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2010 Commission Summary

50 Kearney

Residential Real Property - Current

Number of Sales	152	Median	96
Total Sales Price	\$13,846,444	Mean	102
Total Adj. Sales Price	\$13,846,444	Wgt. Mean	93
Total Assessed Value	\$12,929,580	Average Assessed Value of the Base	\$80,286
Avg. Adj. Sales Price	\$91,095	Avg. Assessed Value	\$85,063

Confidence Interval - Current

95% Median C.I	92.95 to 98.26
95% Mean C.I	93.10 to 111.13
95% Wgt. Mean C.I	90.83 to 95.93

% of Value of the Class of all Real Property Value in the County	27.44
% of Records Sold in the Study Period	5.58
% of Value Sold in the Study Period	5.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	186	98	98
2008	212	99	99
2007	223	98	98
2006	217	99	99

2010 Commission Summary

50 **Kearney**

Commercial Real Property - Current

Number of Sales	23	Median	97
Total Sales Price	\$1,300,174	Mean	105
Total Adj. Sales Price	\$1,300,174	Wgt. Mean	94
Total Assessed Value	\$1,226,790	Average Assessed Value of the Base	\$147,673
Avg. Adj. Sales Price	\$56,529	Avg. Assessed Value	\$53,339

Confidence Interval - Current

95% Median C.I	95.57 to 103.35
95% Mean C.I	93.25 to 115.79
95% Wgt. Mean C.I	88.23 to 100.48

% of Value of the Class of all Real Property Value in the County	6.39
% of Records Sold in the Study Period	6.67
% of Value Sold in the Study Period	2.41

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	18	100	99
2008	22	97	97
2007	24	96	96
2006	29	98	98

2010 Opinions of the Property Tax Administrator for Kearney County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Kearney County is 96% of market value. The quality of assessment for the class of residential real property in Kearney 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 Kearney County is 97% of market value. The quality of assessment for the class of commercial real property in Kearney 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 Kearney County is 71% of market value. The quality of assessment for the class of agricultural land in Kearney County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Kearney County

taken to address the following property classes/subclasses:

Residential

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to each buyer and seller. All sales are also physically inspected.

Market Analysis was completed for each valuation grouping and values were adjusted to reflect the market if necessary.

All residential sites were analyzed and raised according to the market. Depreciation tables were also adjusted according to the market.

2010 Assessment Survey for Kearney County

Residential Appraisal Information

1.	Valuation data collection done by:
	Contract Appraiser
2.	List the valuation groupings used by the County:
	1 - Minden 2 - Axtell 3 - Brandts 4 - El Charman 5 - Heartwell 6 - Lowell 7 - McConnells 8 - Norman 9 - Summerhaven 10 - Wilcox 15 - Rural 1
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	1 - Largest community, school, good economic district 2 - Small community, on the highway, school, some commercial, bedroom community for Kearney 3 - Kearney subdivision across river, newer nice homes, lakefront property 4 - Lake subdivision, on gravel road, 8+ miles from Kearney 5 - Small, no school, no grocery, post office, elevator 6 - Extremely small, no school, on highway and close to highway intersection, no post office, 7 - Kearney subdivision across river, not on lake, farther from Kearney 8 - Extremely small, no school, on highway, no grocery, long way from Kearney, closer to Hastings 9 - Lake subdivision, most are IOLL, some in process of buying lots, close to Kearney, lakefront property 10 - Smaller community, school, southern part of county, on highway, post office 15 - All rural residences not in an identified subdivision
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales Comparison and cost
4	When was the last lot value study completed?
	2010

a.	What methodology was used to determine the residential lot values?
	Square foot for lake properties and irregular lots and locational lot values.
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	County develops their own based on market.
a.	How often does the County update depreciation tables?
	Annually
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	They are on schedule
a.	Does the County maintain a tracking process? If yes describe.
	Yes, in a tracking book kept by the Assessor
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Most valuation groupings or like neighborhoods are completely inspected in one year to maintain equalization within the valuation grouping, rural residential review is completed usually within two years and sales are studied for market analysis and results are applied to the whole grouping.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	152	MEDIAN:	96	COV:	55.53	95% Median C.I.:	92.95 to 98.26
TOTAL Sales Price:	13,846,444	WGT. MEAN:	93	STD:	56.70	95% Wgt. Mean C.I.:	90.83 to 95.93
TOTAL Adj.Sales Price:	13,846,444	MEAN:	102	AVG.ABS.DEV:	20.69	95% Mean C.I.:	93.10 to 111.13
TOTAL Assessed Value:	12,929,580						
AVG. Adj. Sales Price:	91,095	COD:	21.51	MAX Sales Ratio:	582.00		
AVG. Assessed Value:	85,063	PRD:	109.36	MIN Sales Ratio:	12.08		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	23	96.40	92.62	93.22	9.58	99.36	47.75	119.62	89.65 to 99.02	85,168	79,394
10/01/07 TO 12/31/07	23	94.29	97.38	94.63	10.77	102.91	72.10	143.06	90.63 to 99.58	95,991	90,839
01/01/08 TO 03/31/08	12	98.43	117.39	96.69	29.63	121.41	77.97	260.00	87.25 to 100.28	72,233	69,842
04/01/08 TO 06/30/08	23	97.91	119.82	92.79	35.60	129.12	62.78	582.00	91.71 to 108.68	89,023	82,607
07/01/08 TO 09/30/08	21	101.45	120.49	99.96	28.30	120.54	76.79	492.67	93.35 to 108.22	86,142	86,106
10/01/08 TO 12/31/08	8	96.60	96.05	99.16	17.23	96.87	61.96	136.01	61.96 to 136.01	106,225	105,328
01/01/09 TO 03/31/09	14	82.95	85.95	85.26	15.20	100.81	62.84	120.58	68.24 to 101.39	101,278	86,348
04/01/09 TO 06/30/09	28	86.91	88.77	89.87	21.09	98.77	12.08	174.50	78.40 to 98.52	96,025	86,298
<u>Study Years</u>											
07/01/07 TO 06/30/08	81	96.40	105.37	93.96	20.62	112.14	47.75	582.00	94.29 to 98.97	87,419	82,141
07/01/08 TO 06/30/09	71	94.60	98.41	92.77	22.80	106.09	12.08	492.67	85.73 to 99.58	95,287	88,395
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	64	99.15	116.61	96.69	29.89	120.60	61.96	582.00	95.03 to 100.71	87,080	84,202
<u>ALL</u>											
	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	97	94.96	101.40	92.58	20.66	109.52	61.96	582.00	90.63 to 97.86	86,400	79,994
02	19	96.75	94.19	92.42	9.60	101.92	66.77	128.04	87.25 to 99.93	102,771	94,980
03	1	98.52	98.52	98.52			98.52	98.52	N/A	275,250	271,190
04	1	80.51	80.51	80.51			80.51	80.51	N/A	168,000	135,265
05	1	12.08	12.08	12.08			12.08	12.08	N/A	1,200	145
06	1	492.67	492.67	492.67			492.67	492.67	N/A	1,500	7,390
07	2	93.10	93.10	92.83	11.53	100.29	82.37	103.83	N/A	117,950	109,492
08	2	98.76	98.76	101.32	7.28	97.48	91.57	105.96	N/A	84,500	85,615
09	3	95.62	99.33	95.06	19.28	104.49	73.52	128.84	N/A	94,766	90,085
10	8	98.43	118.86	97.72	31.22	121.64	77.97	260.00	77.97 to 260.00	44,593	43,575
15	17	100.10	92.93	96.11	11.89	96.69	47.75	122.00	72.10 to 103.15	118,883	114,262
<u>ALL</u>											
	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063

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

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AVG. Assessed Value:	85,063	PRD:	109.36	MIN Sales Ratio:	12.08		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	144	96.16	99.90	93.19	18.30	107.20	47.75	582.00	92.33 to 98.36	94,673	88,228
2	6	95.05	151.97	83.59	101.17	181.81	12.08	492.67	12.08 to 492.67	10,700	8,944
3	2	112.23	112.23	114.53	14.80	97.99	95.62	128.84	N/A	74,650	85,500
ALL	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063
06											
07											
ALL	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	323.84	310.44	386.24	70.07	80.37	12.08	582.00	N/A	1,862	7,193
5000 TO 9999	1	260.00	260.00	260.00			260.00	260.00	N/A	5,000	13,000
Total \$											
1 TO 9999	5	260.00	300.35	335.54	69.81	89.51	12.08	582.00	N/A	2,490	8,355
10000 TO 29999	12	106.19	119.91	115.50	24.21	103.82	83.18	220.16	93.35 to 130.10	18,333	21,174
30000 TO 59999	26	93.54	92.64	91.28	18.30	101.49	47.75	143.06	79.62 to 100.71	48,820	44,561
60000 TO 99999	47	94.29	94.60	94.52	12.20	100.08	62.84	134.87	90.14 to 96.96	75,400	71,270
100000 TO 149999	41	96.07	92.42	92.20	11.00	100.24	62.78	124.91	86.07 to 99.93	120,860	111,428
150000 TO 249999	19	98.25	92.90	93.53	8.76	99.32	68.24	110.91	80.51 to 100.10	173,436	162,220
250000 TO 499999	2	86.26	86.26	86.26	14.22	99.99	73.99	98.52	N/A	275,125	237,330
ALL	152	96.16	102.12	93.38	21.51	109.36	12.08	582.00	92.95 to 98.26	91,095	85,063

**2010 Correlation Section
for Kearney County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Kearney County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median 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 of the valuation groupings that are adequately represented in the sales file are within, or round to within, the acceptable range of 92% to 100%. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Kearney County, it is believed that assessments are uniform in the residential class of property.

Discussions throughout the past year between the Kearney County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The county has been receptive to technological advances. They submit their sales electronically, maintain a website with parcel search and utilize their comprehensive GIS system. These advances improve efficiency and accuracy in the office. The Assessor has worked diligently to improve the professional relationship with her county board as well as working to improve public education on the multiple required duties of her office.

There are no areas to suggest a non-binding recommendation should be made by the state as to the residential valuations for Kearney County.

**2010 Correlation Section
for Kearney County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL:Kearney County is diligent in their sales verification. Questionnaires are mailed to both the buyer and seller of the property. The questionnaire asks for detail to assist the assessor in discovering the terms of the sale. The document asks whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-residential purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Physical on-site reviews are also performed on the sales by the Assessor or the contract appraiser. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 88 non-qualified sales was conducted. Thirteen sales were coded as substantially changed since the date of the sale. Additionally, there were 47 sales that were disqualified as foreclosure transactions and eleven sales involving members of the same family. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the residential class of property.

**2010 Correlation Section
for Kearney County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	93	102

**2010 Correlation Section
for Kearney County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Kearney County**

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

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

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

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

	COD	PRD
R&O Statistics	21.51	109.36

RESIDENTIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. Removal of two of the extreme outliers, both of which have assessed values of \$2,000 or less, brings the measures much closer to the acceptable range. Knowing the Kearney County assessment practices it is believed that they have achieved good uniformity within the residential class of property.

2010 Assessment Actions for Kearney County

taken to address the following property classes/subclasses:

Commercial

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to each buyer and seller. All sales are also physically inspected.

Market Analysis was completed for each valuation grouping and values were adjusted to reflect the market if necessary.

2010 Assessment Survey for Kearney County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Contract Appraiser
2.	List the valuation groupings used by the County:
	<ul style="list-style-type: none"> 1 – Minden 2 – Axtell 5 – Heartwell 6 – Lowell 8 – Norman 10 – Wilcox 15 – Rural 1
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<ul style="list-style-type: none"> 1 - Largest community, school, good economic district 2 - Small community, on the highway, school, some commercial, bedroom community for Kearney 5 - Small, no school, no grocery, post office, elevator 6 - Extremely small, no school, on highway and close to highway intersection, no post office, minimal commercial activity 8 - Extremely small, no school, on highway, no grocery, long way from Kearney, closer to Hastings, minimal commercial activity 10 - Smaller community, school, southern part of county, on highway, post office 15 - All rural commercial parcels outside of the Minden city limits
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales comparison, cost and income when information is available
4	When was the last lot value study completed?
	2010
a.	What methodology was used to determine the commercial lot values?
	Square foot and some front foot along the highways
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Depreciation studies are based on local markets

a.	How often does the County update the depreciation tables?
	Annually
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	They are on schedule
a.	Does the County maintain a tracking process? If yes describe.
	Yes, by the assessor in a tracking book
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Most valuation groupings or like neighborhoods are completely inspected in one year to maintain equalization within the valuation grouping, rural residential review is completed usually within two years and sales are studied for market analysis and results are applied to the whole grouping.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	97	COV:	24.94	95% Median C.I.:	95.57 to 103.35	(! : Derived)
TOTAL Sales Price:	1,300,174	WGT. MEAN:	94	STD:	26.06	95% Wgt. Mean C.I.:	88.23 to 100.48	
TOTAL Adj.Sales Price:	1,300,174	MEAN:	105	AVG.ABS.DEV:	15.63	95% Mean C.I.:	93.25 to 115.79	
TOTAL Assessed Value:	1,226,790							
AVG. Adj. Sales Price:	56,529	COD:	16.04	MAX Sales Ratio:	187.35			
AVG. Assessed Value:	53,338	PRD:	110.77	MIN Sales Ratio:	59.10			

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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											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	96.17	96.17	96.17			96.17	96.17	N/A	23,000	22,120
04/01/07 TO 06/30/07	4	98.52	98.25	97.69	1.76	100.58	95.83	100.13	N/A	30,250	29,550
07/01/07 TO 09/30/07	2	87.91	87.91	92.71	5.59	94.83	83.00	92.83	N/A	41,750	38,707
10/01/07 TO 12/31/07	2	102.65	102.65	87.48	14.96	117.34	87.29	118.00	N/A	125,750	110,000
01/01/08 TO 03/31/08	4	101.66	100.03	98.75	9.83	101.29	80.11	116.69	N/A	47,281	46,690
04/01/08 TO 06/30/08	1	139.52	139.52	139.52			139.52	139.52	N/A	25,000	34,880
07/01/08 TO 09/30/08	4	123.92	132.69	102.29	29.20	129.72	95.57	187.35	N/A	45,637	46,683
10/01/08 TO 12/31/08	1	100.12	100.12	100.12			100.12	100.12	N/A	25,000	25,030
01/01/09 TO 03/31/09	4	93.19	90.78	89.02	17.76	101.97	59.10	117.62	N/A	99,875	88,912
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	5	97.20	97.83	97.44	1.64	100.40	95.83	100.13	N/A	28,800	28,064
07/01/07 TO 06/30/08	9	99.96	102.31	94.52	14.93	108.23	80.11	139.52	83.00 to 118.00	61,013	57,672
07/01/08 TO 06/30/09	9	97.44	110.44	93.47	24.45	118.16	59.10	187.35	89.35 to 150.40	67,450	63,046
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	9	96.17	96.70	91.39	6.50	105.81	83.00	118.00	87.29 to 100.13	53,222	48,637
01/01/08 TO 12/31/08	10	101.74	117.05	102.78	22.03	113.88	80.11	187.35	95.57 to 150.40	42,167	43,340
<u>ALL</u>											
	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	13	97.44	99.03	94.68	13.08	104.60	59.10	139.52	87.29 to 116.69	63,932	60,528
02	2	123.29	123.29	98.97	21.99	124.57	96.17	150.40	N/A	12,125	12,000
05	1	83.00	83.00	83.00			83.00	83.00	N/A	1,000	830
10	2	97.84	97.84	97.61	2.05	100.23	95.83	99.84	N/A	18,000	17,570
15	5	99.96	118.26	93.17	23.73	126.93	89.35	187.35	N/A	81,560	75,990
<u>ALL</u>											
	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

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	18	96.69	99.11	93.27	12.95	106.25	59.10	150.40	89.35 to 100.13	69,493	64,819
2	5	117.62	123.99	121.80	18.43	101.80	97.03	187.35	N/A	9,860	12,009
<u>ALL</u>											
	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	23	MEDIAN:	97	COV:	24.94	95% Median C.I.:	95.57 to 103.35	(! : Derived)
TOTAL Sales Price:	1,300,174	WGT. MEAN:	94	STD:	26.06	95% Wgt. Mean C.I.:	88.23 to 100.48	
TOTAL Adj.Sales Price:	1,300,174	MEAN:	105	AVG.ABS.DEV:	15.63	95% Mean C.I.:	93.25 to 115.79	
TOTAL Assessed Value:	1,226,790							
AVG. Adj. Sales Price:	56,529	COD:	16.04	MAX Sales Ratio:	187.35			
AVG. Assessed Value:	53,338	PRD:	110.77	MIN Sales Ratio:	59.10			

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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	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338
04											
ALL	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	118.00	117.13	119.47	19.04	98.05	83.00	150.40	N/A	1,250	1,493
5000 TO 9999	1	117.62	117.62	117.62			117.62	117.62	N/A	6,500	7,645
Total \$											
1 TO 9999	4	117.81	117.26	118.29	14.38	99.12	83.00	150.40	N/A	2,562	3,031
10000 TO 29999	11	99.96	107.13	106.16	16.60	100.91	59.10	187.35	95.83 to 139.52	17,300	18,365
60000 TO 99999	5	97.20	96.85	96.82	8.48	100.04	80.11	116.69	N/A	76,924	74,478
100000 TO 149999	1	95.57	95.57	95.57			95.57	95.57	N/A	105,000	100,350
250000 TO 499999	2	88.32	88.32	88.51	1.17	99.79	87.29	89.35	N/A	305,000	269,952
ALL	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	99.96	109.48	91.36	25.66	119.83	59.10	187.35	59.10 to 187.35	44,900	41,020
325	2	99.99	99.99	99.98	0.15	100.00	99.84	100.13	N/A	15,500	15,497
341	1	95.57	95.57	95.57			95.57	95.57	N/A	105,000	100,350
344	3	92.83	92.78	90.31	2.45	102.74	89.35	96.17	N/A	155,166	140,126
353	4	96.52	93.32	90.24	5.54	103.41	80.11	100.12	N/A	49,656	44,807
442	1	83.00	83.00	83.00			83.00	83.00	N/A	1,000	830
470	1	97.44	97.44	97.44			97.44	97.44	N/A	65,000	63,335
472	1	150.40	150.40	150.40			150.40	150.40	N/A	1,250	1,880
528	2	110.02	110.02	115.26	6.06	95.45	103.35	116.69	N/A	46,750	53,885
555	1	139.52	139.52	139.52			139.52	139.52	N/A	25,000	34,880
ALL	23	97.44	104.52	94.36	16.04	110.77	59.10	187.35	95.57 to 103.35	56,529	53,338

**2010 Correlation Section
for Kearney County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Kearney County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median 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. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Kearney County, it is believed that assessments are uniform in the commercial class of property. It should be noted that unimproved sales contained in the subclass of Status are located in more than one valuation group as well as varying in size and location.

Discussions throughout the past year between the Kearney County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The county has been receptive to technological advances. They submit their sales electronically, maintain a website with parcel search and utilize their comprehensive GIS system. These advances improve efficiency and accuracy in the office. The Assessor has worked diligently to improve the working relationship with her county board as well as working to improve public education on the multiple duties of her office.

There are no areas to suggest a non-binding recommendation should be made by the state as to the commercial valuations for Kearney County.

**2010 Correlation Section
for Kearney County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL:Kearney County is diligent in their sales verification. Questionnaires are mailed to both the buyer and seller of the property. The questionnaire asks details to assist the assessor in discovering the terms of the sale. The document asks whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-commercial purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Physical on-site reviews are also performed on the sales by the Assessor or the contract appraiser. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 25 non-qualified sales was conducted. Six sales were coded as substantially changed since the date of the sale. Additionally, there were four sales that were disqualified as foreclosure transactions and five sales involving members of the same family. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. 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 Kearney County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	94	105

**2010 Correlation Section
for Kearney County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Kearney County**

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

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

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

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

	COD	PRD
R&O Statistics	16.04	110.77

COMMERCIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. However, due to the few number of sales as well as the diversity of the commercial sales in the sales file, the measures are not a cause of concern. Knowing the Keanrey County assessment practices it is believed that they have achieved good uniformity within the commercial class of property.

2010 Assessment Actions for Kearney County

taken to address the following property classes/subclasses:

Agricultural

All pick up work was completed.

Sales verifications were completed on the sales with questionnaires being mailed out to each buyer and seller. All sales are also physically inspected by the Assessor.

A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. Sales within the study period were also plotted on a map for visual analyses.

Land use was reviewed and updates made.

2010 Assessment Survey for Kearney County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Contract Appraiser
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Sales are plotted, sales are verified, water availability is monitored
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	n/a
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By usage
b.	When is it agricultural land, when is it residential, when is it recreational?
	When the land has been reviewed and inspected and a determination as to it's use is decided.
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	Differences in use would be for the production of livestock or crops, use as a residence or use for a recreational activity such as hunting. Different uses are reflected in the market.
e.	How are rural home sites valued?
	According to the market
f.	Are rural home sites valued the same as rural residential home sites?
	Yes, the first acre is the same
g.	Are all rural home sites valued the same or are market differences recognized?
	Same
h.	What are the recognized differences?
	n/a
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion was implemented in 2009
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes as an inventory tool but the usage and market determine the value
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Soil, capability, water availability, location, NRD restrictions, market

5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Drive-by physical inspections, NRD transfers, GIS
6.	Is there agricultural land in the County that has a non-agricultural influence?
	None has been identified
a.	How is the County developing the value for non-agricultural influences?
	n/a
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	n/a
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes, there is one list for all pickup work
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	On schedule, approximately 50% - 60% is complete at this time
a.	Does the County maintain a tracking process?
	Yes, the assessor tracks inspected parcels in a notebook
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All agricultural land is treated similarly through land use determination and market analysis and the results are applied across the whole county.



Kearney County 50

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
07/01/06 - 06/30/07	18
07/01/07 - 06/30/08	19
07/01/08 - 06/30/09	13
Totals	50

Added Sales:

Study Year	Total
7/1/06 - 6/30/07	0
7/1/07 - 6/30/08	0
7/1/08 - 6/30/09	0
	0

Final Results:

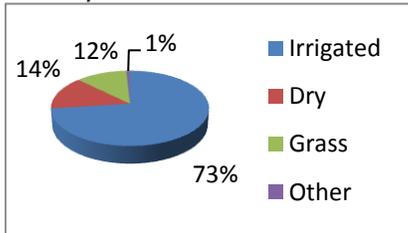
Study Year	County
07/01/06 - 06/30/07	18
07/01/07 - 06/30/08	19
07/01/08 - 06/30/09	13
Totals	50

Representativeness by Majority Land Use

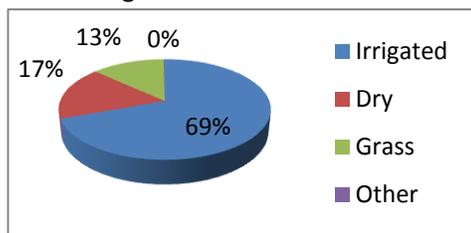
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	73%	69%	69%
Dry	14%	17%	17%
Grass	12%	13%	13%
Other	1%	0%	0%

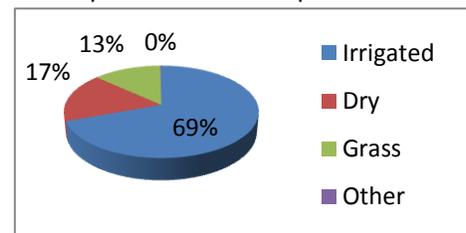
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total
Number of Sales - Original Sales File	50
Number of Sales - Expanded Sample	50
Total Number of Acres Added	0

Ratio Study

Final Statistics

County		Median	71%	AAD	14.78%
# sales	50	Mean	73%	COD	20.69%
		W. Mean	76%	PRD	95.80%

Preliminary Statistics

Median	59%	AAD	12.96%
Mean	63%	COD	21.90%
W. Mean	65%	PRD	96.26%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	23	70.53%	5	72.82%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	37	70.53%	7	72.82%	1	72.10%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Kearney County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Kearney County has one market area for the entire county. Annually the sales are plotted and reviewed for any trends in the market that would divide the county into discernable areas. For 2010, no differences have been determined.

A review of the agricultural sales in Kearney County from 7/1/06 to 6/30/09 revealed a total of 50 sales fairly evenly distributed between the study years of the sales file. There does not appear to be a time bias in Kearney County. The sales were further analyzed to determine if they were representative of the population. A review of the breakdown of the sales revealed that all land uses were representative of the county as a whole. When determining if a sample is adequate for statistical purposes, all subclasses should be considered. It appears that the fifty agricultural sales is an adequate number of sales for the valuation and measurement of agricultural land in Kearney County.

As a result of the agricultural analysis, the higher capability soils in both the dry and irrigated classes of agricultural land were increased. Irrigated values increased 15% to 20%, while dry land values were increased slightly higher. Grass values did not change for 2010. The resulting values are more comparable to surrounding counties.

The median and mean are within the statutorily required range while the weighted mean is just slightly high. These measures along with the qualitative measures support the level of value at 71%.

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

2010 Correlation Section

For Kearney County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

Kearney County is diligent in their sales verification. Questionnaires are mailed to both the buyer and seller of the property. The questionnaire asked for details to assist the assessor in discovering the terms of the sale. The document asks whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-agricultural purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Physical on-site reviews are also performed on the sales by the Assessor or the contract appraiser. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 84 non-qualified sales was conducted. Nine sales were coded as substantially changed since the date of the sale. Additionally, there were 51 sales that were disqualified as family transactions. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. 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 agricultural class of property.

2010 Correlation Section

For Kearney County

III. Measures of Central Tendency

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

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

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

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

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

Median Wgt.Mean Mean

R&O Statistics	71	76	73
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2010 Correlation Section

For Kearney County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Kearney County

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

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

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

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

	COD	PRD
R&O Statistics	20.69	95.80

AGRICULTURAL LAND:

The calculations accurately reflect that both the COD and PRD are outside the acceptable range for qualitative measures indicating that there could be problems with uniformity. The removal of a few extreme outliers brings the measures much closer to the acceptable range. Knowing the Kearney County assessment practices it is believed that they have achieved good uniformity within the agricultural class of property.

Total Real Property Sum Lines 17, 25, & 30	Records : 5,591	Value : 797,169,251	Growth 6,254,565	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	173	1,266,540	7	211,775	137	2,400,465	317	3,878,780	
02. Res Improve Land	1,623	13,069,735	65	1,946,410	588	15,321,945	2,276	30,338,090	
03. Res Improvements	1,691	110,680,540	65	9,529,715	651	64,033,925	2,407	184,244,180	
04. Res Total	1,864	125,016,815	72	11,687,900	788	81,756,335	2,724	218,461,050	939,625
% of Res Total	68.43	57.23	2.64	5.35	28.93	37.42	48.72	27.40	15.02
05. Com UnImp Land	51	438,070	4	104,350	10	484,855	65	1,027,275	
06. Com Improve Land	226	2,562,895	11	390,800	26	997,566	263	3,951,261	
07. Com Improvements	238	24,950,235	13	8,699,155	29	12,319,320	280	45,968,710	
08. Com Total	289	27,951,200	17	9,194,305	39	13,801,741	345	50,947,246	669,680
% of Com Total	83.77	54.86	4.93	18.05	11.30	27.09	6.17	6.39	10.71
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	318,120	1	318,120	
15. Rec Improvements	0	0	0	0	1	500	1	500	
16. Rec Total	0	0	0	0	1	318,620	1	318,620	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.04	0.00
Res & Rec Total	1,864	125,016,815	72	11,687,900	789	82,074,955	2,725	218,779,670	939,625
% of Res & Rec Total	68.40	57.14	2.64	5.34	28.95	37.51	48.74	27.44	15.02
Com & Ind Total	289	27,951,200	17	9,194,305	39	13,801,741	345	50,947,246	669,680
% of Com & Ind Total	83.77	54.86	4.93	18.05	11.30	27.09	6.17	6.39	10.71
17. Taxable Total	2,153	152,968,015	89	20,882,205	828	95,876,696	3,070	269,726,916	1,609,305
% of Taxable Total	70.13	56.71	2.90	7.74	26.97	35.55	54.91	33.84	25.73

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	336,385	24,480,440	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	336,385	24,480,440
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	336,385	24,480,440

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	142	0	78	220

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,887	341,652,235	1,887	341,652,235
28. Ag-Improved Land	0	0	0	0	574	132,692,355	574	132,692,355
29. Ag Improvements	3	23,450	0	0	631	53,074,295	634	53,097,745
30. Ag Total							2,521	527,442,335

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	3	0.00	23,450	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	0.57	1,715	1	0.57	1,715	
32. HomeSite Improv Land	399	456.74	7,849,455	399	456.74	7,849,455	
33. HomeSite Improvements	367	0.00	24,417,310	367	0.00	24,417,310	1,095,050
34. HomeSite Total				368	457.31	32,268,480	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	457	461.00	2,115,900	457	461.00	2,115,900	
37. FarmSite Improvements	594	0.00	28,656,985	597	0.00	28,680,435	3,550,210
38. FarmSite Total				597	461.00	30,796,335	
39. Road & Ditches	0	7,472.51	0	0	7,475.11	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				965	8,393.42	63,064,815	4,645,260

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	1	0.00	0	1	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	135,998.33	60.05%	285,554,800	71.56%	2,099.69
47. 2A1	13,546.15	5.98%	25,263,695	6.33%	1,865.01
48. 2A	28,458.10	12.57%	41,975,830	10.52%	1,475.00
49. 3A1	11,479.49	5.07%	13,488,520	3.38%	1,175.01
50. 3A	8,229.91	3.63%	7,653,845	1.92%	930.00
51. 4A1	19,592.73	8.65%	18,221,355	4.57%	930.01
52. 4A	9,165.88	4.05%	6,874,930	1.72%	750.06
53. Total	226,470.59	100.00%	399,032,975	100.00%	1,761.96
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	22,548.99	50.80%	29,315,440	62.40%	1,300.08
56. 2D1	1,712.01	3.86%	2,011,705	4.28%	1,175.05
57. 2D	9,939.29	22.39%	10,684,790	22.74%	1,075.01
58. 3D1	4,576.81	10.31%	2,517,475	5.36%	550.05
59. 3D	831.34	1.87%	394,915	0.84%	475.03
60. 4D1	3,815.27	8.59%	1,717,060	3.65%	450.05
61. 4D	968.36	2.18%	338,990	0.72%	350.07
62. Total	44,392.07	100.00%	46,980,375	100.00%	1,058.31
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,756.94	7.57%	1,309,705	7.60%	475.06
65. 2G1	593.84	1.63%	282,090	1.64%	475.03
66. 2G	2,044.69	5.62%	971,255	5.63%	475.01
67. 3G1	1,924.05	5.28%	914,040	5.30%	475.06
68. 3G	3,257.53	8.95%	1,547,380	8.97%	475.02
69. 4G1	20,386.38	55.99%	9,683,635	56.16%	475.01
70. 4G	5,449.35	14.97%	2,533,970	14.70%	465.00
71. Total	36,412.78	100.00%	17,242,075	100.00%	473.52
Irrigated Total					
Irrigated Total	226,470.59	73.06%	399,032,975	85.93%	1,761.96
Dry Total					
Dry Total	44,392.07	14.32%	46,980,375	10.12%	1,058.31
Grass Total					
Grass Total	36,412.78	11.75%	17,242,075	3.71%	473.52
Waste					
Waste	1,333.09	0.43%	59,985	0.01%	45.00
Other					
Other	1,355.40	0.44%	1,062,110	0.23%	783.61
Exempt					
Exempt	3,640.62	1.17%	0	0.00%	0.00
Market Area Total					
Market Area Total	309,963.93	100.00%	464,377,520	100.00%	1,498.17

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	226,470.59	399,032,975	226,470.59	399,032,975
77. Dry Land	0.00	0	0.00	0	44,392.07	46,980,375	44,392.07	46,980,375
78. Grass	0.00	0	0.00	0	36,412.78	17,242,075	36,412.78	17,242,075
79. Waste	0.00	0	0.00	0	1,333.09	59,985	1,333.09	59,985
80. Other	0.00	0	0.00	0	1,355.40	1,062,110	1,355.40	1,062,110
81. Exempt	78.32	0	0.00	0	3,562.30	0	3,640.62	0
82. Total	0.00	0	0.00	0	309,963.93	464,377,520	309,963.93	464,377,520

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	226,470.59	73.06%	399,032,975	85.93%	1,761.96
Dry Land	44,392.07	14.32%	46,980,375	10.12%	1,058.31
Grass	36,412.78	11.75%	17,242,075	3.71%	473.52
Waste	1,333.09	0.43%	59,985	0.01%	45.00
Other	1,355.40	0.44%	1,062,110	0.23%	783.61
Exempt	3,640.62	1.17%	0	0.00%	0.00
Total	309,963.93	100.00%	464,377,520	100.00%	1,498.17

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

50 Kearney

	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	218,873,570	218,461,050	-412,520	-0.19%	939,625	-0.62%
02. Recreational	318,620	318,620	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	32,825,855	32,268,480	-557,375	-1.70%	1,095,050	-5.03%
04. Total Residential (sum lines 1-3)	252,018,045	251,048,150	-969,895	-0.38%	2,034,675	-1.19%
05. Commercial	49,658,186	50,947,246	1,289,060	2.60%	669,680	1.25%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	28,406,300	30,796,335	2,390,035	8.41%	3,550,210	-4.08%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	78,064,486	81,743,581	3,679,095	4.71%	4,219,890	-0.69%
10. Total Non-Agland Real Property	330,082,531	332,791,731	2,709,200	0.82%	6,254,565	-1.07%
11. Irrigated	348,055,865	399,032,975	50,977,110	14.65%		
12. Dryland	36,832,025	46,980,375	10,148,350	27.55%		
13. Grassland	17,289,270	17,242,075	-47,195	-0.27%		
14. Wasteland	60,065	59,985	-80	-0.13%		
15. Other Agland	1,062,110	1,062,110	0	0.00%		
16. Total Agricultural Land	403,299,335	464,377,520	61,078,185	15.14%		
17. Total Value of all Real Property (Locally Assessed)	733,381,866	797,169,251	63,787,385	8.70%	6,254,565	7.84%

**2009 Plan Of Assessment For Kearney County
Assessment Years 2010, 2011 and 2012
June 15, 2009**

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Current Resources:

Staff members consist of the Assessor, Deputy Assessor and part-time Assessment Clerk. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$94,278. The assessor requested an appraisal maintenance budget of \$38,450. The county board cut the budget to \$27,950.

The GIS system is continually updated for land use changes. Cadastral pages are printed from a plotter in the office. Aerial photos will be flown by GIS Workshop for 2010. Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop. Pricing software comes from Marshall and Swift and APEX for sketches.

The Assessor's website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales verification form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of 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 conducted on all sales beginning in September. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is June, 2007. Commercial properties are costed from April, 2007. Depreciation studies are done yearly according to the market. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use by drawing the lines on their map and initialing. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change forms are mailed to all 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	98		16.57		108.47
Commercial		99		11.64	104.49
Agricultural Land	71		18.56		103.76

Assessment Actions Planned for Assessment Year 2010:

Residential:

The reappraisal of all residential property, which began in 2005, is now completed. All residential property will be monitored by the assessor and appraiser to insure the integrity of the appraisal. All residential pick-up work and building permits will be reviewed and completed by March 1, 2010.

Commercial:

The reappraisal of all commercial property is now completed. All pick-up work and building permits will be reviewed and completed by March 1, 2010.

Agricultural Land:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and her staff. Aerial photos will be flown by GIS Workshop. A market analysis will be conducted for 2010 and values will be assessed at 75% of market value.

Assessment Actions Planned for Assessment year 2011:

Residential:

Analysis of the newly completed reappraisal will be conducted to ensure residential property is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2011.

Commercial:

Analysis of the newly completed reappraisal will be conducted to ensure commercial property is in compliance with state statutes. All pick-up work and building permits will be reviewed and completed by March 1, 2011.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. Well permits will be reviewed

and drive-by inspections will be conducted as needed.

Assessment Actions Planned for Assessment year 2012:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2012.

Commercial:

Market analysis of commercial data will be conducted to ensure the integrity of the new reappraisal. Pick-up work and building permits will be reviewed and completed by March 1, 2012.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. Well permits will be reviewed and drive-by inspections will be conducted as needed.

Other Functions Performed By The Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's offices from the Register of Deeds. Green sheets are now sent electronically to the department. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:

Abstract

Assessor Survey

Sales information to PAD, rosters and annual assessed value update

Certification of Value to political subdivisions

School District Taxable Value Report

Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report
Report of all exempt property and taxable government
owned property
Annual Plan of Assessment Report

3. Personal Property: Administer annual filing of approximately 1200 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.
6. Homestead Exemptions: Administer approximately 194 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed: Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax 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 and review of tax rates used for tax billing process.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed properties.
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 implement orders of the Commission.
15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Linda K. Larsen
Kearney County Assessor

2010 Assessment Survey for Kearney County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
3.	Other full-time employees
4.	Other part-time employees
	1
5.	Number of shared employees
6.	Assessor's requested budget for current fiscal year
	\$94,278
7.	Adopted budget, or granted budget if different from above
	\$94,278
8.	Amount of the total budget set aside for appraisal work
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$27,950
10.	Part of the budget that is dedicated to the computer system
11.	Amount of the total budget set aside for education/workshops
	\$1,000
12.	Other miscellaneous funds
13.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	Own CAMA, in-house direct from Marshall & Swift
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and deputy

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Axtell, Heartwell, Minden, Norman, Wilcox and sub-divisions within the county, along with sub-divisions that overlap into the City of Kearney jurisdiction
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Rexroth Appraisal
2.	Other services

Certification

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

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

One copy by electronic transmission to the Kearney County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts