

# Table of Contents

## 2010 Commission Summary

## 2010 Opinions of the Property Tax Administrator

### Residential Reports

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

### Residential Correlation

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

### Commercial Reports

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

### Commercial Correlation

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

### Agricultural or Special Valuation Reports

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

### Agricultural or Special Valuation Correlation

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

**County Reports**

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

**Certification****Maps**

Market Areas  
Registered Wells > 500 GPM  
Geo Codes  
Soil Classes

**Valuation History Charts**



## 2010 Commission Summary

### 52 Keya Paha

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#### Residential Real Property - Current

Number of Sales	9	Median	89
Total Sales Price	\$215,850	Mean	93
Total Adj. Sales Price	\$215,850	Wgt. Mean	77
Total Assessed Value	\$165,500	Average Assessed Value of the Base	\$21,839
Avg. Adj. Sales Price	\$23,983	Avg. Assessed Value	\$18,389

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#### Confidence Interval - Current

95% Median C.I	57.67 to 131.27
95% Mean C.I	63.96 to 122.84
95% Wgt. Mean C.I	49.80 to 103.55

% of Value of the Class of all Real Property Value in the County	3.89
% of Records Sold in the Study Period	2.17
% of Value Sold in the Study Period	1.83

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#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	17	99	99
2008	16	97	97
2007	16	93	93
2006	9	98	98

## 2010 Commission Summary

### 52 Keya Paha

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#### Commercial Real Property - Current

Number of Sales	4	Median	97
Total Sales Price	\$196,250	Mean	111
Total Adj. Sales Price	\$196,250	Wgt. Mean	101
Total Assessed Value	\$199,170	Average Assessed Value of the Base	\$26,207
Avg. Adj. Sales Price	\$49,063	Avg. Assessed Value	\$49,793

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#### Confidence Interval - Current

95% Median C.I	N/A	
95% Mean C.I	56.20 to 166.16	
95% Wgt. Mean C.I	N/A	
% of Value of the Class of all Real Property Value in the County		0.81
% of Records Sold in the Study Period		5.56
% of Value Sold in the Study Period		10.56

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#### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	6	100	95
2008	4	100	99
2007	6	97	97
2006	5	97	97



## 2010 Opinions of the Property Tax Administrator for Keya Paha 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 Keya Paha County is 100% of market value. The quality of assessment for the class of residential real property in Keya Paha 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 Keya Paha County is 100% of market value. The quality of assessment for the class of commercial real property in Keya Paha 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 Keya Paha County is 69% of market value. The quality of assessment for the class of agricultural land in Keya Paha 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



## **2010 Assessment Actions for Keya Paha County**

**taken to address the following property classes/subclasses:**

### **Residential**

The only changes made to the residential class of property for 2010 was through sales review and pick up work. With so few residential sales in the two year study period no assessment actions were taken.

The assessor is currently working on revising the sales questionnaire she sends out to buyers and sellers for recent sales. Currently the percentage returned on these questionnaires is not very good and hopes are with the revision of the questionnaire that will change.

## 2010 Assessment Survey for Keya Paha County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contractor Appraiser
2.	<b>List the valuation groupings used by the County:</b>
	01-Burton, Jamison, Mills & Norden, 02-Meadville, 03-Rural, 04-Springview
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>01-Burton, Jamison, Mills &amp; Norden:</b> all improved and unimproved properties located within these villages. These villages contain very few livable houses.</p> <p><b>02-Meadville:</b> all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.</p> <p><b>03-Rural:</b> all improved and unimproved properties located outside the village limits in the rural areas.</p> <p><b>04-Springview:</b> all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</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>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
4	<b>When was the last lot value study completed?</b>
	Springview- 2007 Meadville- 2009 Burton, Jamison, Mills & Norden-2009
a.	<b>What methodology was used to determine the residential lot values?</b>
	The lot values were established by completing a sales study using a price per square foot analysis.
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, June 2005 Marshall-Swift
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>
	Depreciation studies are based on local market information.
a.	<b>How often does the County update depreciation tables?</b>
	Every 4 years.
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>
	Contract Appraiser

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>
	Springview was reviewed in 2007. Meadville was reviewed in 2009. Rural was reviewed in 2007. Burton, Jamison, Mills, & Norden were reviewed in 2009.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>89</b>	COV:	41.01	95% Median C.I.:	57.67 to 131.27
TOTAL Sales Price:	215,850	WGT. MEAN:	77	STD:	38.30	95% Wgt. Mean C.I.:	49.80 to 103.55
TOTAL Adj.Sales Price:	215,850	MEAN:	93	AVG.ABS.DEV:	30.52	95% Mean C.I.:	63.96 to 122.84
TOTAL Assessed Value:	165,500						
AVG. Adj. Sales Price:	23,983	COD:	34.26	MAX Sales Ratio:	145.93		
AVG. Assessed Value:	18,388	PRD:	121.81	MIN Sales Ratio:	29.75		

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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
____Qrtrs____											
07/01/07 TO 09/30/07	1	29.75	29.75	29.75			29.75	29.75	N/A	40,000	11,900
10/01/07 TO 12/31/07	4	98.21	106.43	89.45	20.57	118.97	83.36	145.93	N/A	18,087	16,180
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	2	99.45	99.45	76.32	32.00	130.30	67.63	131.27	N/A	40,250	30,720
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	2	93.11	93.11	119.30	38.06	78.04	57.67	128.55	N/A	11,500	13,720
____Study Years____											
07/01/07 TO 06/30/08	7	89.08	93.48	71.59	32.68	130.58	29.75	145.93	29.75 to 145.93	27,550	19,722
07/01/08 TO 06/30/09	2	93.11	93.11	119.30	38.06	78.04	57.67	128.55	N/A	11,500	13,720
____Calendar Yrs____											
01/01/08 TO 12/31/08	2	99.45	99.45	76.32	32.00	130.30	67.63	131.27	N/A	40,250	30,720
____ALL____											
	9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388

VALUATION GROUP	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
	01	1	89.08	89.08	89.08			89.08	89.08	N/A	12,000	10,690
	03	2	48.69	48.69	53.79	38.90	90.52	29.75	67.63	N/A	54,750	29,450
	04	6	117.94	109.02	101.65	22.24	107.25	57.67	145.93	57.67 to 145.93	15,725	15,985
	____ALL____											
		9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388

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	8	98.21	97.86	76.94	30.96	127.19	29.75	145.93	29.75 to 145.93	26,606	20,471
	2	1	57.67	57.67	57.67			57.67	57.67	N/A	3,000	1,730
	____ALL____											
		9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388

PROPERTY TYPE *	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
	01	9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388
	06											
	07											
	____ALL____											
		9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388

**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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**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	101.80	101.80	85.06	43.35	119.68	57.67	145.93	N/A	2,175	1,850
Total \$ _____											
1 TO 9999	2	101.80	101.80	85.06	43.35	119.68	57.67	145.93	N/A	2,175	1,850
10000 TO 29999	4	117.94	114.06	115.85	13.44	98.45	89.08	131.27	N/A	13,750	15,930
30000 TO 59999	2	56.56	56.56	58.71	47.40	96.33	29.75	83.36	N/A	43,500	25,540
60000 TO 99999	1	67.63	67.63	67.63			67.63	67.63	N/A	69,500	47,000
ALL _____											
	9	89.08	93.40	76.67	34.26	121.81	29.75	145.93	57.67 to 131.27	23,983	18,388



**2010 Correlation Section  
for Keya Paha County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Keya Paha County, as determined by the PTA is 100%. The mathematically calculated median is 89%.

RESIDENTIAL:There is insufficient market information in Keya Paha County; the calculated statistics are not reliable indicators of the level of value or quality of assessment in the county. All available arms length transactions were used in the residential sales file, however, the sales file is not representative of the population. There is no information to suggest that the level of value and quality of assessment are not acceptable.

There will be no non-binding recommendation.

**2010 Correlation Section  
for Keya Paha 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 Keya Paha County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

A review of the residential non-qualified sales roster indicates that all available sales are being used. The majority of these sales were between family members.

The assessor is currently working on revising the sales questionnaire she sends out to buyers and sellers for recent sales. Currently the percentage returned on these questionnaires is not very good and hopes are with the revision of the questionnaire that will change.

**2010 Correlation Section  
for Keya Paha 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>89</b>	<b>77</b>	<b>93</b>

**2010 Correlation Section  
for Keya Paha 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 Keya Paha 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 Keya Paha 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>34.26</b>	<b>121.81</b>

RESIDENTIAL: The qualitative statistics are not reliable measures of assessment in Keya Paha County. The sample is unorganized and is not representative of the population. There is no information to suggest that assessments are not uniform.



## **2010 Assessment Actions for Keya Paha County**

**taken to address the following property classes/subclasses:**

### **Commercial**

There were no assessment actions for the commercial property based on the few sales in the study period for assessment year 2010.

## 2010 Assessment Survey for Keya Paha County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract Appraiser
2.	<b>List the valuation groupings used by the County:</b>
	01-Burton, Jamison, Mills & Norden, 02-Meadville, 03-Rural, 04-Springview
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>01-Burton, Jamison, Mills &amp; Norden:</b> all improved and unimproved properties located within these villages. The old school house in Burton is now a taxidermy business. Norden has the county fairgrounds along with a Dance Hall.</p> <p><b>02-Meadville:</b> all improved and unimproved properties located within the Village of Meadville. Bar/grill/general store.</p> <p><b>03-Rural:</b> all improved and unimproved properties located outside the City limits in the rural areas. Coop, canoe outfitters, commercial feedlots, Two hair salons in private homes.</p> <p><b>04-Springview:</b> all improved and unimproved properties located within the City of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</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>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
4	<b>When was the last lot value study completed?</b>
	Springview- 2007 Meadville- 2009 Burton, Jamison, Mills & Norden-2009
a.	<b>What methodology was used to determine the commercial lot values?</b>
	The lot values were established by completing a sales study using a price per square foot analysis.
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, June 2005 Marshall-Swift
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>
	Depreciation studies are based on local market information.
a.	<b>How often does the County update the depreciation tables?</b>
	Every 4 years
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>
	Contract Appraiser

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>
	Springview was reviewed in 2007. Meadville was reviewed in 2009. Rural was reviewed in 2007. Burton, Jamison, Mills, & Norden were reviewed in 2009.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	4	<b>MEDIAN:</b>	<b>97</b>	COV:	31.08	95% Median C.I.:	N/A	(! : Derived)
TOTAL Sales Price:	196,250	WGT. MEAN:	101	STD:	34.56	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	196,250	MEAN:	111	AVG.ABS.DEV:	20.40	95% Mean C.I.:	56.20 to 166.16	
TOTAL Assessed Value:	199,170							
AVG. Adj. Sales Price:	49,062	COD:	21.12	MAX Sales Ratio:	162.50			
AVG. Assessed Value:	49,792	PRD:	109.55	MIN Sales Ratio:	89.08			

Printed: 03/20/2010 15:09:44

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	100.65	100.65	100.65			100.65	100.65	N/A	170,000	171,100
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	92.48	92.48	92.48			92.48	92.48	N/A	8,250	7,630
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	162.50	162.50	162.50			162.50	162.50	N/A	6,000	9,750
04/01/08 TO 06/30/08	1	89.08	89.08	89.08			89.08	89.08	N/A	12,000	10,690
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	2	96.57	96.57	100.27	4.23	96.31	92.48	100.65	N/A	89,125	89,365
07/01/07 TO 06/30/08	2	125.79	125.79	113.56	29.18	110.77	89.08	162.50	N/A	9,000	10,220
07/01/08 TO 06/30/09											
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	1	92.48	92.48	92.48			92.48	92.48	N/A	8,250	7,630
01/01/08 TO 12/31/08	2	125.79	125.79	113.56	29.18	110.77	89.08	162.50	N/A	9,000	10,220
<u>ALL</u>											
	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	89.08	89.08	89.08			89.08	89.08	N/A	12,000	10,690
03	1	100.65	100.65	100.65			100.65	100.65	N/A	170,000	171,100
04	2	127.49	127.49	121.96	27.46	104.53	92.48	162.50	N/A	7,125	8,690
<u>ALL</u>											
	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792

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	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792
<u>ALL</u>											
	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792

**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:	4	<b>MEDIAN:</b>	<b>97</b>	COV:	31.08	95% Median C.I.:	N/A	(! : Derived)
TOTAL Sales Price:	196,250	WGT. MEAN:	101	STD:	34.56	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	196,250	MEAN:	111	AVG.ABS.DEV:	20.40	95% Mean C.I.:	56.20 to 166.16	
TOTAL Assessed Value:	199,170							
AVG. Adj. Sales Price:	49,062	COD:	21.12	MAX Sales Ratio:	162.50			
AVG. Assessed Value:	49,792	PRD:	109.55	MIN Sales Ratio:	89.08			

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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	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792
04											
ALL	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	127.49	127.49	121.96	27.46	104.53	92.48	162.50	N/A	7,125	8,690
Total \$											
1 TO 9999	2	127.49	127.49	121.96	27.46	104.53	92.48	162.50	N/A	7,125	8,690
10000 TO 29999	1	89.08	89.08	89.08			89.08	89.08	N/A	12,000	10,690
150000 TO 249999	1	100.65	100.65	100.65			100.65	100.65	N/A	170,000	171,100
ALL	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	92.48	114.69	106.93	26.46	107.25	89.08	162.50	N/A	8,750	9,356
351	1	100.65	100.65	100.65			100.65	100.65	N/A	170,000	171,100
ALL	4	96.57	111.18	101.49	21.12	109.55	89.08	162.50	N/A	49,062	49,792



**2010 Correlation Section  
for Keya Paha County**

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**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Keya Paha County, as determined by the PTA is 100%. The mathematically calculated median is 97%.

COMMERCIAL:With only four qualified commercial sales it is believed that with the diversity of the sales, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that the 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.

**2010 Correlation Section  
for Keya Paha 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 Keya Paha County Assessor reviews all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

All available commercial sales are being used after a review of the non-qualified sales roster.

The assessor is currently working on revising the sales questionnaire she sends out to buyers and sellers for recent sales. Currently the percentage returned on these questionnaires is not very good and hopes are with the revision of the questionnaire that will change.

**2010 Correlation Section  
for Keya Paha 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>101</b>	<b>111</b>

**2010 Correlation Section  
for Keya Paha 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 Keya Paha 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 Keya Paha 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>21.12</b>	<b>109.55</b>

COMMERCIAL: The qualitative statistics are not reliable measures of assessment in Keya Paha County. The sample is unorganized and is not representative of the population. There is no information to suggest that assessments are not uniform.



## **2010 Assessment Actions for Keya Paha County**

### **taken to address the following property classes/subclasses:**

#### **Agricultural**

For assessment year 2010 the assessor completed a spreadsheet analysis of agricultural land. The bottom classes of irrigated land increased approximately 5%, dry land approximately 16% and grass land approximately 10%.

The assessor worked with the department to identify comparable sales that could be used for the expansion of the agricultural sample.

Keya Paha County is currently working on the implementation of GIS. Once this is fully implemented all parcels will be re-measured based on the most current aerial imagery.

All pick up work and sales reviewed was completed and placed on the assessment roll for 2010.

## 2010 Assessment Survey for Keya Paha County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract Appraiser
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	No, one market area is maintained.
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.
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	Soils, land use and geographic characteristics.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	Agricultural – defined by 77-1359, Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.
c.	<b>Are these definitions in writing?</b>
	Yes, according to state statute and regulation.
d.	<b>What are the recognized differences?</b>
	Primary use
e.	<b>How are rural home sites valued?</b>
	Rural home sites are valued at \$1,025 for the first acre.
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>
	Yes, they are valued the same across the county.
h.	<b>What are the recognized differences?</b>
	N/A
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	Will be completed for 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>
	Irrigated, dry land, grass

5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Sales verification, FSA maps and personal knowledge. With the implementation of GIS all parcels will be updated.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	Yes
c.	<b>Describe special value methodology</b>
	There is nothing at this time to indicate implementing special value. The parcels approved for special value have the same value as all other agricultural land.
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>
	Contract Appraiser
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>
	All rural improvements were physically reviewed and inspected in 2007. With implementation of a GIS system it is hoped all land use county wide will be reviewed.
a.	<b>Does the County maintain a tracking process?</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.



Keya Paha County 52  
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
07/01/06 - 06/30/07	9	9
07/01/07 - 06/30/08	8	8
07/01/08 - 06/30/09	4	4
Totals	21	21

**Added Sales:**

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

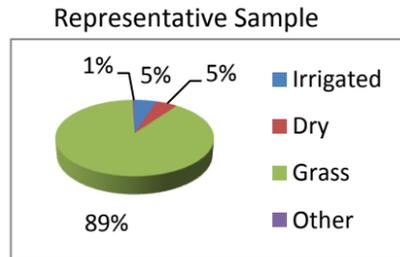
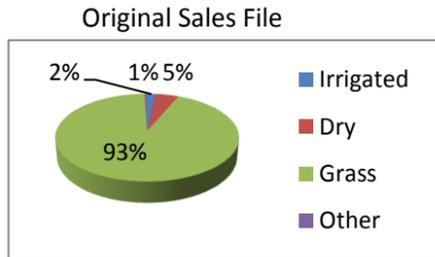
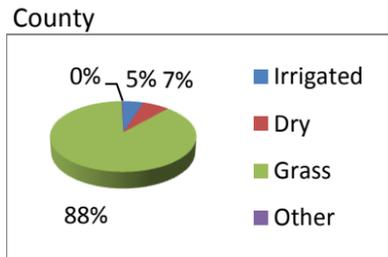
**Final Results:**

Study Year	County	Area 1
07/01/06 - 06/30/07	9	9
07/01/07 - 06/30/08	8	8
07/01/08 - 06/30/09	7	7
Totals	24	24

## 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	5%	2%	5%
Dry	7%	5%	5%
Grass	88%	93%	89%
Other	0%	1%	1%



## Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	21	21
Number of Sales - Expanded Sample	24	24
Total Number of Acres Added	704	704

## Ratio Study

### Final Statistics

County		Median	69%	AAD	22.59%
# sales	24	Mean	80%	COD	32.86%
		W. Mean	65%	PRD	124.15%

### Preliminary Statistics

Median	60%	AAD	19.81%
Mean	71%	COD	32.79%
W. Mean	57%	PRD	123.51%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	1	66.41%	15	72.26%
Mkt Area 1	0	N/A	1	66.41%	15	72.26%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	2	57.18%	2	59.63%	18	71.67%
Mkt Area 1	2	57.18%	2	59.63%	18	71.67%

2010 Methodology Report for Special Valuation

Keya Paha, County

There is nothing at this time to indicate implementing special value. The parcels approved for special value are no different than the rest of the agricultural land.

Suzy Wentworth

Keya Paha County Assessor

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Keya Paha County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Keya Paha County, as determined by the PTA is 69%. The mathematically calculated median is 69%.

##### AGRICULTURAL LAND:

An analysis of the agricultural sales in Keya Paha County was conducted. Keya Paha County has one market area for the entire county. In looking at the study year makeup, the file contained fewer sales in the newest year than it did in the middle and oldest years. The land values in Keya Paha County have been increasing during the last several years. An increasing market during the study period and fewer sales in the newest year of the study period compared to the middle and oldest year could create a time bias. This makeup would most likely skew the statistical measurements toward the middle and oldest year. The sample was expanded in the newest year to correct any possible skew.

Land characteristics were reviewed in and around the county with the county assessor. It was determined Cherry, Brown, Rock and Boyd County was comparable to Keya Paha County. Based on proximity, soils, land use and year of sale, a total of three sales were selected to expand the sample. One sale was from Boyd, one from Brown, and one from Rock. These sales were the closest comparable sales to Keya Paha County that occurred in the newest year of the study period.

As a result of the inclusion of the adjoining counties sales, the sales representing the county are now proportionate to the time frame and the potential time bias was removed as well as the sales being more representative of the land use of Keya Paha County.

Based on the agricultural analysis completed irrigated values were increased 5%, dry land 16% and grassland values increased 10%. Keya Paha County has achieved equalization with the different land uses of agricultural land as well as being reasonably comparable to the surrounding counties. The level of value for Keya Paha County is 69% of market as well as a calculated median of 69%.

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

## 2010 Correlation Section

### For Keya Paha 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:

The Keya Paha County Assessor reviews all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

The assessor is currently working on revising the sales questionnaire she sends out to buyers and sellers for recent sales. Currently the percentage returned on these questionnaires is not very good and hopes are with the revision of the questionnaire that will change.

## 2010 Correlation Section

### For Keya Paha 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.

	<b>Median</b>	<b>Wgt.Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>69</b>	<b>65</b>	<b>80</b>

## 2010 Correlation Section

### For Keya Paha 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 Keya Paha 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 Keya Paha 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>32.86</b>	<b>124.15</b>

#### AGRICULTURAL LAND:

Both the coefficient of dispersion and the price related differential are outside the acceptable ranges. This would appear to be suggesting that the assessment has not been done uniformly and proportionately, however this is more a reflection of what is happening in an ever increasing market. As a result the older sales are experiencing higher ratios and on the other end some of the low ratios are occurring in the newer sales.

These statistics are considered appropriate for agricultural lands during this period of increasing land values.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,412</b>	<b>Value : 233,253,370</b>	<b>Growth 5,032,916</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>	104	128,780	0	0	36	227,000	140	355,780	
<b>02. Res Improve Land</b>	166	397,750	0	0	33	280,480	199	678,230	
<b>03. Res Improvements</b>	171	4,258,910	0	0	104	3,770,470	275	8,029,380	
<b>04. Res Total</b>	275	4,785,440	0	0	140	4,277,950	415	9,063,390	772,265
<b>% of Res Total</b>	66.27	52.80	0.00	0.00	33.73	47.20	17.21	3.89	15.34
<b>05. Com UnImp Land</b>	4	7,470	0	0	1	1,070	5	8,540	
<b>06. Com Improve Land</b>	45	143,320	4	17,330	5	19,110	54	179,760	
<b>07. Com Improvements</b>	46	1,096,770	4	197,340	17	404,470	67	1,698,580	
<b>08. Com Total</b>	50	1,247,560	4	214,670	18	424,650	72	1,886,880	292,200
<b>% of Com Total</b>	69.44	66.12	5.56	11.38	25.00	22.51	2.99	0.81	5.81
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<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	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	275	4,785,440	0	0	140	4,277,950	415	9,063,390	772,265
<b>% of Res &amp; Rec Total</b>	66.27	52.80	0.00	0.00	33.73	47.20	17.21	3.89	15.34
<b>Com &amp; Ind Total</b>	50	1,247,560	4	214,670	18	424,650	72	1,886,880	292,200
<b>% of Com &amp; Ind Total</b>	69.44	66.12	5.56	11.38	25.00	22.51	2.99	0.81	5.81
<b>17. Taxable Total</b>	325	6,033,000	4	214,670	158	4,702,600	487	10,950,270	1,064,465
<b>% of Taxable Total</b>	66.74	55.09	0.82	1.96	32.44	42.95	20.19	4.69	21.15

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	45	4	100	149

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	70,320	1,515	153,137,220	1,517	153,207,540
28. Ag-Improved Land	1	1,050	3	153,750	389	52,418,130	393	52,572,930
29. Ag Improvements	1	5,700	3	164,820	404	16,352,110	408	16,522,630
30. Ag Total							1,925	222,303,100

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	1	1.00	1,050	3	3.20	3,090	
37. FarmSite Improvements	1	0.00	5,700	3	0.00	164,820	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.88	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	20	21.00	21,620	20	21.00	21,620	
32. HomeSite Improv Land	309	356.00	366,250	309	356.00	366,250	
33. HomeSite Improvements	300	308.00	11,081,910	300	308.00	11,081,910	3,968,451
34. HomeSite Total				<b>320</b>	<b>377.00</b>	<b>11,469,780</b>	
35. FarmSite UnImp Land	23	53.91	42,790	23	53.91	42,790	
36. FarmSite Improv Land	69	197.81	134,650	73	202.01	138,790	
37. FarmSite Improvements	364	0.00	5,270,200	368	0.00	5,440,720	0
38. FarmSite Total				<b>391</b>	<b>255.92</b>	<b>5,622,300</b>	
39. Road & Ditches	0	3,189.94	0	0	3,190.82	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>711</b>	<b>3,823.74</b>	<b>17,092,080</b>	<b>3,968,451</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	7	1,325.01	520,420	7	1,325.01	520,420

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	169	43,712.35	17,685,050	169	43,712.35	17,685,050
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	219.88	0.92%	217,680	0.93%	989.99
46. 1A	786.43	3.27%	778,580	3.32%	990.02
47. 2A1	2,534.74	10.55%	2,509,020	10.71%	989.85
48. 2A	3,639.10	15.15%	3,600,910	15.37%	989.51
49. 3A1	1,761.89	7.33%	1,726,240	7.37%	979.77
50. 3A	6,596.29	27.46%	6,462,880	27.59%	979.77
51. 4A1	5,424.88	22.58%	5,207,850	22.23%	959.99
52. 4A	3,060.11	12.74%	2,921,170	12.47%	954.60
<b>53. Total</b>	<b>24,023.32</b>	<b>100.00%</b>	<b>23,424,330</b>	<b>100.00%</b>	<b>975.07</b>
<b>Dry</b>					
54. 1D1	448.12	1.38%	201,150	1.49%	448.88
55. 1D	4,674.09	14.40%	2,098,720	15.59%	449.01
56. 2D1	5,915.87	18.22%	2,479,740	18.42%	419.17
57. 2D	8,731.54	26.90%	3,657,630	27.16%	418.90
58. 3D1	2,259.87	6.96%	903,330	6.71%	399.73
59. 3D	5,537.11	17.06%	2,213,960	16.44%	399.84
60. 4D1	2,608.54	8.04%	1,017,560	7.56%	390.09
61. 4D	2,288.09	7.05%	892,580	6.63%	390.10
<b>62. Total</b>	<b>32,463.23</b>	<b>100.00%</b>	<b>13,464,670</b>	<b>100.00%</b>	<b>414.77</b>
<b>Grass</b>					
63. 1G1	1,026.71	0.00%	451,740	0.27%	439.99
64. 1G	4,553.56	1.07%	2,003,030	1.19%	439.88
65. 2G1	8,350.30	1.96%	3,506,910	2.08%	419.97
66. 2G	21,313.43	5.00%	8,951,480	5.32%	419.99
67. 3G1	18,192.48	4.27%	7,276,890	4.32%	399.99
68. 3G	77,674.37	18.23%	31,069,660	18.46%	400.00
69. 4G1	85,818.98	20.14%	33,471,160	19.89%	390.02
70. 4G	209,092.92	49.08%	81,548,810	48.46%	390.01
<b>71. Total</b>	<b>426,022.75</b>	<b>100.00%</b>	<b>168,279,680</b>	<b>100.00%</b>	<b>395.00</b>
<b>Irrigated Total</b>	<b>24,023.32</b>	<b>4.96%</b>	<b>23,424,330</b>	<b>11.41%</b>	<b>975.07</b>
<b>Dry Total</b>	<b>32,463.23</b>	<b>6.70%</b>	<b>13,464,670</b>	<b>6.56%</b>	<b>414.77</b>
<b>Grass Total</b>	<b>426,022.75</b>	<b>87.91%</b>	<b>168,279,680</b>	<b>82.00%</b>	<b>395.00</b>
<b>Waste</b>	<b>2,117.35</b>	<b>0.44%</b>	<b>42,340</b>	<b>0.02%</b>	<b>20.00</b>
<b>Other</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Exempt</b>	<b>366.12</b>	<b>0.08%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>484,626.65</b>	<b>100.00%</b>	<b>205,211,020</b>	<b>100.00%</b>	<b>423.44</b>

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	203.60	195,460	23,819.72	23,228,870	24,023.32	23,424,330
<b>77. Dry Land</b>	0.00	0	25.63	10,090	32,437.60	13,454,580	32,463.23	13,464,670
<b>78. Grass</b>	0.00	0	39.57	15,430	425,983.18	168,264,250	426,022.75	168,279,680
<b>79. Waste</b>	0.00	0	0.00	0	2,117.35	42,340	2,117.35	42,340
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	12.10	0	0.00	0	354.02	0	366.12	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>268.80</b>	<b>220,980</b>	<b>484,357.85</b>	<b>204,990,040</b>	<b>484,626.65</b>	<b>205,211,020</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	24,023.32	4.96%	23,424,330	11.41%	975.07
<b>Dry Land</b>	32,463.23	6.70%	13,464,670	6.56%	414.77
<b>Grass</b>	426,022.75	87.91%	168,279,680	82.00%	395.00
<b>Waste</b>	2,117.35	0.44%	42,340	0.02%	20.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	366.12	0.08%	0	0.00%	0.00
<b>Total</b>	<b>484,626.65</b>	<b>100.00%</b>	<b>205,211,020</b>	<b>100.00%</b>	<b>423.44</b>

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

52 Keya Paha

	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	8,889,530	9,063,390	173,860	1.96%	772,265	-6.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,033,040	11,469,780	436,740	3.96%	3,968,451	-32.01%
<b>04. Total Residential (sum lines 1-3)</b>	<b>19,922,570</b>	<b>20,533,170</b>	<b>610,600</b>	<b>3.06%</b>	<b>4,740,716</b>	<b>-20.73%</b>
05. Commercial	1,821,750	1,886,880	65,130	3.58%	292,200	-12.46%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	5,364,440	5,622,300	257,860	4.81%	0	4.81%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>7,186,190</b>	<b>7,509,180</b>	<b>322,990</b>	<b>4.49%</b>	<b>292,200</b>	<b>0.43%</b>
<b>10. Total Non-Agland Real Property</b>	<b>27,108,760</b>	<b>28,042,350</b>	<b>933,590</b>	<b>3.44%</b>	<b>5,032,916</b>	<b>-15.12%</b>
11. Irrigated	22,228,250	23,424,330	1,196,080	5.38%		
12. Dryland	11,605,470	13,464,670	1,859,200	16.02%		
13. Grassland	148,063,400	168,279,680	20,216,280	13.65%		
14. Wasteland	21,190	42,340	21,150	99.81%		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>181,918,310</b>	<b>205,211,020</b>	<b>23,292,710</b>	<b>12.80%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>209,027,070</b>	<b>233,253,370</b>	<b>24,226,300</b>	<b>11.59%</b>	<b>5,032,916</b>	<b>9.18%</b>

**Keya Paha County Plan of Assessment  
Assessment Years 2010, 2011 & 2012  
October 2009**

**INTRODUCTION**

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

**LEVEL OF VALUE**

The level of value for Keya Paha for the 2009 year is as follows:

Residential Class Not Applicable - lack of enough sales  
Commercial Class Not Applicable - lack of enough sales  
Agricultural Class is 74% COD of 26.72 and a PRD of 112.92

**PARCEL COUNT**

The 2009 County Abstract record shows 2,401 parcels.

**STAFF AND EQUIPMENT**

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all the duties of the ex-officio office. The Assessor and Deputy attend schooling and workshops offered by the Department of Property Assessment and Taxation. Working around board meetings and workload is a juggling act to work in the required continuing education hours, especially during an election year. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc. The Deputy has passed her Assessors test.

The Assessor budget submitted for the 2009-2010 year is \$38,700 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. There is \$15,000 budgeted for appraisal and another \$15,000 for one third of the cost of implementing GIS in Keya Paha County. GIS will enable Keya Paha County to implement the new soil types and will eliminate the need for new cadastral maps.

The property record cards are very well kept and always current. They contain all pertinent information required plus some extra information. They include: name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 15 years. The records are kept in pull out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels.

The Marshall & Swift pricing for all improvements is done with the use of Terra Scan. Keya Paha County will have all assessment information available on GIS and a website within the 2010 calendar year.

## PROCEEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reposts. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

## REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

## REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials and employees.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection and measurements, along with the yearly review of property according to the 5 year plan of reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The property record cards are changed and updated along with the recording process. The Assessor does the 521's monthly and the 521's are sent to the Department of Revenue along with the revenue.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed. The sale properties are not physically reviewed at the time of the sale, as this is a small county the Assessor and Deputy are familiar with most properties in the county. The Assessor and Deputy visit about the sale as the review is conducted. All pertinent sales information is put into a binder containing all the sales for that year. We also have a sales map on display in the office that has a different color for each year and a flag stating the book and page of recording as well as the price per acre. The map is placed where the public can easily see it and it is a great point of interest to most visitors in the office.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done that year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no shoe cause hearing changes any value. The appeal process for valuation protest is as prescribed by law. Taxpayer fills the appropriate forms for protest and submits them to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to the TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

## PERSONAL PROPERTY

A postcard is sent to all who have personal property on record to remind them that they must bring in their depreciation sheet and file by May 1. Non residents as well as new taxpayers are also sent a postcard at the same time to let them know about Nebraska personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed as soon after the 1st of January as possible. This roster includes the schedule number, name and all property that was listed the prior year. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. The roster is compared to the depreciation sheets as the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow up reminders are sent after the filing deadline in June and August to get all the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

## PLAN BREAKDOWN BY YEAR

2010-All building permits will be reviewed and appraised. The use of Marshall & Swift pricing will be used to and a depreciation table developed based on the current sales. Rural improvements will be updated based on building permits and personal knowledge of changes. The Agricultural land will be studied. Any use changes will be done prior to value setting deadline of March 20th.

2011-Rural properties will again be looked at based on our five year plan of assessment, then values would be effective for 2012.

2012-Residential and Commercial Properties will again be looked at on our five year plan with the values taking effect in 2013.

## CONCLUSION

We continue to struggle to get all things accomplished in our ex-officio office. The coming year is an election year and will be exceptionally challenging to keep up with the work

of the Clerk, Assessor, Register of Deeds, Clerk of the District Court and the Election Commissioner.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pick-up work is kept up on a yearly basis.

The three year plan, that of reviewing the property classes on a 5 year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal to statutory and administrative guidelines.

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Suzy Wentworth, Assessor

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Date

## 2010 Assessment Survey for Keya Paha County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	One
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	None
4.	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	One
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$38,700
7.	<b>Adopted budget, or granted budget if different from above</b>
	Same as above
8.	<b>Amount of the total budget set aside for appraisal work</b>
	\$15,000
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	None
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$5,000
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,500
12.	<b>Other miscellaneous funds</b>
	\$1,000
13.	<b>Was any of last year's budget not used:</b>
	\$10,560

#### 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>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor staff

5.	<b>Does the county have GIS software?</b>
	Yes, a contract was signed in December 2009
6.	<b>Who maintains the GIS software and maps?</b>
	GIS company with input from the assessor.
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>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	None
4.	<b>When was zoning implemented?</b>
	1995

### **D. Contracted Services**

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



# 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 Keya Paha 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