

Table of Contents

2010 Commission Summary

2010 Opinions of the Property Tax Administrator

Residential Reports

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

Residential Correlation

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

Commercial Reports

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

Commercial Correlation

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

Agricultural or Special Valuation Reports

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

Agricultural or Special Valuation Correlation

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

County Reports

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

Certification**Maps**

Market Areas
Registered Wells > 500 GPM
Geo Codes
Soil Classes

Valuation History Charts

2010 Commission Summary

41 Hamilton

Residential Real Property - Current

Number of Sales	239	Median	96
Total Sales Price	\$23,191,564	Mean	96
Total Adj. Sales Price	\$23,377,564	Wgt. Mean	94
Total Assessed Value	\$21,891,130	Average Assessed Value of the Base	\$89,057
Avg. Adj. Sales Price	\$97,814	Avg. Assessed Value	\$91,595

Confidence Interval - Current

95% Median C.I	94.59 to 98.38
95% Mean C.I	93.46 to 97.69
95% Wgt. Mean C.I	91.90 to 95.39

% of Value of the Class of all Real Property Value in the County	27.18
% of Records Sold in the Study Period	6.25
% of Value Sold in the Study Period	6.43

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	310	99	99
2008	334	100	100
2007	375	100	100
2006	357	97	97

2010 Commission Summary

41 Hamilton

Commercial Real Property - Current

Number of Sales	25	Median	97
Total Sales Price	\$2,862,400	Mean	104
Total Adj. Sales Price	\$2,862,400	Wgt. Mean	92
Total Assessed Value	\$2,628,910	Average Assessed Value of the Base	\$282,711
Avg. Adj. Sales Price	\$114,496	Avg. Assessed Value	\$105,156

Confidence Interval - Current

95% Median C.I	92.63 to 98.81
95% Mean C.I	81.62 to 126.71
95% Wgt. Mean C.I	84.51 to 99.17

% of Value of the Class of all Real Property Value in the County	11.43
% of Records Sold in the Study Period	4.94
% of Value Sold in the Study Period	1.84

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	31	92	92
2008	36	93	93
2007	46	98	98
2006	56	98	98

2010 Opinions of the Property Tax Administrator for Hamilton 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 Hamilton County is 96% of market value. The quality of assessment for the class of residential real property in Hamilton 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 Hamilton County is 97% of market value. The quality of assessment for the class of commercial real property in Hamilton 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 Hamilton County is 71% of market value. The quality of assessment for the class of agricultural land in Hamilton County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Hamilton County

taken to address the following property classes/subclasses:

Residential

For 2010 the county physically reviewed and revalued the town of Giltner. Data was collected on all parcels and the residential sales were used to establish new pricing for the area. With a preliminary median of 85%, the 2010 assessed values establish a level of value within the statutory range.

In addition to Giltner, the county reviewed and revalued the village of Stockham, although limited sales information existed. This resulted in new values for many of the 97 parcels in the village.

The county also reviewed the town of Hampton and applied a 3 percent increase to the 2009 assessed values. This increase resulted in a level of value within the acceptable range, as the preliminary analysis done by the assessor showed Hampton to be slightly below the acceptable range.

New values were established for the rural residential subclass of properties in what the county considers their "acreage" subclass. New land values were established for the land raising the site \$16,500 to \$18,500, acres 2 thru 10 went from \$2,500 to \$4,000. The result of this increase moved the level of value from approximately 82 percent to a level within the statutory range.

2010 Assessment Survey for Hamilton County

Residential Appraisal Information

1.	Valuation data collection done by:	
	Assessor and Staff	
2.	List the valuation groupings used by the County:	
	Valuation Grouping	Assessor Location(s)/Neighborhood(s) included
	01	Aurora
	02	Acreage
	03	Giltner
	04	Hampton
	05	Hillcrest, Sunset Terrace
	06	Hordville
	07	Lac Denado
	08	Marquette
	09	Over the Hill Lake
	10	Paradise Lake
	11	Phillips
	12	Platte View Estates
	13	Timber Cove Lake
	14	Turtle Beach
	15	Valley View
	16	Willow Bend
	17	Stockham
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Valuation Grouping	
	01	Consists of all parcels located within the town Aurora, which is also the county seat
	02	Acreage parcels in the rural areas of the county. This area has one market for rural residential land values as well.
	03	Residential parcels within the town of Giltner that vary in size, style, quality, and condition. Subject to the same economic market associated with the town.
	04	Consists of parcels within the town of Hampton that vary in size, style, quality, and condition. Subject to the same economic market associated with the town.
	05	Hillcrest and Sunset Terrace are two subdivisions near the Platte River that are within a mile of one another. These parcels have the same general market and consist of dwellings of similar vintage.
	06	Hordville is a relatively small town with a market made up of residential parcels only. A bank and a post office are two of the few

		businesses that influence the general market.
	07	Lac Denado consists of lake with relatively older improvements. Seasonal and year round dwellings exist.
	08	Consists of parcels within the town of Marquette.
	09	Over the Hill Lake is a man-made lake with seasonal dwellings.
	10	Paradise Lake, which consists of both newer and older homes.
	11	Phillips is a bedroom community of Grand Island, and the market is largely influenced by the economic conditions of GI.
	12	Platte View Estates is a higher-end area with house values exceeding \$400,000.
	13	Timber Cove Lake is a new subdivision on the Platte River with relatively newer improvements.
	14	Turtle Beach consists of mostly newer homes on a man-made lake.
	15	Valley View abuts rural golf course and consist of 3 to 4 acre lots.
	16	Willow Bend is an old subdivision with improvements on leased land
	17	Stockham is a small, unincorporated town with few commercial businesses and minimal residential sales activity.
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 and sales comparison approach are used to estimate value in the residential class.	
4	When was the last lot value study completed?	
	Lot value studies are conducted in conjunction with area revaluations.	
a.	What methodology was used to determine the residential lot values?	
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value.	
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?	
	Yes.	
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?	
	Depreciation schedules are based on local market information	
a.	How often does the County update depreciation tables?	
	Depreciation tables are updated in conjunction with neighborhood revaluations.	
7.	Pickup work:	
a.	Is pickup work done annually and is it completed by March 19th?	
	Yes	
b.	By Whom?	
	The Assessor and Staff complete pick-up work of new construction.	
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?	

	Yes.
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The county is scheduled to complete a review and inspection of all residential properties within the 6 year requirement.
a.	Does the County maintain a tracking process? If yes describe.
	The county maintains a tracking process internally, but annually reports the assessment actions completed and the three year plan of assessment. The county also has dated photos and other inspection information on the individual property record cards.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The assessor studies the statistics for the subclasses not adjusted and percentage adjustments are applied to ensure all subclasses are valued within the acceptable range.

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:	239	MEDIAN:	96	COV:	17.43	95% Median C.I.:	94.59 to 98.38
TOTAL Sales Price:	23,191,564	WGT. MEAN:	94	STD:	16.66	95% Wgt. Mean C.I.:	91.90 to 95.39
TOTAL Adj.Sales Price:	23,377,564	MEAN:	96	AVG.ABS.DEV:	10.79	95% Mean C.I.:	93.46 to 97.69
TOTAL Assessed Value:	21,891,130						
AVG. Adj. Sales Price:	97,814	COD:	11.19	MAX Sales Ratio:	192.45		
AVG. Assessed Value:	91,594	PRD:	102.06	MIN Sales Ratio:	49.00		

Printed: 03/17/2010 21:27:49

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	53	96.71	94.62	93.73	13.25	100.95	49.44	164.61	90.59 to 99.69	91,885	86,123
10/01/07 TO 12/31/07	25	98.34	100.78	95.46	11.90	105.57	79.11	146.46	92.34 to 103.15	80,846	77,179
01/01/08 TO 03/31/08	19	98.48	100.32	95.44	11.38	105.11	68.40	161.13	94.59 to 105.55	96,611	92,209
04/01/08 TO 06/30/08	48	95.32	91.97	92.07	9.05	99.89	58.38	106.78	91.86 to 99.13	115,012	105,893
07/01/08 TO 09/30/08	31	95.79	97.20	93.08	12.27	104.43	61.24	192.45	89.90 to 99.58	93,790	87,295
10/01/08 TO 12/31/08	17	96.26	94.83	94.62	8.65	100.21	63.13	116.81	90.38 to 100.59	118,764	112,380
01/01/09 TO 03/31/09	17	93.63	90.14	90.51	10.47	99.59	49.00	105.22	83.39 to 100.28	97,142	87,922
04/01/09 TO 06/30/09	29	97.64	97.56	96.03	10.17	101.60	65.81	134.88	91.79 to 99.84	88,012	84,515
<u>Study Years</u>											
07/01/07 TO 06/30/08	145	96.58	95.55	93.55	11.52	102.14	49.44	164.61	94.91 to 98.70	98,257	91,923
07/01/08 TO 06/30/09	94	95.94	95.61	93.78	10.70	101.95	49.00	192.45	92.89 to 99.00	97,130	91,088
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	115	95.84	95.18	93.23	10.34	102.09	58.38	192.45	93.47 to 98.53	106,806	99,578
<u>ALL</u>											
	239	96.46	95.57	93.64	11.19	102.06	49.00	192.45	94.59 to 98.38	97,814	91,594

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	138	96.55	96.51	95.72	8.88	100.83	49.44	192.45	95.14 to 98.48	107,639	103,029
02	24	92.86	89.90	86.82	14.36	103.55	61.24	138.47	81.60 to 100.23	141,503	122,859
03	13	99.40	97.75	98.87	3.36	98.87	80.00	106.91	94.59 to 99.96	70,984	70,184
04	19	92.06	95.12	93.42	11.85	101.81	74.05	116.74	82.35 to 103.43	54,492	50,908
05	4	89.07	92.06	87.24	8.35	105.52	81.01	109.09	N/A	132,500	115,593
06	6	85.72	92.88	80.13	23.41	115.91	58.38	161.13	58.38 to 161.13	43,508	34,863
07	1	110.54	110.54	110.54			110.54	110.54	N/A	78,500	86,770
08	8	111.91	106.89	105.67	20.63	101.16	49.00	142.29	49.00 to 142.29	24,281	25,658
09	2	95.27	95.27	95.45	4.91	99.81	90.59	99.95	N/A	9,625	9,187
10	2	79.04	79.04	77.58	7.46	101.88	73.14	84.93	N/A	188,500	146,235
11	6	87.10	95.69	90.80	29.27	105.39	61.25	164.61	61.25 to 164.61	29,150	26,468
12	1	104.40	104.40	104.40			104.40	104.40	N/A	36,400	38,000
13	2	100.09	100.09	100.06	1.55	100.02	98.53	101.64	N/A	38,600	38,625
14	3	79.25	82.89	86.71	9.57	95.59	73.33	96.08	N/A	159,166	138,008
15	1	61.60	61.60	61.60			61.60	61.60	N/A	25,000	15,400
16	7	100.00	96.96	95.99	10.37	101.01	73.65	113.74	73.65 to 113.74	117,000	112,302
17	2	90.07	90.07	81.53	10.10	110.48	80.97	99.17	N/A	49,500	40,355
<u>ALL</u>											
	239	96.46	95.57	93.64	11.19	102.06	49.00	192.45	94.59 to 98.38	97,814	91,594

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:	239	MEDIAN:	96	COV:	17.43	95% Median C.I.:	94.59 to 98.38
TOTAL Sales Price:	23,191,564	WGT. MEAN:	94	STD:	16.66	95% Wgt. Mean C.I.:	91.90 to 95.39
TOTAL Adj.Sales Price:	23,377,564	MEAN:	96	AVG.ABS.DEV:	10.79	95% Mean C.I.:	93.46 to 97.69
TOTAL Assessed Value:	21,891,130						
AVG. Adj. Sales Price:	97,814	COD:	11.19	MAX Sales Ratio:	192.45		
AVG. Assessed Value:	91,594	PRD:	102.06	MIN Sales Ratio:	49.00		

Printed: 03/17/2010 21:27:49

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	216	96.47	96.34	93.85	10.46	102.65	54.72	192.45	95.14 to 98.34	105,813	99,306
2	21	88.93	87.71	84.06	20.49	104.34	49.00	142.29	73.33 to 101.64	23,933	20,118
3	2	95.27	95.27	95.45	4.91	99.81	90.59	99.95	N/A	9,625	9,187
ALL	239	96.46	95.57	93.64	11.19	102.06	49.00	192.45	94.59 to 98.38	97,814	91,594

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	236	96.36	95.48	93.63	11.20	101.97	49.00	192.45	94.59 to 98.34	98,933	92,630
06	2	95.27	95.27	95.45	4.91	99.81	90.59	99.95	N/A	9,625	9,187
07	1	118.95	118.95	118.95			118.95	118.95	N/A	10,000	11,895
ALL	239	96.46	95.57	93.64	11.19	102.06	49.00	192.45	94.59 to 98.38	97,814	91,594

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	99.59	97.62	89.03	23.63	109.65	49.00	142.29	N/A	2,437	2,170
5000 TO 9999	5	105.58	116.63	121.55	32.94	95.96	61.25	164.61	N/A	7,850	9,541
Total \$											
1 TO 9999	9	100.00	108.18	115.08	30.40	94.01	49.00	164.61	61.25 to 161.13	5,444	6,265
10000 TO 29999	19	101.08	104.92	106.16	19.97	98.83	61.60	192.45	88.03 to 116.74	20,960	22,250
30000 TO 59999	48	98.88	95.23	94.91	11.14	100.34	49.44	123.80	95.33 to 101.89	46,968	44,576
60000 TO 99999	63	94.42	94.72	94.70	9.17	100.02	58.38	138.47	92.56 to 98.38	80,529	76,264
100000 TO 149999	47	97.64	95.06	94.81	8.21	100.27	63.13	122.06	93.03 to 99.30	126,595	120,022
150000 TO 249999	52	93.96	91.66	91.14	8.09	100.57	61.24	116.81	91.86 to 96.26	180,527	164,533
250000 TO 499999	1	102.21	102.21	102.21			102.21	102.21	N/A	265,000	270,850
ALL	239	96.46	95.57	93.64	11.19	102.06	49.00	192.45	94.59 to 98.38	97,814	91,594

**2010 Correlation Section
for Hamilton County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:In correlating the analyses displayed in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range, and it its best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population.

The coefficient of dispersion and price related differential are both within the acceptable range indicating the residential class in Hamilton County has been valued uniformly and proportionately. All valuation groupings sufficiently represented by sales are also within the acceptable range, supporting the determination that equalization has been achieved. The assessment practices annually demonstrated by the county also indicate that generally accepted mass appraisal practices exist in the county.

**2010 Correlation Section
for Hamilton 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:A review of the processes used by the county to qualify sales indicates a bias does not exist in the judgments made to assign sales usability. A review of the sales file also indicates excessive trimming has not occurred. The county maintains an internal policy noting that all sales are determined to be arms length unless information is available to the contrary. Buyers and sellers are contacted when necessary to gather additional facts related to the sales. It is the opinion of the Division that the statistics for the class of property have been calculated using all available arms length sales.

**2010 Correlation Section
for Hamilton County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	94	96

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

	COD	PRD
R&O Statistics	11.19	102.06

RESIDENTIAL: The coefficient of dispersion and price related differential are both within the acceptable range indicating the residential class in Hamilton County has been valued uniformly and proportionately. The assessment practices annually demonstrated by the county also indicate that generally accepted mass appraisal practices exist in the county.

2010 Assessment Actions for Hamilton County

taken to address the following property classes/subclasses:

Commercial

The county conducted a market analysis of the commercial class of property in the city of Aurora. The county increased all commercial property in the town by 5 percent above the 2009 assessed values. This increase resulted in a level of value within the acceptable range for the commercial class of property.

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2010 Assessment Survey for Hamilton County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Contract Appraiser	
2.	List the valuation groupings used by the County:	
	01	Aurora
	02	Giltner
	03	Hampton
	04	Marquette
	05	Rural
	06	Stockham
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Aurora is the county seat and the commercial hub for the area. Parcels in this area are subject to a different market based purely on location. The towns of Giltner, Hampton, Stockham, and Marquette have a relatively small commercial district, but the county assessor contends these areas have different markets based on locational characteristics. The rural valuation grouping consists of parcels that are largely determined by locational characteristics.	
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 is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.	
4	When was the last lot value study completed?	
	Vacant lot values were last determined during the commercial revaluation done in 2009.	
a.	What methodology was used to determine the commercial lot values?	
	Vacant commercial lots are valued primarily using market information from vacant lot 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, the same costing year is used for the entire valuation grouping.	
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?	
	Depreciation tables are developed by the contract appraiser using information derived from the market.	
a.	How often does the County update the depreciation tables?	
	Depreciation tables are updated in conjunction with revaluations of particular areas, which are completed at least once every six years.	
7.	Pickup work:	
a.	Is pickup work done annually and is it completed by March 19th?	

	Yes.
b.	By Whom?
	Contract appraiser and the assessor
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes.
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The county is scheduled to complete a review and inspection of all commercial properties within the 6 year requirement.
a.	Does the County maintain a tracking process? If yes describe.
	The county maintains a tracking process internally, but annually reports the assessment actions completed and the three year plan of assessment. Photos are dated and other inspection information is documented on the property record card.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The assessor studies the statistics for the subclasses not adjusted and percentage adjustments are applied to ensure all subclasses are valued within the acceptable range.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	25	MEDIAN:	97	COV:	52.42	95% Median C.I.:	92.63 to 98.81
TOTAL Sales Price:	2,862,400	WGT. MEAN:	92	STD:	54.61	95% Wgt. Mean C.I.:	84.51 to 99.17
TOTAL Adj.Sales Price:	2,862,400	MEAN:	104	AVG.ABS.DEV:	19.90	95% Mean C.I.:	81.62 to 126.71
TOTAL Assessed Value:	2,628,910						
AVG. Adj. Sales Price:	114,496	COD:	20.62	MAX Sales Ratio:	355.00		
AVG. Assessed Value:	105,156	PRD:	113.42	MIN Sales Ratio:	44.70		

Printed: 03/17/2010 21:27:57

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	2	97.03	97.03	97.14	0.54	99.88	96.50	97.55	N/A	25,500	24,770
10/01/06 TO 12/31/06	3	100.00	95.54	98.02	6.37	97.47	83.76	102.87	N/A	75,000	73,516
01/01/07 TO 03/31/07	4	97.93	97.47	97.80	1.22	99.67	95.24	98.81	N/A	120,250	117,598
04/01/07 TO 06/30/07	3	89.60	85.76	83.43	7.89	102.79	73.24	94.44	N/A	75,833	63,266
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	1	355.00	355.00	355.00			355.00	355.00	N/A	100	355
01/01/08 TO 03/31/08	1	67.05	67.05	67.05			67.05	67.05	N/A	30,000	20,115
04/01/08 TO 06/30/08	2	104.05	104.05	101.59	3.29	102.42	100.63	107.47	N/A	266,250	270,490
07/01/08 TO 09/30/08	3	92.63	77.57	82.00	18.24	94.59	44.70	95.38	N/A	63,333	51,935
10/01/08 TO 12/31/08	3	116.05	109.65	86.50	13.32	126.76	83.26	129.63	N/A	340,833	294,818
01/01/09 TO 03/31/09	3	94.89	94.83	94.28	2.72	100.59	90.93	98.67	N/A	34,266	32,305
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	12	96.91	93.99	94.49	5.36	99.47	73.24	102.87	89.60 to 98.81	82,041	77,523
07/01/07 TO 06/30/08	4	104.05	157.54	99.80	70.83	157.86	67.05	355.00	N/A	140,650	140,362
07/01/08 TO 06/30/09	9	94.89	94.02	86.46	15.01	108.74	44.70	129.63	83.26 to 116.05	146,144	126,352
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	8	96.29	125.27	93.22	38.58	134.39	73.24	355.00	73.24 to 355.00	88,575	82,568
01/01/08 TO 12/31/08	9	95.38	92.98	90.22	19.35	103.06	44.70	129.63	67.05 to 116.05	197,222	177,928
<u>ALL</u>											
	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	13	97.33	98.42	98.36	4.11	100.06	90.93	116.05	94.44 to 98.81	73,615	72,411
02	1	129.63	129.63	129.63			129.63	129.63	N/A	32,500	42,130
03	6	81.42	78.35	90.63	20.50	86.45	44.70	100.63	44.70 to 100.63	118,800	107,670
05	4	91.88	92.47	86.13	9.75	107.37	83.26	102.87	N/A	290,000	249,762
06	1	355.00	355.00	355.00			355.00	355.00	N/A	100	355
<u>ALL</u>											
	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

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	21	97.33	97.79	92.99	7.05	105.17	73.24	129.63	94.44 to 100.00	130,919	121,737
2	4	75.41	137.63	64.03	108.42	214.95	44.70	355.00	N/A	28,275	18,103
<u>ALL</u>											
	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	25	MEDIAN:	97	COV:	52.42	95% Median C.I.:	92.63 to 98.81
TOTAL Sales Price:	2,862,400	WGT. MEAN:	92	STD:	54.61	95% Wgt. Mean C.I.:	84.51 to 99.17
TOTAL Adj.Sales Price:	2,862,400	MEAN:	104	AVG.ABS.DEV:	19.90	95% Mean C.I.:	81.62 to 126.71
TOTAL Assessed Value:	2,628,910						
AVG. Adj. Sales Price:	114,496	COD:	20.62	MAX Sales Ratio:	355.00		
AVG. Assessed Value:	105,156	PRD:	113.42	MIN Sales Ratio:	44.70		

Printed: 03/17/2010 21:27:58

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	98.52	90.19	92.17	8.65	97.85	73.24	98.81	N/A	146,500	135,035
03	22	95.94	106.07	91.78	22.26	115.57	44.70	355.00	90.93 to 100.63	110,131	101,082
04											
ALL	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	355.00	355.00	355.00			355.00	355.00	N/A	100	355
Total \$											
1 TO 9999	1	355.00	355.00	355.00			355.00	355.00	N/A	100	355
10000 TO 29999	3	96.50	94.92	94.67	3.13	100.27	89.60	98.67	N/A	22,500	21,300
30000 TO 59999	10	95.13	91.73	92.10	16.25	99.59	44.70	129.63	67.05 to 116.05	41,080	37,835
60000 TO 99999	4	98.66	99.35	98.54	5.90	100.83	92.63	107.47	N/A	80,000	78,830
100000 TO 149999	4	96.88	91.75	92.35	7.75	99.35	73.24	100.00	N/A	121,625	112,325
150000 TO 249999	1	98.81	98.81	98.81			98.81	98.81	N/A	185,000	182,805
250000 TO 499999	1	100.63	100.63	100.63			100.63	100.63	N/A	457,500	460,380
500000 +	1	83.26	83.26	83.26			83.26	83.26	N/A	935,000	778,500
ALL	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	83.51	122.07	81.55	68.34	149.68	44.70	355.00	44.70 to 355.00	178,433	145,519
140	2	101.44	101.44	100.92	1.41	100.51	100.00	102.87	N/A	93,500	94,360
352	3	98.52	90.19	92.17	8.65	97.85	73.24	98.81	N/A	146,500	135,035
353	4	100.96	101.89	102.79	9.78	99.13	89.60	116.05	N/A	61,250	62,956
384	1	97.55	97.55	97.55			97.55	97.55	N/A	31,000	30,240
386	2	93.94	93.94	94.00	1.39	99.93	92.63	95.24	N/A	100,000	94,000
387	1	96.50	96.50	96.50			96.50	96.50	N/A	20,000	19,300
406	2	96.35	96.35	96.34	1.01	100.01	95.38	97.33	N/A	49,500	47,690
407	1	100.63	100.63	100.63			100.63	100.63	N/A	457,500	460,380
470	1	90.93	90.93	90.93			90.93	90.93	N/A	37,500	34,100
471	1	94.89	94.89	94.89			94.89	94.89	N/A	42,800	40,615
528	1	129.63	129.63	129.63			129.63	129.63	N/A	32,500	42,130
ALL	25	96.50	104.17	91.84	20.62	113.42	44.70	355.00	92.63 to 98.81	114,496	105,156

**2010 Correlation Section
for Hamilton County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Hamilton County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

COMMERCIAL: The opinion of the Division is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. Based on the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2010 Correlation Section
for Hamilton 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:A review of the processes used by the county to qualify sales indicates a bias does not exist in the judgments made to assign sales usability. A review of the sales file also indicates excessive trimming has not occurred. The county maintains an internal policy noting that all sales are determined to be arms length unless information is available to the contrary. Buyers and sellers are contacted when necessary to gather additional facts related to the sales. It is the opinion of the Division that the statistics for the class of property have been calculated using all available arms length sales.

**2010 Correlation Section
for Hamilton 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	97	92	104

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

	COD	PRD
R&O Statistics	20.62	113.42

COMMERCIAL: The coefficient of dispersion and the price related differential are both outside the acceptable range. Further analysis indicates the valuation grouping 03 is significantly responsible for the extreme COD and PRD calculations. Parcels in this area are subject to the same review, inspection, and revaluation cycle as the other valuation groupings. Based on the uniform treatment of the commercial parcels demonstrated by the county, the county wide level of value is determined to apply as the level of value for this valuation grouping.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Hamilton County

taken to address the following property classes/subclasses:

Agricultural

For 2010 the county conducted a market analysis of the agricultural land sales in Hamilton County. As a result of that analysis, market area boundaries were redrawn and the parcels in Otis precinct were moved from Market Area 1 to Market Area 2. The market information displayed in the preliminary statistics indicated the median ratio for the class to be below the statutory range. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

To address the deficiencies identified in the market analysis, Hamilton County increased Irrigated, Dry, and Grassland in all three market areas. Irrigated values increased 250 dollars per acre in the top class of Area 1, and increased roughly 10 percent in Area 2. Dryland values for 1D1 increased from 1735 dollars per acre to 2000 dollars per acre in Areas One and Two, and from 950 to 1050 dollars per acre for 4D in Area 2. The aggregate grass value increased approximately 15% from the previous year's values, and the county assigned the same value for grass all three market areas.

Market Area 4 increased ten percent for irrigated and dryland, based on the general movement of the agricultural market in the area.

After completing the assessment actions for 2010 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level.

2010 Assessment Survey for Hamilton County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes, the county has three 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 county reviews sale information and identifies common characteristics of the parcels. Similar parcels are grouped together.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Market Area One is primarily irrigated, and relatively flat in topography. Market Area Two is some of the most productive land in the county and the market for such land is higher than all other areas in the county. Market Area Four is a small area in the northern part of the county that is limited in the water availability. Historically the market has shown reduced value for these parcels.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Agricultural Land in the County is defined by statute 77-1359
b.	When is it agricultural land, when is it residential, when is it recreational?
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if it is not used for ag and has a seasonal dwelling.
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	Differences in use of parcel and existence of dwelling.
e.	How are rural home sites valued?
	They valued using sale information from rural parcels.
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 the same throughout the county using market information.
h.	What are the recognized differences?
	N/A
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion was implemented for assessment year 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?
	Water availability has an effect on market area delineations, specifically market area four.
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, FSA maps, GIS, taxpayer notification, and based on NRD information.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	N/A
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	N/A
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and Staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	Cyclical process has been established and is set to be completed within six years.
a.	Does the County maintain a tracking process?
	Yes
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Subclasses outside the range are trended to reflect the same relative relationship to market.



Hamilton County 41

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	Area 4
07/01/06 - 06/30/07	42	31	10	1
07/01/07 - 06/30/08	31	18	11	2
07/01/08 - 06/30/09	35	22	13	0
Totals	108	71	34	3

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 4
7/1/06 - 6/30/07	0	0	0	0
7/1/07 - 6/30/08	5	5	0	0
7/1/08 - 6/30/09	5	5	0	0
	10	10		

Final Results:

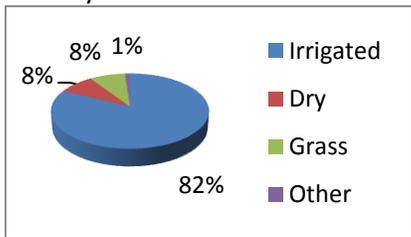
Study Year	County	Area 1	Area 2	Area 4
07/01/06 - 06/30/07	42	31	10	1
07/01/07 - 06/30/08	36	23	11	2
07/01/08 - 06/30/09	40	27	13	0
Totals	118	81	34	3

Representativeness by Majority Land Use

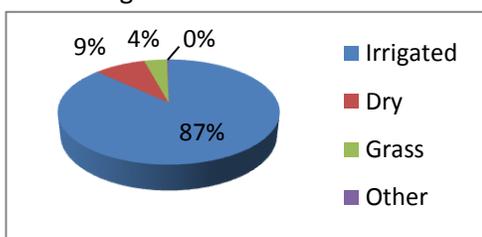
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	82%	87%	87%
Dry	8%	9%	9%
Grass	8%	4%	4%
Other	1%	0%	0%

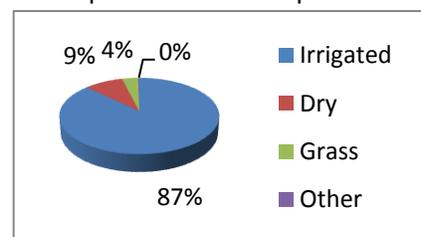
County



Original Sales File

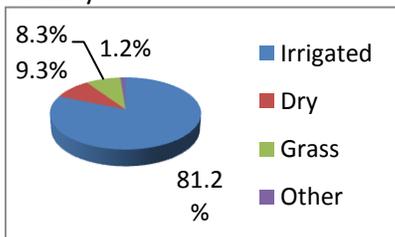


Representative Sample

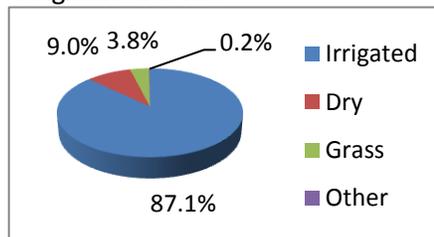


	Mkt Area 1		
	county	sales file	sample
Irrigated	81%	87%	87%
Dry	9%	9%	9%
Grass	8%	4%	3%
Other	1%	0%	0%

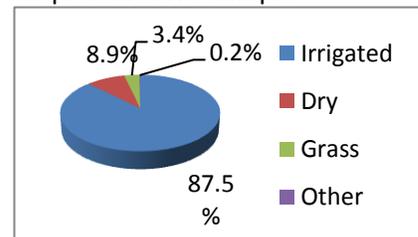
County



Original Sales File

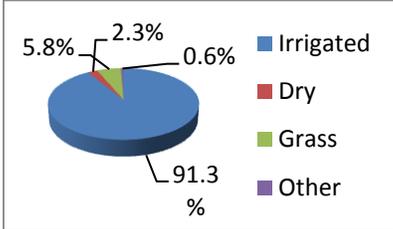


Representative Sample

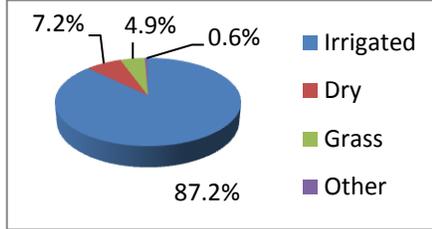


Mkt Area 2			
	county	sales file	sample
Irrigated	91%	87%	87%
Dry	2%	7%	7%
Grass	6%	5%	5%
Other	1%	1%	1%

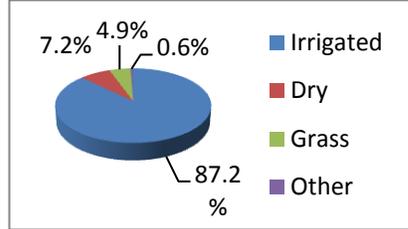
County



Original Sales File

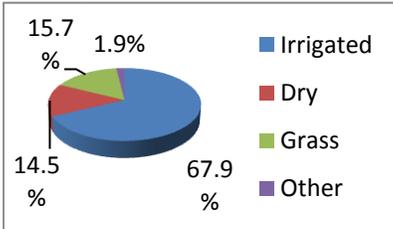


Representative Sample

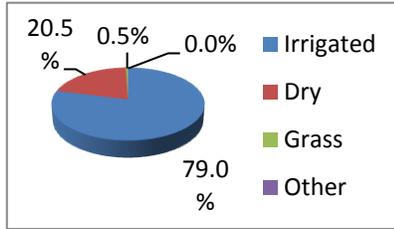


Mkt Area 4			
	county	sales file	sample
Irrigated	68%	79%	79%
Dry	14%	20%	20%
Grass	16%	1%	1%
Other	2%	0%	0%

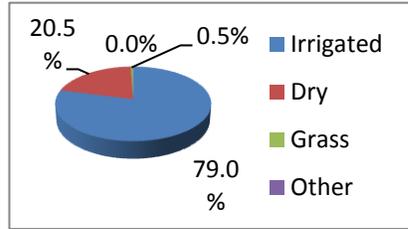
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 4
Number of Sales - Original Sales File	108	71	34	3
Number of Sales - Expanded Sample	118	81	34	3
Total Number of Acres Added	1504	1504	0	0

Ratio Study

Final Statistics

Preliminary Statistics

County		Median	71%	AAD	13.77%
# sales	118	Mean	71%	COD	19.31%
		W. Mean	68%	PRD	104.65%

Median	61%	AAD	12.25%
Mean	63%	COD	19.99%
W. Mean	60%	PRD	104.67%

Market Area 1		Median	69%	AAD	15.20%
# sales	81	Mean	70%	COD	21.97%
		W. Mean	67%	PRD	104.55%

Median	62%	AAD	13.40%
Mean	63%	COD	21.71%
W. Mean	60%	PRD	104.49%

Market Area 2		Median	72%	AAD	10.48%
# sales	34	Mean	73%	COD	14.50%
		W. Mean	71%	PRD	103.10%

Median	61%	AAD	9.59%
Mean	64%	COD	15.78%
W. Mean	61%	PRD	104.13%

Market Area 4		Median	72%	AAD	12.60%
# sales	3	Mean	70%	COD	17.51%
		W. Mean	62%	PRD	112.73%

Median	65%	AAD	11.44%
Mean	64%	COD	17.49%
W. Mean	57%	PRD	112.71%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	71	72.88%	9	86.64%	2	43.12%
Mkt Area 1	47	75.02%	6	77.26%	2	43.12%
Mkt Area 2	22	72.26%	2	78.78%	0	N/A
Mkt Area 4	2	61.18%	1	88.21%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	95	71.86%	10	80.11%	3	65.39%
Mkt Area 1	67	71.86%	6	77.26%	2	43.12%
Mkt Area 2	26	72.26%	3	73.58%	1	65.39%
Mkt Area 4	2	61.18%	1	88.21%	0	N/A

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Hamilton County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Hamilton County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

AGRICULTURAL LAND:

The agricultural land class of property in Hamilton County is valued by the assessor based on premise that three markets exist in the county for agricultural land. The county enlarged Market Area 2 for assessment year 2010 based on sales indication. For purposes of this analysis the county was analyzed by each of the three market areas and based on irrigated, dry crop, and grass land.

Analysis of the sales distribution recognizes Market Area 1 to have a fewer number of sales in the newest and middle year of the study period. In an increasing general market, a significant skew of the sales either toward the front or the back of the study period has potential to create disproportionate measures of central tendency.

As is the case in any inferential statistical scenario, the sample used to create statistics must be representative of the population of parcels being studied in order for the inferences to be valid. As the land use component is recognized as one of the primary characteristics that contribute to value, the land use make-up of the county was analyzed in comparison to the make-up of the sale sample. In Market Areas One and Two, the profile of the sample was similar to that of the population of parcels. Market Area Four only had three sales in a three year time frame, so statistical inferences could not be drawn.

To measure the values for Market Area One against a proportionate sample of sales, eight comparable sales were added to the analysis from the neighboring townships in Clay County and two were added from across the county border in Polk County. Analysis of the land use subclasses indicated all were valued within the acceptable range. Analysis of the values in Area Two also indicated acceptable values. Market Area Four had an insufficient number of sales, so the assessor appropriately factored the 2009 values up base on the movement of the general agricultural land market in the area.

This analysis of the 2010 assessed values indicates the overall level of value to be 71 percent of market value. Analysis of the irrigated, dry crop, and grass land using all available information suggest the values established are within the acceptable range, indicating this class is valued both uniformly and proportionately.

2010 Correlation Section

For Hamilton 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:

A review of the processes used by the county to qualify sales indicates a bias does not exist in the judgments made to assign sales usability. A review of the sales file also indicates excessive trimming has not occurred. The county maintains an internal policy noting that all sales are determined to be arms length unless information is available to the contrary. Buyers and sellers are contacted when necessary to gather additional facts related to the sales. It is the opinion of the Division that the statistics for the class of property have been calculated using all available arms length sales.

2010 Correlation Section

For Hamilton 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	71	68	71
---------------------------	-----------	-----------	-----------

2010 Correlation Section

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

	COD	PRD
R&O Statistics	19.31	104.65

AGRICULTURAL LAND:

The coefficient of dispersion is within the acceptable range but the price related differential is above the acceptable range. This would typically indicate regressivity among assessments. However, given the systematical application of a schedule of values, it is verified that the county values both large and small tracts of agricultural land appropriately.

Total Real Property Sum Lines 17, 25, & 30	Records : 7,690	Value : 1,252,056,871	Growth 17,403,530	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	371	2,863,457	4	56,800	123	2,255,868	498	5,176,125	
02. Res Improve Land	2,294	26,360,590	35	894,655	1,272	33,614,325	3,601	60,869,570	
03. Res Improvements	2,398	174,307,705	35	3,392,543	872	96,325,413	3,305	274,025,661	
04. Res Total	2,769	203,531,752	39	4,343,998	995	132,195,606	3,803	340,071,356	5,234,960
% of Res Total	72.81	59.85	1.03	1.28	26.16	38.87	49.45	27.16	30.08
05. Com UnImp Land	82	1,566,580	8	192,671	11	164,029	101	1,923,280	
06. Com Improve Land	324	6,680,671	19	453,921	31	1,221,569	374	8,356,161	
07. Com Improvements	324	38,448,483	19	3,926,055	31	13,045,994	374	55,420,532	
08. Com Total	406	46,695,734	27	4,572,647	42	14,431,592	475	65,699,973	1,198,695
% of Com Total	85.47	71.07	5.68	6.96	8.84	21.97	6.18	5.25	6.89
09. Ind UnImp Land	10	326,639	1	16,500	1	7,245	12	350,384	
10. Ind Improve Land	3	2,183,914	13	1,027,825	3	217,110	19	3,428,849	
11. Ind Improvements	3	38,575,676	13	13,634,997	3	21,361,775	19	73,572,448	
12. Ind Total	13	41,086,229	14	14,679,322	4	21,586,130	31	77,351,681	8,959,585
% of Ind Total	41.94	53.12	45.16	18.98	12.90	27.91	0.40	6.18	51.48
13. Rec UnImp Land	0	0	0	0	2	81,250	2	81,250	
14. Rec Improve Land	0	0	0	0	16	0	16	0	
15. Rec Improvements	0	0	0	0	16	134,380	16	134,380	
16. Rec Total	0	0	0	0	18	215,630	18	215,630	7,790
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.23	0.02	0.04
Res & Rec Total	2,769	203,531,752	39	4,343,998	1,013	132,411,236	3,821	340,286,986	5,242,750
% of Res & Rec Total	72.47	59.81	1.02	1.28	26.51	38.91	49.69	27.18	30.12
Com & Ind Total	419	87,781,963	41	19,251,969	46	36,017,722	506	143,051,654	10,158,280
% of Com & Ind Total	82.81	61.36	8.10	13.46	9.09	25.18	6.58	11.43	58.37
17. Taxable Total	3,188	291,313,715	80	23,595,967	1,059	168,428,958	4,327	483,338,640	15,401,030
% of Taxable Total	73.68	60.27	1.85	4.88	24.47	34.85	56.27	38.60	88.49

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,603	237,267	0	0	0
19. Commercial	7	102,271	3,872,604	0	0	0
20. Industrial	3	216,584	12,341,060	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	1	3,603	237,267
19. Commercial	0	0	0	7	102,271	3,872,604
20. Industrial	0	0	0	3	216,584	12,341,060
21. Other	0	0	0	0	0	0
22. Total Sch II				11	322,458	16,450,931

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	248	7	124	379

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	12	683,480	2,409	487,505,735	2,421	488,189,215
28. Ag-Improved Land	0	0	6	267,790	936	218,404,065	942	218,671,855
29. Ag Improvements	0	0	6	115,865	936	61,741,296	942	61,857,161
30. Ag Total							3,363	768,718,231

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	0.81	3,240	
37. FarmSite Improvements	0	0.00	0	6	0.00	115,865	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	12.22	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	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	34	38.00	703,000	34	38.00	703,000	
33. HomeSite Improvements	461	0.00	38,810,159	461	0.00	38,810,159	327,255
34. HomeSite Total				461	38.00	39,513,159	
35. FarmSite UnImp Land	64	351.65	714,935	64	351.65	714,935	
36. FarmSite Improv Land	791	2,533.23	9,953,980	793	2,534.04	9,957,220	
37. FarmSite Improvements	920	0.00	22,931,137	926	0.00	23,047,002	1,675,245
38. FarmSite Total				990	2,885.69	33,719,157	
39. Road & Ditches	0	7,311.82	0	0	7,324.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,451	10,247.73	73,232,316	2,002,500

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	9	808.30	949,040	9	808.30	949,040

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	96,494.45	51.27%	238,824,065	55.70%	2,475.00
46. 1A	45,260.43	24.05%	108,625,085	25.33%	2,400.00
47. 2A1	12,977.17	6.89%	26,668,070	6.22%	2,055.00
48. 2A	583.89	0.31%	1,100,645	0.26%	1,885.02
49. 3A1	18,484.56	9.82%	33,364,670	7.78%	1,805.00
50. 3A	1,215.00	0.65%	1,925,765	0.45%	1,584.99
51. 4A1	9,587.06	5.09%	13,469,810	3.14%	1,405.00
52. 4A	3,622.01	1.92%	4,799,300	1.12%	1,325.04
53. Total	188,224.57	100.00%	428,777,410	100.00%	2,278.01
Dry					
54. 1D1	9,329.41	42.65%	18,658,810	49.26%	2,000.00
55. 1D	3,945.98	18.04%	7,102,745	18.75%	1,800.00
56. 2D1	1,705.84	7.80%	2,814,695	7.43%	1,650.03
57. 2D	207.53	0.95%	327,915	0.87%	1,580.08
58. 3D1	3,545.82	16.21%	5,407,485	14.28%	1,525.03
59. 3D	228.40	1.04%	288,940	0.76%	1,265.06
60. 4D1	2,111.28	9.65%	2,438,500	6.44%	1,154.99
61. 4D	799.65	3.66%	839,670	2.22%	1,050.05
62. Total	21,873.91	100.00%	37,878,760	100.00%	1,731.69
Grass					
63. 1G1	1,392.55	0.00%	1,232,395	9.28%	884.99
64. 1G	1,109.83	5.43%	943,430	7.11%	850.07
65. 2G1	2,048.37	10.03%	1,638,690	12.34%	800.00
66. 2G	416.01	2.04%	312,070	2.35%	750.15
67. 3G1	2,008.02	9.83%	1,405,610	10.59%	700.00
68. 3G	2,089.44	10.23%	1,358,165	10.23%	650.01
69. 4G1	2,736.54	13.40%	1,641,900	12.37%	599.99
70. 4G	8,624.65	42.23%	4,743,665	35.73%	550.01
71. Total	20,425.41	100.00%	13,275,925	100.00%	649.97
Irrigated Total					
Irrigated Total	188,224.57	80.63%	428,777,410	89.15%	2,278.01
Dry Total					
Dry Total	21,873.91	9.37%	37,878,760	7.88%	1,731.69
Grass Total					
Grass Total	20,425.41	8.75%	13,275,925	2.76%	649.97
Waste					
Waste	994.25	0.43%	348,025	0.07%	350.04
Other					
Other	1,932.62	0.83%	676,425	0.14%	350.00
Exempt					
Exempt	646.75	0.28%	0	0.00%	0.00
Market Area Total					
Market Area Total	233,450.76	100.00%	480,956,545	100.00%	2,060.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	39,947.87	58.47%	110,855,495	60.50%	2,775.00
46. 1A	13,234.90	19.37%	36,726,980	20.04%	2,775.01
47. 2A1	4,948.72	7.24%	12,743,010	6.95%	2,575.01
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	6,491.28	9.50%	15,254,655	8.33%	2,350.02
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,008.09	4.40%	6,256,815	3.41%	2,080.00
52. 4A	685.30	1.00%	1,391,195	0.76%	2,030.05
53. Total	68,316.16	100.00%	183,228,150	100.00%	2,682.06
Dry					
54. 1D1	1,460.63	54.97%	2,921,260	61.76%	2,000.00
55. 1D	339.48	12.78%	611,035	12.92%	1,799.91
56. 2D1	101.53	3.82%	167,535	3.54%	1,650.10
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	446.60	16.81%	681,065	14.40%	1,525.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	236.65	8.91%	273,315	5.78%	1,154.93
61. 4D	72.43	2.73%	76,070	1.61%	1,050.26
62. Total	2,657.32	100.00%	4,730,280	100.00%	1,780.09
Grass					
63. 1G1	772.04	0.00%	683,250	25.37%	884.99
64. 1G	222.47	5.55%	189,120	7.02%	850.09
65. 2G1	258.46	6.45%	206,755	7.68%	799.95
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	442.54	11.05%	309,750	11.50%	699.94
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	668.16	16.68%	400,905	14.89%	600.01
70. 4G	1,642.68	41.00%	903,540	33.55%	550.04
71. Total	4,006.35	100.00%	2,693,320	100.00%	672.26
Irrigated Total					
Irrigated Total	68,316.16	90.53%	183,228,150	96.02%	2,682.06
Dry Total					
Dry Total	2,657.32	3.52%	4,730,280	2.48%	1,780.09
Grass Total					
Grass Total	4,006.35	5.31%	2,693,320	1.41%	672.26
Waste					
Waste	485.22	0.64%	169,850	0.09%	350.05
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	480.00	0.64%	0	0.00%	0.00
Market Area Total					
Market Area Total	75,465.05	100.00%	190,821,600	100.00%	2,528.61

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,641.85	48.67%	10,096,045	52.02%	2,175.00
46. 1A	3,104.61	32.55%	6,659,375	34.31%	2,145.00
47. 2A1	567.99	5.96%	1,030,905	5.31%	1,815.01
48. 2A	47.96	0.50%	79,140	0.41%	1,650.13
49. 3A1	683.18	7.16%	976,950	5.03%	1,430.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	424.88	4.45%	490,730	2.53%	1,154.98
52. 4A	66.94	0.70%	73,645	0.38%	1,100.16
53. Total	9,537.41	100.00%	19,406,790	100.00%	2,034.81
Dry					
54. 1D1	815.56	40.23%	1,308,975	46.63%	1,605.00
55. 1D	665.08	32.80%	1,004,275	35.77%	1,510.01
56. 2D1	187.98	9.27%	233,085	8.30%	1,239.95
57. 2D	32.75	1.62%	28,820	1.03%	880.00
58. 3D1	153.13	7.55%	117,910	4.20%	770.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	139.38	6.87%	91,990	3.28%	659.99
61. 4D	33.59	1.66%	22,170	0.79%	660.02
62. Total	2,027.47	100.00%	2,807,225	100.00%	1,384.60
Grass					
63. 1G1	238.66	0.00%	211,225	15.10%	885.05
64. 1G	159.22	7.24%	135,335	9.67%	849.99
65. 2G1	67.89	3.09%	54,305	3.88%	799.90
66. 2G	111.24	5.06%	83,435	5.96%	750.04
67. 3G1	92.91	4.22%	65,025	4.65%	699.87
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	159.00	7.23%	95,390	6.82%	599.94
70. 4G	1,371.39	62.33%	754,275	53.92%	550.01
71. Total	2,200.31	100.00%	1,398,990	100.00%	635.81
Irrigated Total					
Irrigated Total	9,537.41	67.95%	19,406,790	81.86%	2,034.81
Dry Total					
Dry Total	2,027.47	14.44%	2,807,225	11.84%	1,384.60
Grass Total					
Grass Total	2,200.31	15.68%	1,398,990	5.90%	635.81
Waste					
Waste	55.49	0.40%	19,425	0.08%	350.06
Other					
Other	215.26	1.53%	75,340	0.32%	350.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	14,035.94	100.00%	23,707,770	100.00%	1,689.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	355.06	853,235	265,723.08	630,559,115	266,078.14	631,412,350
77. Dry Land	0.00	0	28.97	57,115	26,529.73	45,359,150	26,558.70	45,416,265
78. Grass	0.00	0	49.97	37,190	26,582.10	17,331,045	26,632.07	17,368,235
79. Waste	0.00	0	1.40	490	1,533.56	536,810	1,534.96	537,300
80. Other	0.00	0	0.00	0	2,147.88	751,765	2,147.88	751,765
81. Exempt	0.00	0	5.50	0	1,121.25	0	1,126.75	0
82. Total	0.00	0	435.40	948,030	322,516.35	694,537,885	322,951.75	695,485,915

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	266,078.14	82.39%	631,412,350	90.79%	2,373.03
Dry Land	26,558.70	8.22%	45,416,265	6.53%	1,710.03
Grass	26,632.07	8.25%	17,368,235	2.50%	652.15
Waste	1,534.96	0.48%	537,300	0.08%	350.04
Other	2,147.88	0.67%	751,765	0.11%	350.00
Exempt	1,126.75	0.35%	0	0.00%	0.00
Total	322,951.75	100.00%	695,485,915	100.00%	2,153.53

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

41 Hamilton

	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	320,690,241	340,071,356	19,381,115	6.04%	5,234,960	4.41%
02. Recreational	183,025	215,630	32,605	17.81%	7,790	13.56%
03. Ag-Homesite Land, Ag-Res Dwelling	47,093,757	39,513,159	-7,580,598	-16.10%	327,255	-16.79%
04. Total Residential (sum lines 1-3)	367,967,023	379,800,145	11,833,122	3.22%	5,570,005	1.70%
05. Commercial	61,225,609	65,699,973	4,474,364	7.31%	1,198,695	5.35%
06. Industrial	69,076,482	77,351,681	8,275,199	11.98%	8,959,585	-0.99%
07. Ag-Farmsite Land, Outbuildings	28,412,449	33,719,157	5,306,708	18.68%	1,675,245	12.78%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	158,714,540	176,770,811	18,056,271	11.38%	11,833,525	3.92%
10. Total Non-Agland Real Property	526,681,563	556,570,956	29,889,393	5.68%	17,403,530	2.37%
11. Irrigated	560,290,435	631,412,350	71,121,915	12.69%		
12. Dryland	40,133,870	45,416,265	5,282,395	13.16%		
13. Grassland	15,475,410	17,368,235	1,892,825	12.23%		
14. Wasteland	538,020	537,300	-720	-0.13%		
15. Other Agland	762,130	751,765	-10,365	-1.36%		
16. Total Agricultural Land	617,199,865	695,485,915	78,286,050	12.68%		
17. Total Value of all Real Property (Locally Assessed)	1,143,881,428	1,252,056,871	108,175,443	9.46%	17,403,530	7.94%

2009 Plan of Assessment for Hamilton County
Assessment years 2010, 2011, and 2012
Date: June 15th, 2009

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a Plan Of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and 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.

As per Nebraska Statute 77-1311.02, on or before July 31 each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Nebraska 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.”

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

General Description of Real Property in Hamilton County

Per the 2009 County Abstract, Hamilton County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3736	49%	35%
Commercial	483	6%	5%
Industrial	29	1%	5%
Recreational	32		
Agricultural	3360	44%	55%

Agricultural land – taxable acres for 2009 assessment were 322,925.188.

Agricultural land is 55% of the real property valuation base in Hamilton County and of that 91% is assessed as irrigated.

For assessment year 2009, an estimated 125 building permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently four full time employees on staff including the assessor. The assessor, deputy and one office clerk are all certified by the Property Tax Administrator. The three certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Assessment Division. At least part of these hours will be courses offered by IAAO or the equivalent. The newly employed office clerk will be taking the assessor's exam on August 6th, 2009 upon completing one year of employment.

The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

The cadastral maps are updated as the transfer statements are processed. They are in poor condition, but with the implementation of GIS, the information is available electronically. New maps will be printed in the near future.

Proposed Office Budget for July 1, 2009 – June 30, 2010 will be approximately \$156,625 +/- . The proposed Reappraisal Budget for July 1, 2009 – June 30, 2010 will be \$77,205 +/- . The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, County Solutions and the web site. Adopted budget by the Board for 2008-2009 was \$146,260 and the reappraisal budget \$70,225.

The Assessor is budgeting for a newer vehicle from the Sheriff's office as the current car is inadequate for her and her staff to rely on when out doing assessment work.

The Assessor budgeted for and has had installed a new server for the office. The server will be paid for through a two year budget cycle.

The Assessor and the County contracted with Stanard Appraisal Services Inc to review and assess the commercial and industrial properties in and near the city of Aurora. Said Commercial and Industrial properties were reviewed and new photos were taken. A market analysis was conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. A depreciation study was completed and used for the assessment year of 2009.

Aerial photos were taken in early March, 2008, and have replaced the obliques currently on the GIS and Website.

County Solutions is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Hamilton County Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use and aerial photos on the rural sites. The Hamilton County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program when the deeds that are filed reflecting the split become available in the assessor's office. The county surveyor is also working closely with the assessor's office to achieve the most accurate mapping available. The County Surveyor and crew are locating section corners and placing GPS points constantly.

Numerous GPS points are now available. The work is ongoing and will never really be considered "completed". The County is also surveying the accretion land and putting in the GPS points along the Platte River which abuts Hamilton County on the North. The last survey done on accretion in Hamilton County was in the late 1800's. This will be completed as funding is available and the surveyor has time to work on the project.

Current Assessment Procedures for Real Property

On average, 40 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Depending on the number of transfers filed, there is a one to two week turn around time. Ownership changes are made in the administrative package and updated on the website monthly. Agricultural and Commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in April. Pickup work is to be completed by March 1 of each year.

A complete review of the tornado damaged properties from the May 29th, 2008, was conducted by the Assessor and part of her staff. Verification of the record cards was made by a physical inspection of each parcel. New digital photos were taken and homes and buildings that are no longer there were taken off the tax roll for 2009. New structures of any kind were assessed and added to the 2009 assessment for the County.

The commercial and industrial properties that suffered any kind of storm damage from the aforementioned storm were reviewed by Stanard Appraisal Services Inc, whether they were located within the city limits of Aurora or were rural in location. Income data was collected in the late summer/early fall of 2008 on commercial properties in and near the city of Aurora by Stanard Appraisal for 350 commercial and industrial parcels that were revaluated for 2009. Preliminary Notices of Valuation Change were mailed with much success in those particular hearings.

Nebraska Statute 77-1311.03 states that a portion of the real property parcels in the county are to be reviewed and inspected to complete a total review of all properties every six years. To comply with this statute, it is the goal of the office to try to review at least 17% of the properties yearly. Market data is gathered and reviewed yearly.

With the help and guidance of the Liaison, ratio studies are done on all the sales beginning in September. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance that need reviewing for the next assessment cycle.

The cost manual for commercial and residential properties is from 2006. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by an outside appraisal firm hired by the Assessor.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to state statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. A complete land use study was made for 2005 by drive by reviews. Land use is also being updated as the owners have been reporting their acres to the Assessor's office. Our office has been working with the Upper Big Blue NRD and Central Platte NRD offices to report land use to assist them in allocating water for irrigation.

By approximately March 5 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	99%	12.10	103.89
Commercial	92%	30.62	133.78
Agricultural Land	73%	15.44	104.70

For more information regarding statistical measures see 2008 Reports & Opinions.

Current Assessment Procedures for Personal Property

Approximately 150 personal property schedules were delinquent as of May 1, 2009. The county assessor notified the late filers by mail, and over two-thirds responded with a filing of their schedules. A 10% penalty was assessed to these schedules. A 25% penalty will be assessed as well as an “Assessor’s estimated acquisition amount” to the ones still delinquent as of August 1, 2009.

Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 280 Homestead Exemptions in the office. Over half of the applicants need assistance and rely upon this staff in correctly filling out their forms.

Assessment actions planned for assessment year 2010:

The current assessor is planning on running for election to the office of County Assessor this year.

Residential:

A completion of the review of Aurora city homes will be completed by the Assessor and one of her staff. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. Approximately 330 cards need reviewed.

A review of some newer subdivisions in Aurora may indicate that the value on the improved lots will need to be raised.

A review of Hordville and Stockham along with the rural subdivisions will be conducted by drive by inspections. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2010. Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2010. GIS workshop took aerial photos of all rural buildings in early March 2008. They have replaced the obliques currently on the GIS and Website.

Property owners that did not repair any of the tornado damaged buildings in the past two years will be reviewed. Discovered new or repaired structures will be priced and placed on the tax roll for 2010.

The Assessor and her staff are assisting the County Surveyors office in regards to applying for grants for funding to get new town "wall maps" printed for county use. The Aurora city wall map that is currently being used is from 1974, and there have been many changes in subdivisions that have been cut and pasted to said map. They are hoping to have this project completed by spring 2010.

Commercial:

Stanard Appraisal Services Inc will complete commercial pick-up work and building permits. The new assessment will be added to the assessment roll by March 19, 2010, with the assistance of the aforementioned mass appraisal company.

A study will be done to determine whether the 5% overall discount that was applied by the Assessor to the newly reappraised commercial and industrial parcels by Stanard Appraisal Services Inc should be removed to keep her stats in compliance.

Agricultural Land:

Nebraska is implementing a statewide soil survey legend that will enable a seamless digital soil survey coverage across the state. Changes have been made by the Natural Resource Conservation Service to the soil maps and mapping symbols. The Property Assessment Division has received the new numeric identifiers for all Nebraska soils. The soil "lines" across county lines are now rectified so they are the same on both sides of the county lines. There are soils that match across state lines as well. The new numeric identifiers combine several different mapping symbols for similar soils, reducing the total number of soils previously identified. In part, Nebraska Statute 77-2363 requires implementation of the new soils mapping in the assessment year 2010. Hamilton County

has nine new 'numeric symbols' along with the new acre count for these soil types. The new numeric symbols will be placed into our land assessment system for the assessment year of 2010.

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Market areas will be reviewed and land use will be updated as the information becomes available. Well permits will be reviewed and drive by inspections will be conducted as needed. If the survey of the Platte River is not complete for 2010 assessment, it is the goal to have it complete for 2011.

Assessment actions planned for assessment Year 2011

With the advise of Derrick Niederklein, Field Liaison, the parcels/areas/classes or subclasses that need immediate attention will be prioritized.

Residential:

Review of rural residential properties will begin. A market study will be conducted to bring rural residential properties to 100% of market value. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, patios, heating & cooling, finished basements, additions, outbuildings, deletions or remodeling are being include as part of these inspections. New digital photos will be taken if any change since last review. New obliques of the rural building sites were taken in early March 2008 and will be used in conjunction with the rural review.

A query of homes built from years 2000-2009 will be reviewed and revalued to reflect 80% basement finish as that seems to be the long standing trend of houses that are of newer construction and is supported by the sales of these dwellings of this age of construction.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2011.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be conducted by Stanard Appraisal with verification by the Assessor before being placed on the assessment roll by March 1, 2011.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

The assessor anticipates that in 2011 accretion land will be updated for each property owner along with all the land in the Platte River. A market study for this area will be conducted so new values can be implemented for 2011 assessment purposes after the exact acre count has been completed.

Assessment Actions planned for assessment year 2012

Residential:

A review will be conducted in the villages of Hampton, Phillips, Giltner and Marquette. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2012. Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2012.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2012. A commercial appraiser will need to be hired again to do the commercial assessments for the Assessor

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's offices from the Register of Deeds and the 'green sheets' are worked and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor's office from County Clerk through a filed deed. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. The Assessor's office verifies any surveys that may be reflective of the new deed with the County Surveyor.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T 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
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1375 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. The Personal Property Schedules are now available on the web and some were filed on line in 2009 with minimal fixable problems.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to County Board of Equalization.

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 approximately 280 annual filings of applications with assistance to applicants, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board for monies collected in the Assessors' Office
8. Centrally Assessed: review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. 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.
11. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
12. Tax List Corrections: prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide necessary information.
14. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization member attendance to said hearing.
15. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
16. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The three certificate holders of the assessor's office will meet their 60 hours of education in a 4 year period to maintain it. The assessment clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy. Once the newest employee passes

her assessor's exam, she will also be required to obtain continuing education hours to maintain her certification.

17. The Deputy Assessor is a member of the Streambed Ownership Workshop Group along with one of the County Surveyors. The Group meets approximately once a month in Lincoln. The objective is to identify the rightful land owner of record along the Platte River and to input information on seeking funding for the control of noxious weeds along said river.
18. The Deputy Assessor has visited other counties in the Central District Area to assist that Assessor's staff with their GIS questions and concerns.
19. Safety procedures are practiced to the highest degree possible in this office. The County Safety Handbook originated in this office and we assist in keeping it current through photos and instructions.
20. The Assessor will continue to stay active in attending Aurora Area Chamber Development monthly meetings to stay abreast of new happenings in the city of Aurora and surrounding communities and county areas.
21. The Assessor and her at least one of her staff will continue to attend the monthly Central District Assessors Association meetings. In attendance is also Liaisons for the same area and, at times, state employees that are of great help to the county assessor group.
22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, if need be, by a phone call to the Department of Revenue Property Assessment Division. A listings of those employees by their specialty area is available to the Assessor and her staff.

Conclusion:

The Hamilton County Assessor's Office will strive to maintain an efficient and professional office while continuing to be courteous and respectful to property owners, visitors and co-workers of the county.

Patricia E Sandberg
Hamilton County Assessor

Amended Assessment Actions (June 15th – October 30th, 2009)

The Assessor, the County Board of Equalization and the County Clerk physically inspected and reviewed all 80 filed Real Estate Protests. The Deputy Assessor and Mark Stanard from Stanard Appraisal accompanied the group on the 22 Commercial protests filed.

Approximately 25 Personal Property Schedules were given a 25% penalty.

An office clerk became certified on August 7th, 2009, by successfully passing the Assessor's Exam.

August 31st – September 2nd, the Assessor and her Deputy attended Assessor's Workshop in North Platte.

In September, 2009, the County Assessor and certified clerk completed a physical inspection of the Village of Stockham by conducting a card by card review. Verifying real estate information was achieved when the property owners were home. New photos were taken of every improved property.

On October 13th, the County Board approved the Assessor's proposed budget as follows: Reappraisal at \$77,205.00. General at \$158,626.00.

In October, 2009, the County Assessor and a certified clerk completed a physical inspection of the Village of Giltner by conducting a card by card review. Verifying real estate information was achieved when the property owners were home. New photos were taken of every improved property. This Assessor's Field Liaison personally assisted in the review on October 6th. The revalue of the Village of Giltner will be completed for 2010, to equalize the village's values and bring the sales ratio into compliance.

The Merrick County Assessor's Clerk came to this county and the Deputy Assessor assisted her with answers to her questions on the GIS program on October 21st.

A 3% increase to the residential values to the Village of Hampton has been completed to bring the sales ratio into compliance.

We are currently in the process of revaluing all rural residential properties in hopes to have it completed by 2011.

2010 Assessment Survey for Hamilton County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	1 temporary employee
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$158,626
7.	Adopted budget, or granted budget if different from above
	\$158,626
8.	Amount of the total budget set aside for appraisal work
	0
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$77,205
10.	Part of the budget that is dedicated to the computer system
	\$20,000 for GIS, ESRI and CAMA
11.	Amount of the total budget set aside for education/workshops
	\$2,300
12.	Other miscellaneous funds
13.	Was any of last year's budget not used:
	Yes, a minimal amount

B. Computer, Automation Information and GIS

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

5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Deputy Assessor
7.	Personal Property software:
	Bottom Line Inc and MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All towns in the county are zoned
4.	When was zoning implemented?
	1970

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal appraises commercial and industrial parcels
2.	Other services

Certification

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

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

One copy by electronic transmission to the Hamilton 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