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## 2010 Commission Summary

### 47 Howard

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#### Residential Real Property - Current

Number of Sales	167	Median	97
Total Sales Price	\$12,497,901	Mean	102
Total Adj. Sales Price	\$12,482,470	Wgt. Mean	97
Total Assessed Value	\$12,083,584	Average Assessed Value of the Base	\$66,886
Avg. Adj. Sales Price	\$74,745	Avg. Assessed Value	\$72,357

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#### Confidence Interval - Current

95% Median C.I	93.42 to 99.62
95% Mean C.I	95.05 to 108.85
95% Wgt. Mean C.I	92.17 to 101.43

% of Value of the Class of all Real Property Value in the County	26.17
% of Records Sold in the Study Period	6.88
% of Value Sold in the Study Period	7.45

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#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	165	98	98
2008	164	94	94
2007	166	97	97
2006	171	98	98

## 2010 Commission Summary

47 Howard

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### Commercial Real Property - Current

Number of Sales	21	Median	98
Total Sales Price	\$2,557,175	Mean	105
Total Adj. Sales Price	\$2,557,175	Wgt. Mean	92
Total Assessed Value	\$2,359,152	Average Assessed Value of the Base	\$75,023
Avg. Adj. Sales Price	\$121,770	Avg. Assessed Value	\$112,341

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### Confidence Interval - Current

95% Median C.I	96.66 to 99.63
95% Mean C.I	78.21 to 131.16
95% Wgt. Mean C.I	84.02 to 100.50

% of Value of the Class of all Real Property Value in the County	4.89
% of Records Sold in the Study Period	5.20
% of Value Sold in the Study Period	7.78

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### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	23	98	98
2008	17	93	95
2007	16	95	95
2006	25	99	99



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Howard County is 97% of market value. The quality of assessment for the class of residential real property in Howard 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 Howard County is 98% of market value. The quality of assessment for the class of commercial real property in Howard 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 Howard County is 72% of market value. The quality of assessment for the class of agricultural land in Howard County indicates the assessment practices meet generally accepted mass appraisal practices.

It is my opinion that the level of value of the class of agricultural land receiving special valuation in Howard County is 72%. The quality of assessment for the class of agricultural land receiving special valuation in Howard County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



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

**Residential:**

Howard County updated their residential pricing and applied 06/2008 Marshall/Swift Costing to existing data countywide in 2009.

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

Annually, the county plans to accomplish a portion of the required 6 year inspection process. In 2010 a review of current data on all St. Paul residential properties was completed for the 2010 assessment. All residential pick-up work and building permits were reviewed and completed by March 1, 2010. A ratio study was completed on all other residential properties to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property.

Howard County did a complete review of all residential assessor locations and converted these into Valuation Groupings as follows:

<u>NUMBER</u>	<u>ASSESSOR LOCATION</u>	<u>FORMER SUBDIVISION</u>
1	ST. PAUL	St. Paul: Subdivisions: (1101 – Original Town) (1102 through 1118)
2	SMALL TOWNS	Cushing (1001) Cotesfield (2001) Elba (3001) Farwell (4001) Dannebrog (5001) Boelus (8001) St. Libory – (9000 – Newer Subdivision) – (9001 – Older Original Town)
3	RURAL	HC (Howard County) Area 6000 – rural residential subdivision Area 6010 – rural residential Lake of the Woods Area 6021 – rural residential in Market Area 7100 Area 6022 – rural residential in Market Area 7200 Area 6023 – rural residential in Market Area 7300

For 2010, the residential assessment actions included the following adjustments:

NUMBER ASSESSOR LOCATION: FORMER SUBDIVISION & ADJUSTMENT:

1	ST. PAUL	St. Paul: Subdivisions: (1101 – Original Town) 22% Econ. Depr. (1102 through 1118)
2	SMALL TOWNS	Cushing (1001) 45% Economic Depreciation Cotesfield (2001) 40% Economic Depreciation Elba (3001) 38% Economic Depreciation Farwell (4001) 42% Economic Depreciation Dannebrog (5001) 35% Economic Depreciation Boelus (8001) 49% Economic Depreciation St.Libory–(9000–Newer Subdivision) 28% Economic Depreciation –(9001 – Older Original Town)
3	RURAL	HC (Howard County) Area 6000 – rural residential subdivision 10% Econ. Depr. Area 6010 – rural residential Lake of the Woods 30% Econ. Depr. Area 6021 – rural residential in Mkt Area 7100 35% Econ. Depr. Area 6022 – rural residential in Mkt Area 7200 35% Econ. Depr. Area 6023 – rural residential in Mkt Area 7300 35% Econ. Depr.

## 2010 Assessment Survey for Howard County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and Staff
2.	<b>List the valuation groupings used by the County:</b>
	St. Paul, Small Towns, and Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>Valuation Group 1 (St. Paul):</b> St. Paul is the largest town in Howard County, with a population of 2,218. It is the county seat located on US Highway 281, 20 miles north of Grand Island. St. Paul has an active trade, business center for a prosperous ag area predominantly irrigated crops. Housing market is very active, with a lot of St. Paul residents commuting to Grand Island for work.</p> <p><b>Valuation Group 2 (Small Towns):</b> This valuation group consists of the following seven small town/villages dispersed throughout the county: Boelus, Cotesfield, Cushing, Dannebrog, Elba, Farwell, and St. Libory. These towns each have a population of 350 or less, have very limited trade or business, but enjoy an active housing market.</p> <p><b>Valuation Group 3 (Rural):</b> This valuation group includes all residential property sales throughout the county of tracts that are 25 acres or less. There is an active market of rural residential sales due to desirable rural homesites in the area of or overlooking three river valleys that cross through the county. Many of these rural residential sites provide housing for people who are employed in Grand Island.</p>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Cost and Sale Comparison
4	<b>When was the last lot value study completed?</b>
	2009
a.	<b>What methodology was used to determine the residential lot values?</b>
	Sales Comparison & availability
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes it is
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	Combination of Tables Provided by Vendor and Depreciation Studies per Market
a.	<b>How often does the County update depreciation tables?</b>
	Bi-Annually
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>

	Assessor and Staff
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	On Schedule
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, we keep track of total parcels each year
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Data used in same depreciation studies, depreciation tables, same costing, etc.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	167	<b>MEDIAN:</b>	<b>97</b>	COV:	44.63	95% Median C.I.:	93.42 to 99.62	(! : Derived)
TOTAL Sales Price:	12,497,901	WGT. MEAN:	97	STD:	45.50	95% Wgt. Mean C.I.:	92.17 to 101.43	
TOTAL Adj.Sales Price:	12,482,470	MEAN:	102	AVG.ABS.DEV:	25.00	95% Mean C.I.:	95.05 to 108.85	
TOTAL Assessed Value:	12,083,584							
AVG. Adj. Sales Price:	74,745	COD:	25.89	MAX Sales Ratio:	388.85			
AVG. Assessed Value:	72,356	PRD:	105.32	MIN Sales Ratio:	21.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	28	92.69	88.95	88.80	18.63	100.16	32.97	120.22	83.45 to 100.92	76,383	67,831
10/01/07 TO 12/31/07	22	82.63	79.89	85.91	20.60	92.99	21.00	112.53	62.54 to 96.70	89,747	77,104
01/01/08 TO 03/31/08	20	105.40	113.07	109.12	19.14	103.63	69.23	170.01	99.33 to 128.02	68,775	75,044
04/01/08 TO 06/30/08	18	96.54	91.76	88.66	20.81	103.49	31.45	131.35	75.33 to 115.20	83,650	74,168
07/01/08 TO 09/30/08	18	97.93	107.63	110.68	30.15	97.24	55.11	217.40	76.25 to 113.85	47,787	52,890
10/01/08 TO 12/31/08	17	102.55	127.52	112.78	41.23	113.08	63.35	357.37	89.67 to 153.24	77,477	87,376
01/01/09 TO 03/31/09	14	103.53	124.33	98.91	29.12	125.70	85.44	388.85	91.34 to 115.00	87,964	87,007
04/01/09 TO 06/30/09	30	91.02	100.63	96.02	25.77	104.80	46.52	317.33	81.29 to 103.05	69,310	66,551
<u>Study Years</u>											
07/01/07 TO 06/30/08	88	96.31	92.74	91.95	20.61	100.86	21.00	170.01	88.86 to 99.12	79,481	73,085
07/01/08 TO 06/30/09	79	97.79	112.21	102.99	31.40	108.96	46.52	388.85	92.50 to 103.07	69,469	71,545
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	73	100.11	109.84	104.25	28.02	105.37	31.45	357.37	96.32 to 106.34	69,294	72,237
<u>ALL</u>											
	167	96.55	101.95	96.80	25.89	105.32	21.00	388.85	93.42 to 99.62	74,745	72,356

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	79	96.70	99.84	97.44	18.18	102.46	54.23	317.33	93.35 to 100.60	78,581	76,571
02	36	97.14	108.22	95.35	28.61	113.49	55.11	388.85	89.67 to 103.85	49,466	47,165
03	52	96.25	100.82	96.50	35.68	104.47	21.00	357.37	82.23 to 106.34	86,418	83,393
<u>ALL</u>											
	167	96.55	101.95	96.80	25.89	105.32	21.00	388.85	93.42 to 99.62	74,745	72,356

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	149	97.35	105.64	98.29	24.50	107.48	37.22	388.85	95.72 to 100.60	80,243	78,871
2	18	69.82	71.41	63.05	37.75	113.26	21.00	120.00	45.00 to 100.00	29,229	18,429
<u>ALL</u>											
	167	96.55	101.95	96.80	25.89	105.32	21.00	388.85	93.42 to 99.62	74,745	72,356

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	162	96.82	103.33	98.80	25.17	104.59	21.00	388.85	95.04 to 100.00	74,194	73,304
06	4	39.91	43.46	43.51	22.87	99.89	31.45	62.59	N/A	113,250	49,276
07	1	112.15	112.15	112.15			112.15	112.15	N/A	10,000	11,215
<u>ALL</u>											
	167	96.55	101.95	96.80	25.89	105.32	21.00	388.85	93.42 to 99.62	74,745	72,356

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	167	<b>MEDIAN:</b>	<b>97</b>	COV:	44.63	95% Median C.I.:	93.42 to 99.62	(! : Derived)
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AVG. Adj. Sales Price:	74,745	COD:	25.89	MAX Sales Ratio:	388.85			
AVG. Assessed Value:	72,356	PRD:	105.32	MIN Sales Ratio:	21.00			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	5	115.00	167.77	202.77	72.39	82.74	60.45	388.85	N/A	2,120	4,298	
5000 TO 9999	2	85.20	85.20	88.16	17.37	96.64	70.40	100.00	N/A	7,500	6,612	
<u>Total \$</u>												
1 TO 9999	7	100.00	144.18	135.62	65.84	106.31	60.45	388.85	60.45 to 388.85	3,657	4,959	
10000 TO 29999	31	97.79	107.76	106.49	35.47	101.20	32.97	357.37	88.34 to 112.15	19,455	20,717	
30000 TO 59999	33	96.24	104.67	101.28	33.45	103.34	21.00	317.33	81.29 to 116.67	43,438	43,995	
60000 TO 99999	51	99.33	101.30	100.66	17.96	100.64	54.23	217.40	96.24 to 103.85	76,742	77,245	
100000 TO 149999	30	88.58	87.31	88.11	14.56	99.09	31.45	129.14	82.60 to 96.93	121,988	107,481	
150000 TO 249999	13	97.60	93.28	93.68	13.07	99.57	37.22	119.44	82.23 to 105.80	174,714	163,680	
250000 TO 499999	2	111.76	111.76	115.20	23.55	97.01	85.44	138.07	N/A	287,728	331,470	
<u>ALL</u>	167	96.55	101.95	96.80	25.89	105.32	21.00	388.85	93.42 to 99.62	74,745	72,356	



**2010 Correlation Section  
for Howard County**

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**Residential Real Property**

**I. Correlation**

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Howard County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The statistics for Howard County support an overall level of value for the residential class of property within the acceptable range with a median ratio of 97%, with a COD and PRD slightly above the acceptable range. 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. All valuation groupings are adequately represented in the sales file are within the acceptable range of 92% to 100%.

Under the stratification of Status: Improved, Unimproved & IOLL the classification of unimproved has 18 sales that have a median ratio of 70% which is outside the acceptable range of 92% to 100%. These 18 sales are included in each of the valuation groupings. No recommendation for adjustment has been made because it is not considered a relevant subclass to use for an adjustment. A breakdown of these sales would show that these sales are located throughout the county, rural as well as urban, and as such are not valued as a separate subclass in assessment of residential property.

A ratio study was completed on residential properties to identify any adjustments or other assessment actions that were necessary to properly value the residential class of real property, which resulted in an economic depreciation adjustment to all residential valuation groups. Based on the known assessment practices of Howard County, it is believed that assessments are uniform in the residential class of property. There will be no non-binding recommendation for the residential class of property.

**2010 Correlation Section  
for Howard County**

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**II. Analysis of Sales Verification**

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

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

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

RESIDENTIAL: The Howard County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale.

There were a total of 271 residential sales in Howard County for the three year study period. Of these 167 were determined to be qualified, arms-length transactions, the remaining 104 were disqualified. A review of the disqualified sales indicated 22 sales that were substantially changed (17 coded out as a three, 5 coded out as a four), 9 political subdivision, 12 exempt, 26 family, 17 foreclosure, and the remainder were disqualified due to terms and conditions of sale, partial interests, private sales, etc. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section  
for Howard County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97</b>	<b>97</b>	<b>102</b>

**2010 Correlation Section  
for Howard County**

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**IV. Analysis of Quality of Assessment**

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Howard County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>25.89</b>	<b>105.32</b>

RESIDENTIAL: The calculations reflect that for the residential class of property in Howard County both the coefficient of dispersion and price related differential statistics are outside the acceptable range. This is generally interpreted as an indication that the class of property has not been valued uniformly and proportionately. The lower value properties have significantly different statistics which fall outside the acceptable range for qualitative measures, while the properties in the mid to upper range in value have quality statistics. The removal of seven of the outliers within the entire sales file of 167 sales brings the COD close to the acceptable range and the PRD within the acceptable range. A review of the assessment actions reveals a very proactive assessment process for 2010. The assessment practices are solid and consistent. It is believed that Howard County has achieved acceptable uniformity within the residential class of property. There will be no non-binding recommendations made for the residential class of property.



## Howard County 2010 Assessment Actions taken to address the

### Following property classes/subclasses:

#### Commercial:

Howard County implemented a new Commercial Appraisal in 2009, completed by Stanard Appraisal.

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

Typically, the county plans to accomplish a portion of the required 6 year inspection process. However, due to the new commercial appraisal in 2009, no commercial inspections were done for 2010 other than pick up work. Permits are logged and reviewed for specific property activities and notable changes to the property valuations.

Howard County did a complete review of all commercial assessor locations and converted these into Valuation Groupings, as follows:

<u>NUMBER</u>	<u>ASSESSOR LOCATION</u>	<u>FORMER SUBDIVISION</u>
1	ST. PAUL	St. Paul: Market: 9011 – downtown St. Paul Market: 9012 – on Hwy in St. Paul Market: 9013 – commercial in residential zoned area in St. Paul
2	SMALL TOWN	Small Town: Market: 9111
3	RURAL	Rural: Market: 9200 – rural commercial on Hwy. Rural: Market: 9250 – rural commercial not on highway
4	ST. LIBORY	St. Libory: Market: 9115

Howard County did not adjust commercial property values for 2010.

## 2010 Assessment Survey for Howard County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor & Staff
2.	<b>List the valuation groupings used by the County:</b>
	St Paul, Small Town, Rural (St Libory included w/small towns)
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>Valuation Group 1 (St. Paul):</b> St. Paul is the largest town in Howard County, with a population of 2,218. It is the county seat located on US Highway 281, 20 miles north of Grand Island. St. Paul has an active trade, business center for a prosperous ag area predominantly irrigated crops. A lot of St. Paul residents commuting to Grand Island for work.</p> <p><b>Valuation Group 2 (Small Towns):</b> This valuation group consists of the following six small town/villages dispersed throughout the county: Boelus, Cotesfield, Cushing, Dannebrog, Elba and Farwell. These towns each have a population of 350 or less, have very limited trade or business, but enjoy an active housing market.</p> <p><b>Valuation Group 3 (Rural):</b> This valuation group includes all rural commercial sales throughout the county located outside city boundaries.</p> <p><b>Valuation Group 4 (St. Libory):</b> St. Libory is a small town with a population of about 150 people, located on Highway 281 about 10 miles north of Grand Island. St. Libory has very limited trade or business except for highway frontage locations. Most residents employed in Grand Island and surrounding area.</p>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Sales Comparison, Income and Costing
4	<b>When was the last lot value study completed?</b>
	2009
a.	<b>What methodology was used to determine the commercial lot values?</b>
	Sales
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	Combination of Tables Provided by Vendor and Depreciation Studies per Market
a.	<b>How often does the County update the depreciation tables?</b>
	Bi-Annually
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>

	Assessor & Staff
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	On Schedule
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, we keep track of total parcels each year
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The results are incorporated into same costing tables, depreciation schedules as the other county properties.

**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:	21	<b>MEDIAN:</b>	<b>98</b>	COV:	55.55	95% Median C.I.:	96.66 to 99.63
TOTAL Sales Price:	2,557,175	WGT. MEAN:	92	STD:	58.15	95% Wgt. Mean C.I.:	84.02 to 100.50
TOTAL Adj.Sales Price:	2,557,175	MEAN:	105	AVG.ABS.DEV:	30.68	95% Mean C.I.:	78.21 to 131.16
TOTAL Assessed Value:	2,359,152						
AVG. Adj. Sales Price:	121,770	COD:	31.26	MAX Sales Ratio:	265.60		
AVG. Assessed Value:	112,340	PRD:	113.47	MIN Sales Ratio:	13.10		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	1	97.92	97.92	97.92			97.92	97.92	N/A	10,000	9,792
10/01/06 TO 12/31/06	2	141.11	141.11	117.48	31.31	120.11	96.93	185.29	N/A	32,250	37,888
01/01/07 TO 03/31/07	1	100.05	100.05	100.05			100.05	100.05	N/A	186,689	186,780
04/01/07 TO 06/30/07	3	97.43	97.65	97.50	0.76	100.15	96.66	98.87	N/A	138,333	134,881
07/01/07 TO 09/30/07	1	41.81	41.81	41.81			41.81	41.81	N/A	160,000	66,900
10/01/07 TO 12/31/07	3	98.70	73.04	95.65	26.55	76.36	20.91	99.51	N/A	207,830	198,794
01/01/08 TO 03/31/08	4	99.22	130.24	103.94	32.02	125.30	98.14	224.37	N/A	75,250	78,211
04/01/08 TO 06/30/08	1	90.62	90.62	90.62			90.62	90.62	N/A	574,091	520,249
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08	1	265.60	265.60	265.60			265.60	265.60	N/A	500	1,328
01/01/09 TO 03/31/09	1	13.10	13.10	13.10			13.10	13.10	N/A	19,731	2,585
04/01/09 TO 06/30/09	3	97.10	91.34	89.96	8.92	101.54	75.47	101.45	N/A	67,391	60,622
<u>Study Years</u>											
07/01/06 TO 06/30/07	7	97.92	110.45	100.12	13.60	110.32	96.66	185.29	96.66 to 185.29	96,598	96,713
07/01/07 TO 06/30/08	9	98.70	96.94	90.22	30.49	107.45	20.91	224.37	41.81 to 99.63	184,286	166,264
07/01/08 TO 06/30/09	5	97.10	110.54	83.53	57.36	132.34	13.10	265.60	N/A	44,481	37,156
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	8	98.07	81.74	90.58	17.89	90.24	20.91	100.05	20.91 to 100.05	173,147	156,838
01/01/08 TO 12/31/08	6	99.22	146.19	95.30	50.74	153.41	90.62	265.60	90.62 to 265.60	145,931	139,070
<u>ALL</u>											
	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	13	97.43	92.17	90.56	20.21	101.79	20.91	185.29	75.47 to 98.87	158,237	143,294
02	6	100.54	133.54	98.74	63.26	135.25	13.10	265.60	13.10 to 265.60	27,234	26,889
03	2	99.43	99.43	99.49	0.63	99.93	98.80	100.05	N/A	168,344	167,491
<u>ALL</u>											
	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340

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	19	98.70	112.81	96.31	26.79	117.14	20.91	265.60	96.93 to 100.05	125,128	120,508
2	2	27.46	27.46	38.66	52.29	71.02	13.10	41.81	N/A	89,865	34,742
<u>ALL</u>											
	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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TOTAL Assessed Value:	2,359,152						
AVG. Adj. Sales Price:	121,770	COD:	31.26	MAX Sales Ratio:	265.60		
AVG. Assessed Value:	112,340	PRD:	113.47	MIN Sales Ratio:	13.10		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340
04											
ALL	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340

**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	2	182.62	182.62	123.34	45.44	148.05	99.63	265.60	N/A	1,750	2,158
Total \$											
1 TO 9999	2	182.62	182.62	123.34	45.44	148.05	99.63	265.60	N/A	1,750	2,158
10000 TO 29999	5	97.92	108.32	90.13	76.73	120.18	13.10	224.37	N/A	16,546	14,913
30000 TO 59999	3	99.51	99.30	99.17	1.51	100.12	96.93	101.45	N/A	47,500	47,107
60000 TO 99999	4	96.88	92.03	91.79	6.15	100.26	75.47	98.87	N/A	72,793	66,813
100000 TO 149999	1	98.14	98.14	98.14			98.14	98.14	N/A	135,000	132,487
150000 TO 249999	3	98.80	80.22	80.91	19.65	99.14	41.81	100.05	N/A	165,563	133,961
250000 TO 499999	1	97.43	97.43	97.43			97.43	97.43	N/A	285,000	277,663
500000 +	2	94.66	94.66	94.56	4.27	100.10	90.62	98.70	N/A	560,290	529,829
ALL	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	27.46	27.46	38.66	52.29	71.02	13.10	41.81	N/A	89,865	34,742
304	1	97.10	97.10	97.10			97.10	97.10	N/A	86,174	83,674
325	1	96.93	96.93	96.93			96.93	96.93	N/A	49,500	47,982
326	1	99.63	99.63	99.63			99.63	99.63	N/A	3,000	2,989
343	2	99.38	99.38	99.05	0.68	100.33	98.70	100.05	N/A	366,589	363,094
344	5	96.66	81.17	91.08	17.82	89.12	20.91	98.87	N/A	175,818	160,132
353	3	224.37	195.80	103.24	24.98	189.66	97.43	265.60	N/A	99,500	102,719
380	1	185.29	185.29	185.29			185.29	185.29	N/A	15,000	27,794
386	1	98.14	98.14	98.14			98.14	98.14	N/A	135,000	132,487
391	1	97.92	97.92	97.92			97.92	97.92	N/A	10,000	9,792
426	1	75.47	75.47	75.47			75.47	75.47	N/A	75,000	56,599
442	2	100.48	100.48	100.37	0.97	100.11	99.51	101.45	N/A	46,500	46,670
ALL	21	98.14	104.68	92.26	31.26	113.47	13.10	265.60	96.66 to 99.63	121,770	112,340



**2010 Correlation Section  
for Howard County**

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**Commerical Real Property**

**I. Correlation**

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

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Howard County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The statistics for Howard County support an overall level of value for the commercial class of property within the acceptable range with a median ratio of 98%, even though the COD and PRD are significantly above the acceptable range. Only one of the three Howard County commercial valuation groups has a sufficient number of sales to provide a reliable measure of level of value with a median ratio of 98%. The other valuation groups have a very limited number of sales of generally low value, diverse properties.

There were no assessment actions taken in the commercial class of property for assessment year 2010. The valuation group with a sufficient number of sales to measure the level of value did not require any adjustment to values, and the limited number of sales in the other valuation groups did not provide a reliable basis for making any adjustment. It is believed that any adjustment to commercial values in Howard County would not improve the quality of assessment. There is no other information available that would indicate that Howard County has not met an acceptable level of value for the commercial class of property for assessment year 2010.

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

**2010 Correlation Section  
for Howard County**

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**II. Analysis of Sales Verification**

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

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

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

COMMERCIAL: The Howard County Assessor reviews all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale.

There were a total of 51 commercial sales in Howard County for the three year study period. Of these 21 were determined to be qualified, arms-length transactions, the remaining 30 were disqualified. A review of the disqualified sales indicated 4 sales that were substantially changed, 12 private sales, 6 political subdivision, and the remainder were disqualified due to terms and conditions of sale, foreclosure, family, partial interests, etc. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section  
for Howard County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98</b>	<b>92</b>	<b>105</b>

**2010 Correlation Section  
for Howard County**

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#### **IV. Analysis of Quality of Assessment**

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Howard County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>31.26</b>	<b>113.47</b>

COMMERCIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures. With the removal of extreme outliers, which have assessed values of \$10,000 or less, the two measures fall closer to the acceptable range. The sales within this class of property are highly diverse.

Based on reviews and knowledge of the Howard County assessment practices it is believed that they have achieved good uniformity within the commercial class of property. There will be no non-binding recommendation made for the commercial class of property.



## **Howard County 2010 Assessment Actions taken to address the**

### **Following property classes/subclasses:**

#### **Agricultural:**

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

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

Annually, the county plans to accomplish a portion of the required 6 year inspection process. Howard County Assessor and her staff completed the land use inventory as part of the implementation of the new soil survey for the 2010 tax year. All classes of agricultural land were rolled from Alpha Soil System to the Numerical System per state mandate.

Continued working with the Natural Resource Districts in a cooperative effort focused on coordinating the irrigated acres on the records with the corresponding NRD and FSA records, as available.

Howard County implemented Special Valuation for the 2010 assessment year. Sales were plotted and verified. A non-agricultural influence is being recognized in the southern portion of the county due to the urban sprawl from the City of Grand Island in Hall County.

The three market areas experienced changes to LCG values for 2010.

## 2010 Assessment Survey for Howard County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and staff
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	Yes, three separate Market Areas
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	River boundaries, common geographic characteristics, topography, market characteristics
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	<p><b>Market Area 7100:</b> This market area includes the southerly portion of Howard County lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the “sandhills” of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of this market area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of this area is included in the Lower Loup Natural Resource District (Loup River drainage area).</p> <p><b>Market Area 7200:</b> This market area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valleys to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. This area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. This area is included in the Lower Loup Natural Resource District (Loup River drainage area).</p> <p><b>Market Area 7300:</b> This market area includes the area located north and east of the North Loup and Loup Rivers. This portion of the county has market characteristics similar to the county to the north of this area. This area is sandier than Market Area 2. This area is primarily grassland. This area consists of more uplands with a limited amount of irrigation and dry cropland. This area is transitional from the sandy soils to the southeast and the silty soils to the southwest. Most of this area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. This area is included in the Lower Loup Natural Resource District (Loup River drainage area).</p>
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Directive 08-04 dated December 23, 2008
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	Real property is classified as agricultural, commercial, and residential based on its

	use as of assessment date. The classification of use is based on above referenced Directive 08-04 for agricultural land, and Department of Revenue, Chapter 10 Real Property Regulations 10.001 Definitions for residential and recreational.
c.	<b>Are these definitions in writing?</b>
	Yes
d.	<b>What are the recognized differences?</b>
	Same as 3b Primary use
e.	<b>How are rural home sites valued?</b>
	Market analysis by the acre. On a county wide basis, the first acre is valued at \$12,500, each additional acre is valued at \$1,500.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	Same/being reviewed for base land value
h.	<b>What are the recognized differences?</b>
	Location
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	Implemented by January 1, 2010
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	Location & Use
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Both physical inspection & FSA maps (when available from land owner)
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	Yes
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	Market Analysis and Use
b.	<b>Has the County received applications for special valuation?</b>
	Yes
c.	<b>Describe special value methodology</b>
	Owner must certify that property is strictly used for ag purposes not building site
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes to both
b.	<b>By Whom?</b>
	Assessor and staff
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>

	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	On target approximately 75% complete
a.	<b>Does the County maintain a tracking process?</b>
	Yes
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b> County wide as applicable

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 3
07/01/06 - 06/30/07	15	4	7	4
07/01/07 - 06/30/08	28	13	11	4
07/01/08 - 06/30/09	19	7	10	2
Totals	62	24	28	10

**Added Sales:**

Study Year	Total	Mkt 1	Mkt 2	Mkt 3
7/1/06 - 6/30/07	5	3	2	0
7/1/07 - 6/30/08	0	0	0	0
7/1/08 - 6/30/09	2	0	0	2
	7	3	2	2

**Final Results:**

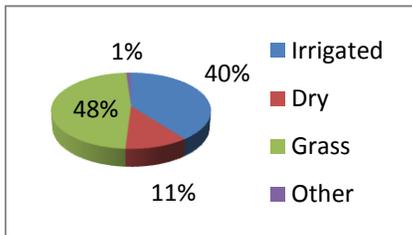
Study Year	County	Area 1	Area 2	Area 3
07/01/06 - 06/30/07	20	7	9	4
07/01/07 - 06/30/08	28	13	11	4
07/01/08 - 06/30/09	21	7	10	4
Totals	69	27	30	12

## Representativeness by Majority Land Use

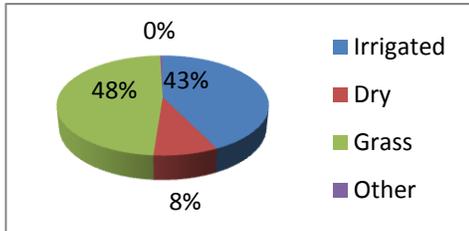
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	40%	43%	39%
Dry	11%	8%	8%
Grass	48%	48%	53%
Other	1%	0%	0%

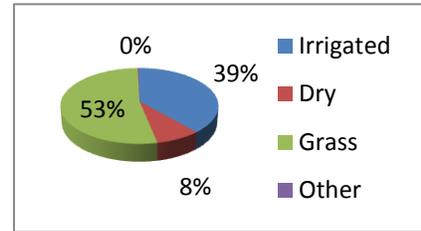
County



Original Sales File

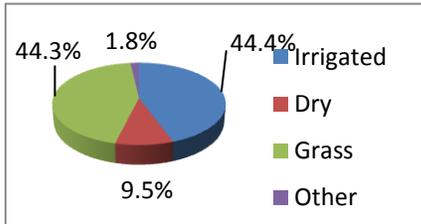


Representative Sample

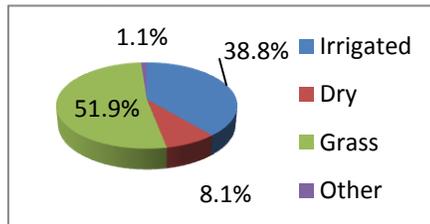


	Mkt Area 1		
	county	sales file	sample
Irrigated	44%	39%	40%
Dry	9%	8%	10%
Grass	44%	52%	49%
Other	2%	1%	1%

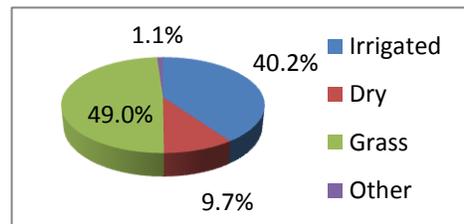
County



Original Sales File

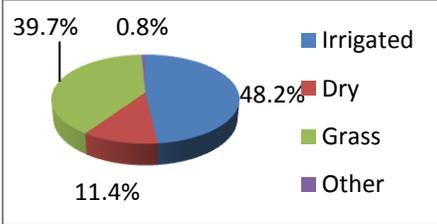


Representative Sample

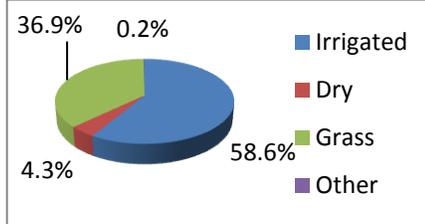


Mkt Area 2			
	county	sales file	sample
Irrigated	48%	59%	56%
Dry	11%	4%	6%
Grass	40%	37%	38%
Other	1%	0%	0%

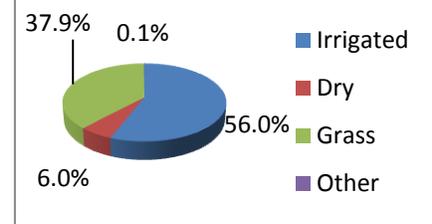
County



Original Sales File

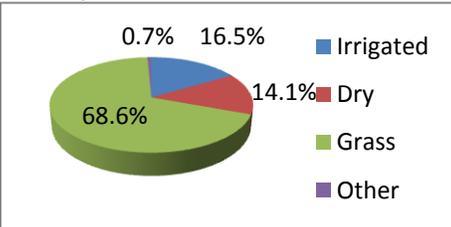


Representative Sample

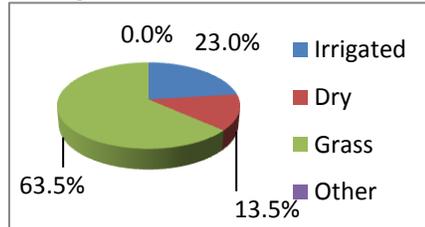


Mkt Area 3			
	county	sales file	sample
Irrigated	17%	23%	15%
Dry	14%	13%	10%
Grass	69%	63%	75%
Other	1%	0%	0%

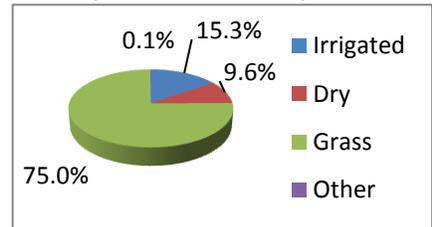
County



Original Sales File



Representative Sample



## Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3
Number of Sales - Original Sales File	62	24	28	10
Number of Sales - Expanded Sample	69	27	30	12
Total Number of Acres Added	1727	215	241	1271

## Ratio Study

### Final Statistics

County # sales	69	Median	72%	AAD	15.24%
		Mean	74%	COD	21.16%
		W. Mean	71%	PRD	104.52%

Market Area 1 # sales	27	Median	72%	AAD	14.43%
		Mean	73%	COD	20.03%
		W. Mean	72%	PRD	101.84%

Market Area 2 # sales	30	Median	72%	AAD	16.05%
		Mean	75%	COD	22.18%
		W. Mean	72%	PRD	103.48%

Market Area 3 # sales	12	Median	71%	AAD	15.03%
		Mean	74%	COD	21.24%
		W. Mean	66%	PRD	111.75%

### Preliminary Statistics

County # sales	69	Median	62%	AAD	14.95%
		Mean	66%	COD	23.99%
		W. Mean	62%	PRD	106.53%

Market Area 1 # sales	27	Median	55%	AAD	16.26%
		Mean	66%	COD	29.33%
		W. Mean	63%	PRD	105.75%

Market Area 2 # sales	30	Median	63%	AAD	14.03%
		Mean	64%	COD	22.24%
		W. Mean	61%	PRD	105.73%

Market Area 3 # sales	12	Median	66%	AAD	14.30%
		Mean	70%	COD	21.70%
		W. Mean	62%	PRD	111.80%

### Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	10	75.52%	0	N/A	13	73.08%
Mkt Area 1	11	71.63%	1	83.66%	10	71.39%
Mkt Area 2	4	90.54%	0	N/A	3	66.21%
Mkt Area 3	0	N/A	0	N/A	3	73.08%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	29	71.63%	1	83.66%	21	72.92%
Mkt Area 1	12	71.03%	3	83.66%	11	75.39%
Mkt Area 2	16	70.17%	0	N/A	5	70.21%
Mkt Area 3	2	101.09%	0	N/A	6	73.89%

HOWARD COUNTY AGRICULTURE LAND SALES CRITERIA

SPECIAL AGRICULTURE VALUE

TAX YEAR 2010

Howard County is using "Special Value" for tax year 2010. The special agriculture value will be used on a county wide basis.

The county is divided into three agriculture market areas with each market area analyzed separately. Our market areas are divided by the North Loup River and the Middle Loup River. Market area 7100 is in the southern part of Howard County and borders Hall County which has a significant bearing on the sales in this market area. The majority of the special value properties are in this market area.

Sales included in analysis:

- A. Sales that do not include improvements.
- B. All other agriculture land sales not specifically excluded below.

Sales excluded from analysis:

- A. Sales less than 25 acres (valued on size basis)

CALCULATION OF VALUE

The Special Valuation is established by analysis of non-influenced qualified sales in the county. These values are established using Land Capability Groups to develop a value from qualified sales for each LCG. The values established should reflect 69% to 75% of Market Value. Sales are reviewed on an annual basis to determine if adjustments are necessary.

Deloris Heminger

Howard County Assessor

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Howard County

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#### Agricultural Land

##### I. Correlation

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

##### AGRICULTURAL LAND:

Howard County has three market areas. It should be noted that in this report, market area one is also identified and/or referred to 71, or 7100; market area two as 72, or 7200; and market area 3 as 73 or 7300. Market area one consists of the southeasterly portion of the county lying south of the Middle Loup and Loup Rivers. Market area 2 is the westerly portion of the county lying between the Middle Loup and North Loup Rivers. Market area 3 is the northeasterly portion of the county lying north of the North Loup River. These market areas have been established for a number of years. The market area boundaries are supported by soils and topography, and appear to be appropriately located.

The Howard County ag sales from 7/1/06 through 6/30/09 were reviewed. There were a total of 62 sales, 24 in market area one, 28 in market area two, and 10 in market area 3. In market area one there were 4 in the first or oldest year, 13 in the middle year, and 7 in the third or newest year. In market area two there were 7 sales in the first year, 11 in the middle year, and 10 in the third or newest year. Market area three had 4 sales in each of the first two years of the study period, and 2 in the third or newest year. The land values in Howard County have been increasing during the last several years. The distribution of sales among the three years of the study period was reviewed to determine if the sample was skewed toward a specific time period. Market area one contained a larger number of sales in year two, than in years one and three. A test was done randomly eliminating sales from year two to determine if a skew existed. The statistics resulting from the test samples indicated there was no significant change. In each of the market areas, the number of sales were not balanced between years one and three of the study period. The sales were further analyzed to determine if they were representative of the population. The portion of irrigated, dry, and grassland acres in the sales file was very similar to the population in each of the market areas.

Comparable sales from the surrounding counties were reviewed with the county assessor in an attempt to locate comparable sales to be added to the sales file for each of the market areas. These sales were reviewed for proximity, size, soil types, land use and year of sale. Three sales were selected to be added to the sales file for market area one: two from Merrick County, and one from Hall County. One sale from Sherman County was selected to be added to the sales file for market area two. Two sales from Greeley County were selected to be added to the sales file for market area three. With the inclusion of these sales the county sales file was proportionate with respect to time frame and maintained representative land use for each of the market areas.

## 2010 Correlation Section

### For Howard County

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An ag analysis was completed for each of the market areas. Market area one irrigated values were increased 30%, dryland values were reduced 0 to 18%, and grassland values were reduced 3%. Market area two irrigated values increased 25%, dryland and grassland values were reduced 5%. Market area three irrigated values were increased 10%, and dryland and grassland values increased 5%. All three market areas reflect an acceptable level of value. It needs to be noted that for irrigated lands, 95% majority land use, county wide, with 10 sales the median is above the acceptable range. This is strongly influenced by two small irrigated tracts (55 and 67 acres) that sold in early 2007 with ratios of 115%. Elimination of either of these sales reduces the median to 72%. Howard County has achieved equalization of agricultural land and has a level of value of 72% as well as a calculated median of 72%. There will be no non-binding recommendation for the agricultural class of property.

#### SPECIAL VALUE:

A review of the agricultural land values in Howard County in areas that have other non-agricultural influences indicates that the values used are similar to other areas in the County where there are no non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special valuation of agricultural land in Howard County is 72%.

## 2010 Correlation Section

### For Howard County

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#### II. Analysis of Sales Verification

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

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

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

#### AGRICULTURAL LAND:

During each of the three year study periods for the last five years, approximately 45 percent of total ag sales have been determined to be qualified sales. Of the total sales for the three year study period for 2010, approximately 15% were determined to be substantially changed, and about 40% were determined to be not qualified for other reasons, family sales and/or sales disqualified because of being non-arms length transactions.

The Howard County Assessor reviews all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale. Based on a review of the sales file, it is apparent that all arms length transactions were included as qualified sales.

## 2010 Correlation Section

### For Howard County

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#### III. Measures of Central Tendency

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

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

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

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

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

**Median    Wgt.Mean    Mean**

<b>R&amp;O Statistics</b>	<b>72</b>	<b>71</b>	<b>73</b>
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## 2010 Correlation Section

### For Howard County

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#### IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

## 2010 Correlation Section

### For Howard County

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>20.48</b>	<b>103.21</b>

#### AGRICULTURAL LAND:

All three measures of central tendency are within the statutorily required range, and support the level of value of 72%.

The COD and PRD are both slightly outside of the recommended range. Land prices have been increasing significantly throughout the study period. Higher ratios are concentrated among the older sales (outlier 2007 sale, Book 7, Page 4300 with ratio of 122%), and lower ratios among the newer sales. It is this wide ratio spread which causes these statistics to be outside the range.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 5,501</b>	<b>Value : 619,955,063</b>	<b>Growth 4,563,202</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	187	862,406	0	0	183	3,333,027	370	4,195,433	
<b>02. Res Improve Land</b>	1,328	8,184,966	0	0	613	15,932,927	1,941	24,117,893	
<b>03. Res Improvements</b>	1,364	74,302,030	0	0	669	58,073,479	2,033	132,375,509	
<b>04. Res Total</b>	1,551	83,349,402	0	0	852	77,339,433	2,403	160,688,835	2,552,853
<b>% of Res Total</b>	64.54	51.87	0.00	0.00	35.46	48.13	43.68	25.92	55.94
<b>05. Com UnImp Land</b>	68	503,683	0	0	8	47,374	76	551,057	
<b>06. Com Improve Land</b>	262	1,858,651	0	0	46	1,818,212	308	3,676,863	
<b>07. Com Improvements</b>	273	18,552,689	0	0	54	7,465,395	327	26,018,084	
<b>08. Com Total</b>	341	20,915,023	0	0	62	9,330,981	403	30,246,004	184,371
<b>% of Com Total</b>	84.62	69.15	0.00	0.00	15.38	30.85	7.33	4.88	4.04
<b>09. Ind UnImp Land</b>	0	0	0	0	1	63,325	1	63,325	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	1	63,325	1	63,325	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	15	783,406	15	783,406	
<b>14. Rec Improve Land</b>	0	0	0	0	8	438,056	8	438,056	
<b>15. Rec Improvements</b>	0	0	0	0	8	355,173	8	355,173	
<b>16. Rec Total</b>	0	0	0	0	23	1,576,635	23	1,576,635	46,178
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.42	0.25	1.01
<b>Res &amp; Rec Total</b>	1,551	83,349,402	0	0	875	78,916,068	2,426	162,265,470	2,599,031
<b>% of Res &amp; Rec Total</b>	63.93	51.37	0.00	0.00	36.07	48.63	44.10	26.17	56.96
<b>Com &amp; Ind Total</b>	341	20,915,023	0	0	63	9,394,306	404	30,309,329	184,371
<b>% of Com &amp; Ind Total</b>	84.41	69.01	0.00	0.00	15.59	30.99	7.34	4.89	4.04
<b>17. Taxable Total</b>	1,892	104,264,425	0	0	938	88,310,374	2,830	192,574,799	2,783,402
<b>% of Taxable Total</b>	66.86	54.14	0.00	0.00	33.14	45.86	51.45	31.06	61.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	69,799	6,253	0	0	0
19. Commercial	5	285,854	1,352,559	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	12	69,799	6,253
19. Commercial	0	0	0	5	285,854	1,352,559
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				17	355,653	1,358,812

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	164	0	161	325

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	1,660	0	0	1,647	205,056,421	1,648	205,058,081
28. Ag-Improved Land	0	0	0	0	986	159,415,039	986	159,415,039
29. Ag Improvements	0	0	0	0	1,023	62,907,144	1,023	62,907,144
30. Ag Total							2,671	427,380,264

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	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	25,000	2	2.00	25,000	
32. HomeSite Improv Land	730	741.50	9,265,500	730	741.50	9,265,500	
33. HomeSite Improvements	755	734.50	45,887,874	755	734.50	45,887,874	1,779,800
34. HomeSite Total				<b>757</b>	<b>743.50</b>	<b>55,178,374</b>	
35. FarmSite UnImp Land	46	115.68	181,632	46	115.68	181,632	
36. FarmSite Improv Land	928	4,541.49	7,081,747	928	4,541.49	7,081,747	
37. FarmSite Improvements	947	0.00	17,019,270	947	0.00	17,019,270	0
38. FarmSite Total				<b>993</b>	<b>4,657.17</b>	<b>24,282,649</b>	
39. Road & Ditches	0	6,534.76	0	0	6,534.76	0	
40. Other- Non Ag Use	0	12.50	1,875	0	12.50	1,875	
41. Total Section VI				<b>1,750</b>	<b>11,947.93</b>	<b>79,462,898</b>	<b>1,779,800</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	5	608.32	325,433	5	608.32	325,433

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<b>Irrigated Total</b>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>					
Dry Total	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
Grass Total	0.00	0.00%	0	0.00%	0.00
<b>Waste</b>					
Waste	0.00	0.00%	0	0.00%	0.00
<b>Other</b>					
Other	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>					
Exempt	24.67	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6021

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1.60	7.84%	1,280	7.99%	800.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	10.80	52.94%	8,532	53.29%	790.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	8.00	39.22%	6,200	38.72%	775.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	20.40	100.00%	16,012	100.00%	784.90
<b>Irrigated Total</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
	20.40	100.00%	16,012	100.00%	784.90
<b>Waste</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Other</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>					
	2.00	9.80%	0	0.00%	0.00
<b>Market Area Total</b>					
	20.40	100.00%	16,012	100.00%	784.90

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6022

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<b>Irrigated Total</b>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>					
Dry Total	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
Grass Total	0.00	0.00%	0	0.00%	0.00
<b>Waste</b>					
Waste	0.00	0.00%	0	0.00%	0.00
<b>Other</b>					
Other	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>					
Exempt	7.00	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	0.00	0.00%	0	0.00%	0.00

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

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	434.00	0.95%	954,800	1.20%	2,200.00
46. 1A	3,511.68	7.69%	7,409,647	9.32%	2,110.00
47. 2A1	3,503.56	7.68%	7,164,814	9.01%	2,045.01
48. 2A	2,044.93	4.48%	4,089,860	5.15%	2,000.00
49. 3A1	12,344.81	27.05%	22,837,921	28.73%	1,850.00
50. 3A	6,564.31	14.38%	11,520,409	14.49%	1,755.01
51. 4A1	3,387.67	7.42%	5,488,026	6.90%	1,620.00
52. 4A	13,850.30	30.35%	20,013,721	25.18%	1,445.00
53. Total	45,641.26	100.00%	79,479,198	100.00%	1,741.39
<b>Dry</b>					
54. 1D1	73.74	0.74%	74,477	0.95%	1,009.99
55. 1D	562.85	5.68%	565,676	7.24%	1,005.02
56. 2D1	599.91	6.05%	577,062	7.39%	961.91
57. 2D	742.80	7.49%	707,401	9.05%	952.34
58. 3D1	2,848.23	28.74%	2,421,004	30.99%	850.00
59. 3D	1,835.26	18.52%	1,428,965	18.29%	778.62
60. 4D1	581.04	5.86%	437,656	5.60%	753.23
61. 4D	2,667.04	26.91%	1,600,221	20.48%	600.00
62. Total	9,910.87	100.00%	7,812,462	100.00%	788.27
<b>Grass</b>					
63. 1G1	28.46	0.00%	22,910	0.07%	804.99
64. 1G	380.19	0.83%	304,152	0.87%	800.00
65. 2G1	554.17	1.21%	444,145	1.27%	801.46
66. 2G	1,701.01	3.72%	1,353,125	3.87%	795.48
67. 3G1	2,814.30	6.16%	2,209,241	6.32%	785.01
68. 3G	6,933.31	15.18%	5,418,286	15.50%	781.49
69. 4G1	9,751.55	21.35%	7,579,148	21.68%	777.22
70. 4G	23,511.07	51.48%	17,633,331	50.43%	750.00
71. Total	45,674.06	100.00%	34,964,338	100.00%	765.52
<b>Irrigated Total</b>	45,641.26	44.26%	79,479,198	64.86%	1,741.39
<b>Dry Total</b>	9,910.87	9.61%	7,812,462	6.38%	788.27
<b>Grass Total</b>	45,674.06	44.29%	34,964,338	28.54%	765.52
<b>Waste</b>	1,630.54	1.58%	234,254	0.19%	143.67
<b>Other</b>	268.30	0.26%	40,247	0.03%	150.01
<b>Exempt</b>	606.80	0.59%	0	0.00%	0.00
<b>Market Area Total</b>	103,125.03	100.00%	122,530,499	100.00%	1,188.17

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

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,808.88	2.43%	3,717,271	2.74%	2,055.01
46. 1A	40,323.37	54.24%	80,445,288	59.39%	1,995.00
47. 2A1	4,581.90	6.16%	8,705,610	6.43%	1,900.00
48. 2A	1,146.11	1.54%	2,148,964	1.59%	1,875.01
49. 3A1	4,563.35	6.14%	8,282,520	6.12%	1,815.01
50. 3A	837.69	1.13%	1,361,253	1.01%	1,625.01
51. 4A1	15,807.85	21.26%	23,711,786	17.51%	1,500.00
52. 4A	5,276.31	7.10%	7,070,258	5.22%	1,340.00
53. Total	74,345.46	100.00%	135,442,950	100.00%	1,821.81
<b>Dry</b>					
54. 1D1	439.98	2.52%	376,188	3.28%	855.01
55. 1D	3,393.21	19.43%	2,816,373	24.55%	830.00
56. 2D1	1,038.75	5.95%	727,125	6.34%	700.00
57. 2D	370.82	2.12%	257,722	2.25%	695.01
58. 3D1	992.42	5.68%	659,972	5.75%	665.01
59. 3D	496.52	2.84%	320,260	2.79%	645.01
60. 4D1	7,861.70	45.03%	4,677,774	40.78%	595.01
61. 4D	2,867.17	16.42%	1,634,293	14.25%	570.00
62. Total	17,460.57	100.00%	11,469,707	100.00%	656.89
<b>Grass</b>					
63. 1G1	891.10	0.00%	637,144	2.35%	715.01
64. 1G	4,120.94	6.81%	2,843,452	10.49%	690.00
65. 2G1	1,771.79	2.93%	1,178,261	4.34%	665.01
66. 2G	1,076.41	1.78%	705,053	2.60%	655.00
67. 3G1	1,264.42	2.09%	720,724	2.66%	570.00
68. 3G	1,864.61	3.08%	876,366	3.23%	470.00
69. 4G1	17,156.56	28.33%	7,034,206	25.94%	410.00
70. 4G	32,409.67	53.52%	13,123,770	48.39%	404.93
71. Total	60,555.50	100.00%	27,118,976	100.00%	447.84
<b>Irrigated Total</b>					
Irrigated Total	74,345.46	48.37%	135,442,950	77.74%	1,821.81
<b>Dry Total</b>					
Dry Total	17,460.57	11.36%	11,469,707	6.58%	656.89
<b>Grass Total</b>					
Grass Total	60,555.50	39.40%	27,118,976	15.57%	447.84
<b>Waste</b>					
Waste	1,199.82	0.78%	176,223	0.10%	146.87
<b>Other</b>					
Other	133.84	0.09%	20,077	0.01%	150.01
<b>Exempt</b>					
Exempt	1,153.13	0.75%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	153,695.19	100.00%	174,227,933	100.00%	1,133.59

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

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	554.41	4.20%	823,301	4.97%	1,485.00
46. 1A	6,693.83	50.75%	9,204,034	55.58%	1,375.00
47. 2A1	1,145.65	8.69%	1,386,238	8.37%	1,210.00
48. 2A	501.95	3.81%	579,755	3.50%	1,155.01
49. 3A1	200.72	1.52%	226,814	1.37%	1,130.00
50. 3A	643.88	4.88%	708,268	4.28%	1,100.00
51. 4A1	1,719.58	13.04%	1,857,147	11.21%	1,080.00
52. 4A	1,730.83	13.12%	1,774,119	10.71%	1,025.01
53. Total	13,190.85	100.00%	16,559,676	100.00%	1,255.39
<b>Dry</b>					
54. 1D1	152.44	1.38%	120,428	1.88%	790.00
55. 1D	5,135.40	46.41%	3,646,134	56.83%	710.00
56. 2D1	351.11	3.17%	203,644	3.17%	580.00
57. 2D	345.50	3.12%	188,297	2.93%	545.00
58. 3D1	161.75	1.46%	80,875	1.26%	500.00
59. 3D	129.31	1.17%	59,482	0.93%	460.00
60. 4D1	2,882.75	26.05%	1,297,245	20.22%	450.00
61. 4D	1,906.73	17.23%	819,897	12.78%	430.00
62. Total	11,064.99	100.00%	6,416,002	100.00%	579.85
<b>Grass</b>					
63. 1G1	154.73	0.00%	97,480	0.35%	630.00
64. 1G	2,025.40	3.71%	1,174,733	4.18%	580.00
65. 2G1	536.79	0.98%	295,237	1.05%	550.00
66. 2G	593.63	1.09%	314,622	1.12%	530.00
67. 3G1	176.86	0.32%	92,852	0.33%	525.00
68. 3G	484.27	0.89%	251,821	0.90%	520.00
69. 4G1	11,830.69	21.70%	6,092,815	21.71%	515.00
70. 4G	38,727.66	71.02%	19,751,110	70.36%	510.00
71. Total	54,530.03	100.00%	28,070,670	100.00%	514.77
<b>Irrigated Total</b>					
Irrigated Total	13,190.85	16.61%	16,559,676	32.38%	1,255.39
<b>Dry Total</b>					
Dry Total	11,064.99	13.93%	6,416,002	12.55%	579.85
<b>Grass Total</b>					
Grass Total	54,530.03	68.65%	28,070,670	54.89%	514.77
<b>Waste</b>					
Waste	644.22	0.81%	96,574	0.19%	149.91
<b>Other</b>					
Other	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>					
Exempt	636.81	0.80%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	79,430.09	100.00%	51,142,922	100.00%	643.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	133,177.57	231,481,824	133,177.57	231,481,824
<b>77. Dry Land</b>	2.00	1,660	0.00	0	38,434.43	25,696,511	38,436.43	25,698,171
<b>78. Grass</b>	0.00	0	0.00	0	160,779.99	90,169,996	160,779.99	90,169,996
<b>79. Waste</b>	0.00	0	0.00	0	3,474.58	507,051	3,474.58	507,051
<b>80. Other</b>	0.00	0	0.00	0	402.14	60,324	402.14	60,324
<b>81. Exempt</b>	26.53	0	0.00	0	2,403.88	0	2,430.41	0
<b>82. Total</b>	<b>2.00</b>	<b>1,660</b>	<b>0.00</b>	<b>0</b>	<b>336,268.71</b>	<b>347,915,706</b>	<b>336,270.71</b>	<b>347,917,366</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	133,177.57	39.60%	231,481,824	66.53%	1,738.14
<b>Dry Land</b>	38,436.43	11.43%	25,698,171	7.39%	668.59
<b>Grass</b>	160,779.99	47.81%	90,169,996	25.92%	560.83
<b>Waste</b>	3,474.58	1.03%	507,051	0.15%	145.93
<b>Other</b>	402.14	0.12%	60,324	0.02%	150.01
<b>Exempt</b>	2,430.41	0.72%	0	0.00%	0.00
<b>Total</b>	<b>336,270.71</b>	<b>100.00%</b>	<b>347,917,366</b>	<b>100.00%</b>	<b>1,034.63</b>

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

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	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	165,864,778	160,688,835	-5,175,943	-3.12%	2,552,853	-4.66%
02. Recreational	1,412,545	1,576,635	164,090	11.62%	46,178	8.35%
03. Ag-Homesite Land, Ag-Res Dwelling	50,532,015	55,178,374	4,646,359	9.19%	1,779,800	5.67%
<b>04. Total Residential (sum lines 1-3)</b>	<b>217,809,338</b>	<b>217,443,844</b>	<b>-365,494</b>	<b>-0.17%</b>	<b>4,378,831</b>	<b>-2.18%</b>
05. Commercial	29,351,617	30,246,004	894,387	3.05%	184,371	2.42%
06. Industrial	5,665	63,325	57,660	1,017.83%	0	1,017.83%
07. Ag-Farmsite Land, Outbuildings	21,618,578	24,282,649	2,664,071	12.32%	0	12.32%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>50,975,860</b>	<b>54,591,978</b>	<b>3,616,118</b>	<b>7.09%</b>	<b>184,371</b>	<b>6.73%</b>
<b>10. Total Non-Agland Real Property</b>	<b>268,785,198</b>	<b>272,037,697</b>	<b>3,252,499</b>	<b>1.21%</b>	<b>4,563,202</b>	<b>-0.49%</b>
11. Irrigated	183,912,692	231,481,824	47,569,132	25.87%		
12. Dryland	27,357,880	25,698,171	-1,659,709	-6.07%		
13. Grassland	91,149,438	90,169,996	-979,442	-1.07%		
14. Wasteland	472,185	507,051	34,866	7.38%		
15. Other Agland	-154,081	60,324	214,405			
<b>16. Total Agricultural Land</b>	<b>302,738,114</b>	<b>347,917,366</b>	<b>45,179,252</b>	<b>14.92%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>571,523,312</b>	<b>619,955,063</b>	<b>48,431,751</b>	<b>8.47%</b>	<b>4,563,202</b>	<b>7.68%</b>

## **2009 Plan of Assessment for Howard County**

**Assessment years 2010, 2011, 2012**

**Date: June 15, 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. 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 Department of Property Assessment and Taxation 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 horticulture land

General Description of Real Property in Howard County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2495	46%	30%
Commercial	401	7%	5%
Agricultural	2589	47%	65%

Agricultural land – taxable acres for 2009 assessment were \$374,677,321.

Agricultural land is 47% of the real property valuation base in Howard County and of that 38% is assessed as irrigated, 51% is assessed as grass and 11% is assessed as dry.

For assessment year 2009, an estimated 142 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 three full time employees on staff including the assessor. The assessor and deputy & clerk are certified by the Property Tax Administrator. The deputy is also a Certified General Appraiser.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. 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 to them.

The county started a GIS project in 2005, which is greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on this project with GIS Solutions to complete the project with an undetermined date of completion. There is also a proposal before the board from GIS Workshop to return to Howard County and complete this GIS project for \$0 dollars and also implement the mandatory land use conversion prior to January 1, 2010. Assessor recommends accepting GIS Workshop's proposal. With the implementation of GIS, the mapping information will be available electronically. Maps will be printed in the future, when the information is available.

Office Budget for July 1, 2008 – June 30, 2009 was \$106,536.12. Office Budget for July 1, 2009 – June 30, 2010 is \$105,636.16.

Terra Scan is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Howard County.

#### Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turn around time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires mailed to buyer and seller, by telephone calls and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after August 15 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

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

By approximately March 1 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 Changes 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	96	23.18	100.84
Commercial	98	49.73	138.79
Agricultural Land	73	22.39	101.15

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

Assessment Actions Planned for Assessment Year 2010:

Residential:

A review of current data on all St Paul residential properties will be completed for 2010. All residential pick-up work and building permits will be reviewed and completed by March 1, 2010. A ratio study will be done on all other residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A ratio study will be completed for 2010 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2010. Commercial appraisal was done for 2009 by Stanard Appraisal and implemented by Assessor's Office.

Agricultural Land:

A Market Area analysis will be conducted to verify boundaries between the 3 market areas for 2010. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property. A market analysis will be conducted for 2010 and agricultural land values will be assessed at market value. Corrections of listing errors will be done when correct information is obtained. The certification of irrigated acres for the NRD was completed and those changes were updated for the 2009 assessment year. New land use conversion will be implemented for 2010.

Assessment actions planned for assessment year 2011:

Residential:

A review of current data on all residential properties in all rural subdivisions and acreages will be completed for 2011. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2011. Corrections of listing errors will be done when information is obtained.

Commercial:

A review of all commercial properties in the county will be done in 2011. The review and market study will be completed for adjusting values for 2011. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2011.

Agricultural:

A market analysis will be conducted for 2011 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2012:

Residential:

A review of the rural residential improved agricultural properties will be done in 2012. The review and market study will be used in setting the values for the year 2012. All residential pick-up work and building permits will be reviewed and completed by March 1, 2012. A ratio study will be done on all other residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when information is obtained.

#### Commercial:

A ratio study will be completed for 2012 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2012.

#### Agricultural Land:

A market analysis will be conducted for 2012 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

#### 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 office from the register of deeds and the green sheets are worked and forwarded to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
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 Subdivision
  - 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 884 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 365 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.

7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. 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.
10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4 year period to maintain it and the remainder of the staff will take the required test to obtain an assessor’s certificate. The Assessor and Field Appraiser/Deputy are working toward an appraiser’s license and will obtain the necessary hours to maintain this certification when it is acquired.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

## 2010 Assessment Survey for Howard County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1 (Deputy is also a Certified General Appraiser)
2.	<b>Appraiser(s) on staff</b>
	See Above
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$139,768.24
7.	<b>Adopted budget, or granted budget if different from above</b>
	\$105,636.15
8.	<b>Amount of the total budget set aside for appraisal work</b>
	0
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	0
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$7,500
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$800
12.	<b>Other miscellaneous funds</b>
	0
13.	<b>Was any of last year's budget not used:</b>
	\$4,314.94 (due to data processing bill received after cutoff)

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Howard County has never had any cadastral maps
4.	<b>Who maintains the Cadastral Maps?</b>
	N/A

5.	<b>Does the county have GIS software?</b>
	Not Usable-Incomplete
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No
3.	<b>What municipalities in the county are zoned?</b>
	St Paul and Boelus
4.	<b>When was zoning implemented?</b>
	1973

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	None
2.	<b>Other services</b>
	GIS Workshop



# Certification

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

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

One copy by electronic transmission to the Howard County Assessor.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts