicate to the land use at 80% of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, Time frame of sales, and Number of acres sold. Further review if completed in an attempt to make note of any difference in price paid per acre to be classed as special value.

- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owners. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed.

Level of Value, Quality, and Uniformity for assessment year 2009:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93	26.67	120.88
Commercial	N/A	N/A	N/A
Agricultural Land	71	20.21	105.91
Special Value Agland	N/A	N\A	N\A

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

Assessment Projects to be Completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2010:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland: Review sales within the current study period for a use other than agricultural. If so determine value for re-capture purposes.

Assessment Actions Planned for Assessment Year 2011:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland: Review sales within the current study period for a use other than agricultural. If so determine special value for re-capture purposes.

Assessment Actions Planned for Assessment Year 2012:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland – Review sales within the current study period for a use other than agricultural. If so determine special value for re-capture purposes.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 568 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 197 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information

12. TERC Appeals – appraiser prepares information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser license requires 28 hours of continuing education every two years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessment:

CAROLYN J SEKUTERA
ASSESSMENT MANAGER
GREELEY COUNTY

Appraiser:

Sharon Boucher
Appraiser
Greeley County

2010 Assessment Survey for Greeley County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2 – Appraiser Assistant and Administrative Assistant
4.	Other part-time employees
	0
5.	Number of shared employees
	2- The Assessment Administrator Manager and Appraiser are shared with Garfield, Greeley and Sherman Counties
6.	Assessor's requested budget for current fiscal year
	\$144,518.79
7.	Adopted budget, or granted budget if different from above
	Same as above
8.	Amount of the total budget set aside for appraisal work
	\$59,779.69
9.	Appraisal/Reappraisal budget, if not part of the total budget
	Included in above
10.	Part of the budget that is dedicated to the computer system
	\$4,052.32
11.	Amount of the total budget set aside for education/workshops
	\$0
12.	Other miscellaneous funds
	\$0
13.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

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

	Office Staff
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	Not applicable
7.	Personal Property software:
	Terra Scan

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?
	Scotia, Spalding, Greeley and Wolbach
4.	When was zoning implemented?
	1998 for Spalding; 1999 for Scotia and Greeley; 2008 for Wolbach

D. Contracted Services

1.	Appraisal Services
	None
2.	Other services
	None

Certification

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

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

One copy by electronic transmission to the Greeley 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